[redacted]

From: Proctor, David
Sent: 06 October 2025 10:23
To: Thatcher, Aidan; [redacted] Eastoe, Jess CLLR; Marshall, Joanne, CLLR; Roberts, Christine CLLR; Taylor, Barry CLLR; Wakefield, Paula, Cllr; J[redacted]
Cc: WHEELER, Michael (MP); [redacted] Fish, James CLLR
Subject: Astley Business Park
Attachments: Astley warehouses Sep 25 residents.pdf

Dear all,

Thank you for your time discussing the Chaddock Lane development last week. As discussed please see attached a copy of the presentation that we used in the meeting. This is slightly updated from the one that you may have seen a couple of weeks back, with details of the link to report evidence of any planning breaches in the last slide.

We will await the list of questions that you are collating following our meeting. As we mentioned it would be very helpful if within that list, you could confirm the specific outcome(s) that you want to see – this will help us direct our responses and advice going forward.

Many 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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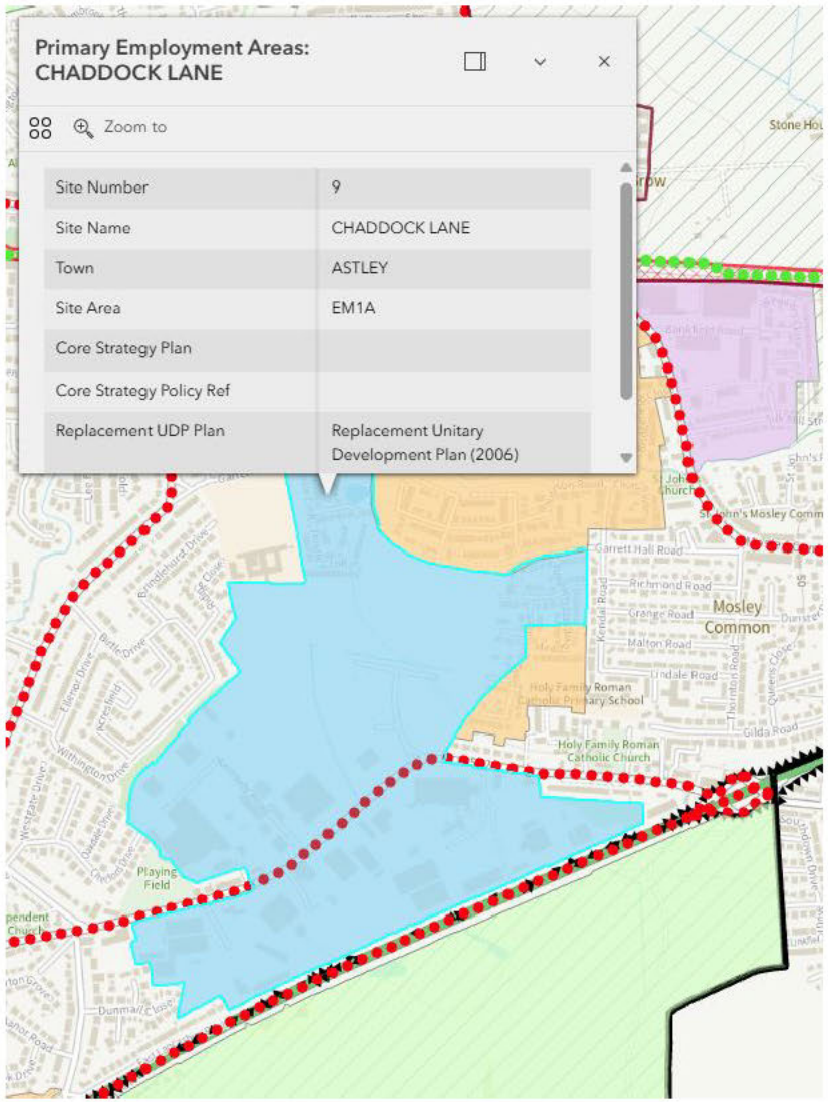
Astley warehouses

October 2025

2006 Unitary Development Plan



*** EM1A Primary Employment Areas**

Within the Primary Employment Areas, development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact.

2006 Unitary Development Plan

Uses envisaged:
B1 (offices), B2 (manufacturing), B8 (storage & distribution)

2017 outline planning permission



2017 outline planning permission

7.0 APPLICATION PROPOSAL

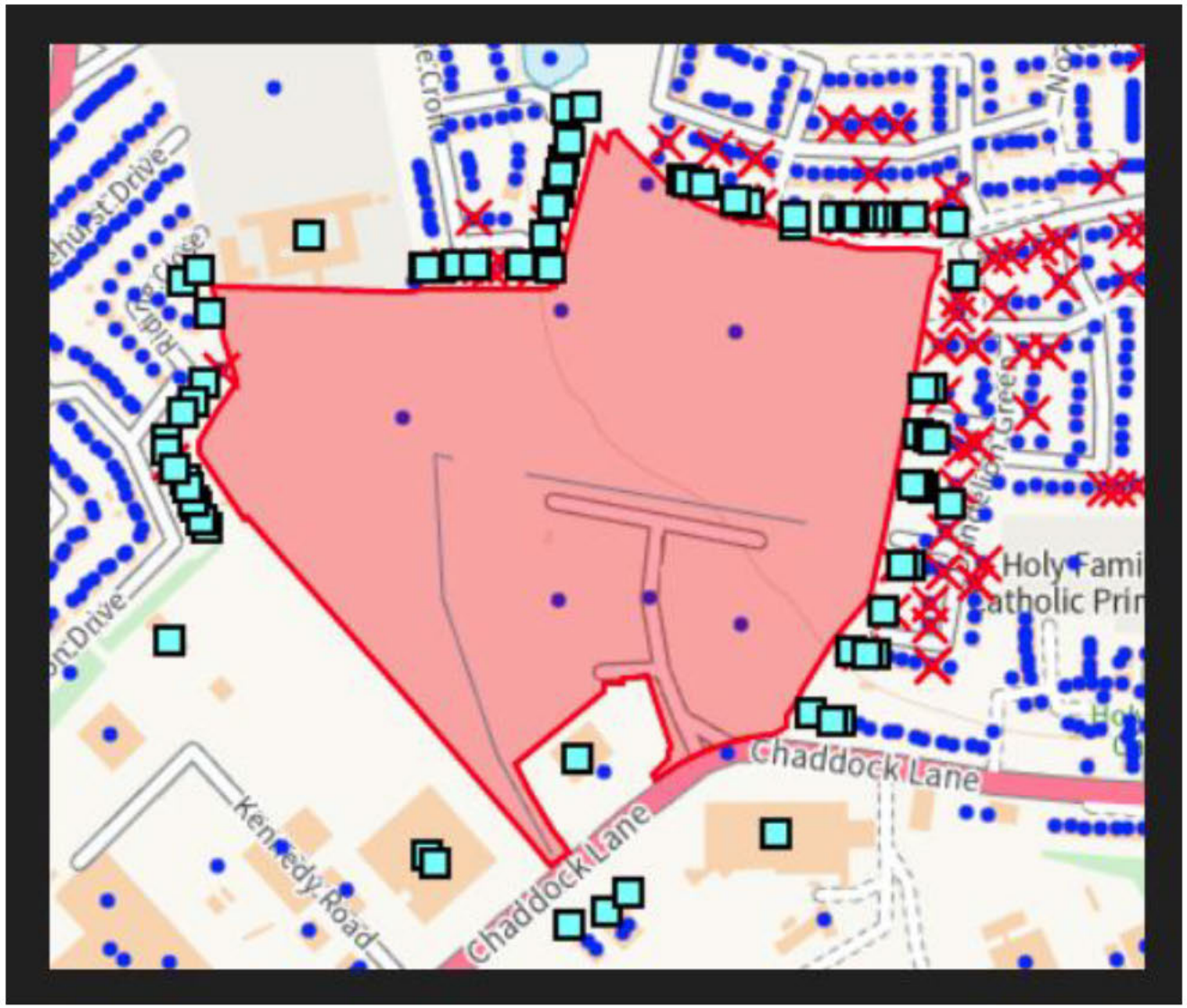
7.1 The Illustrative Masterplan has been prepared for the Site (Figure 4).

7.2 The preparation of this Masterplan has been informed by the assessment process detailed in the previous sections of this DAS. The layout does not preclude alternative layouts coming forward at the detailed design stage. However, future applications will be expected to broadly conform with the parameters plan opposite and broadly reflect the design principles set within this Statement.



FIGURE 4: ILLUSTRATIVE MASTERPLAN

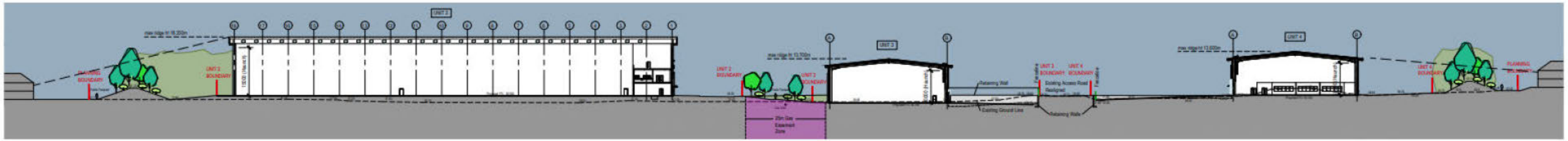
Neighbours consulted / responding on 2023 application



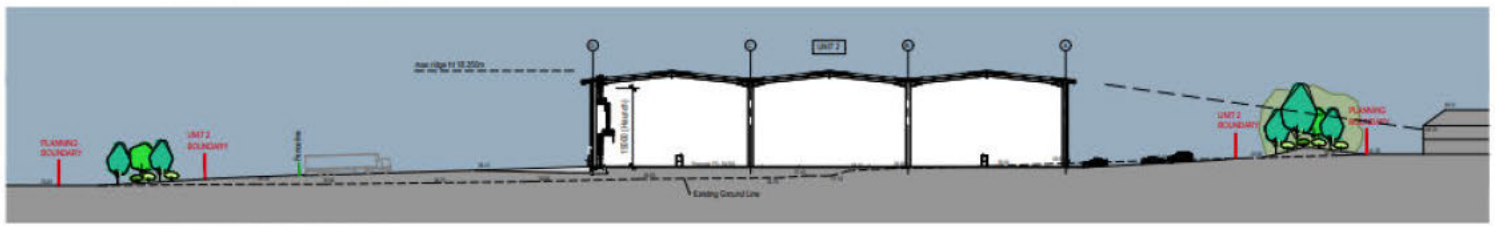
Screen landscaping



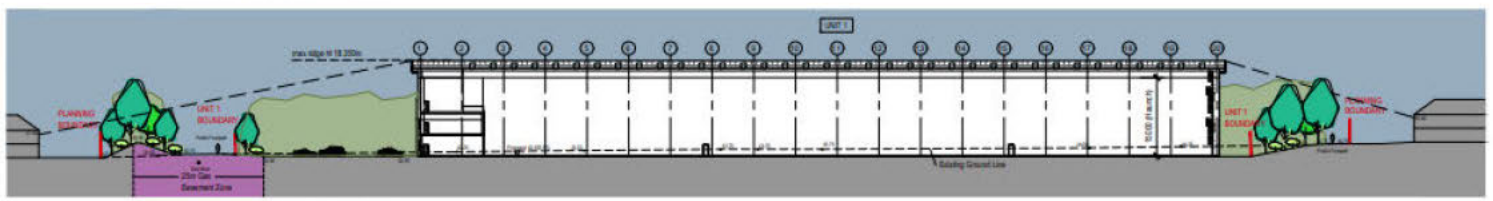
Screen landscaping



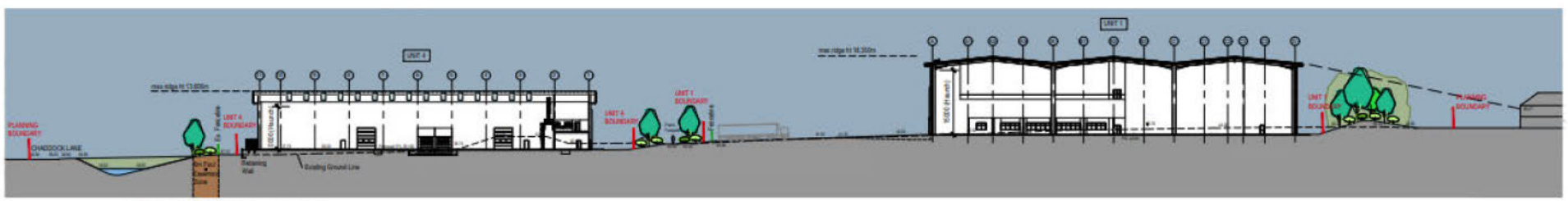
SECTION A-A 1:500



SECTION B-B 1:500



SECTION C-C 1:500



SECTION D-D 1:500

Planning Committee 11 Jun 2024

- All issues raised in comments reported to Committee
- Resident spoke against ([redacted])
  - Amenity
  - Visual impact
  - Noise
  - “Minimum wage warehouse jobs”
  - Traffic
- Majority of debate was around jobs, the Local Plan allocation / previous permission, measures to protect amenity
- 12 for, 1 against, 1 abstension
- Permission issued 14 August 2024, legal challenge period ran 6 weeks from this date

What we are doing

- Proactive monitoring of development and conditions
- Liaising with developer re timing of screen planting (and spec)
- Consistent messaging in media and other enquiries
  - Planning application went through process including consultation with affected neighbours and Planning Committee decision
  - Planning permission granted so important not to raise expectations unfairly
  - And this was a long-standing employment site designation, the previous outline permission did not fix building sizes
  - We take all resident concerns seriously and have acted to confirm and ensure ongoing compliance
  - Landscaping still to go in will significantly improve the situation
- https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Enforcement-and-breaches.aspx

[redacted]

From: Thatcher, Aidan
Sent: 16 September 2025 11:55
To: Proctor, David; [redacted] (Planning)
Cc: Mckenzie-Folan, Alison; [redacted]; [redacted]
Subject: Astley Warehouses - Peel

Categories: Dealt with, Read/Respond/Action

Hi both

Is it possible to get a time line of activity since this hit the press.

The specifics I'd like to understand in a bit more detail are:

- Our enforcement activity
- Our engagement with Peel
- What have we stepped up or put in please seeking to calm the situation
- What is Peel doing to mitigate the complaints from residents
- Are we exploring any formal changes to the planning application – e.g. bigger trees, changing the hours of use etc?

The noise on this is continuing, and we are thinking that some sort of a meeting will be needed in the coming weeks – Alison and I will be making ourselves available for this.

We'd also like to do a piece of work which walks through the process, from initial and second application, through the determination processes, post decision and since the press has become involved. The aim being to consider against our Missions and 6 ways of working to understand any learning we could take from this.

Thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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>><<

[redacted]

From: Thatcher, Aidan
Sent: 18 September 2025 08:22
To: Proctor, David; [redacted]
Subject: Astley Warehouses meeting

Categories: Dealt with, Read/Respond/Action

Hi Both

This can go ahead without [redacted], but with me please.

Thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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>><<



[redacted]

From: [redacted]
Sent: 22 September 2025 11:13
To: Proctor, David
Cc: DMenquiries
Subject: For Sign Off: FOI 18580
Attachments: 18580.docx

Categories: Dealt with, For approval

David,

Here is one for your sign off.

Regards,

[redacted] **– Development Management & Building Control**
Growth and Economy
Wigan Council
Wigan Life Centre, College Avenue, Wigan WN1 1NJ
[redacted] (Internal ext : [redacted]

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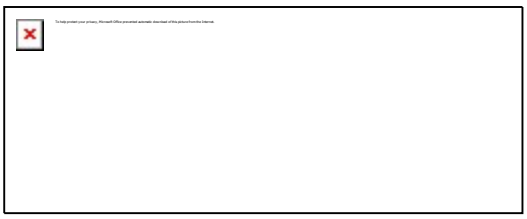

From: DMenquiries
Sent: 18 September 2025 11:23
To: [redacted]
Cc: DMenquiries
Subject: FW: FOI 18580

Hello [redacted]

Please find attached FOI request we have received – this is regarding the Astley development.

Can you please draft a response

Due date is 25.09.2025

Kind Regards

[redacted] – **Development Management & Building Control**
Growth and Economy
Wigan Council
Wigan Life Centre, College Avenue, Wigan WN1 1NJ
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: Places FOI Requests <FOIRequest.Places@wigan.gov.uk>
Sent: 05 September 2025 15:24
To: DMenquiries <DMenquiries@wigan.gov.uk>; [redacted] (Planning)
[redacted]
Subject: FW: FOI 18580

Hello both,

Please see attached.

Many thanks,

[redacted]
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
www.wigan.gov.uk
WWW.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



>>Corporate Logo<<

From: FoI Request <foirequest@wigan.gov.uk>
Sent: 05 September 2025 11:51
To: Places FOI Requests <FOIRequest.Places@wigan.gov.uk>
Subject: FOI 18580

Dear David

We have received the attached request for information. Please complete and return the attached form to foirequest@wigan.gov.uk

We would appreciate it if you could send the information back to us by: 25th September 2025, but if this will not be possible, can you please let us know and we will keep the requestor informed.

As we know you will be busy with the "day job", if we have not heard from you in ten days, we will send you a courtesy reminder and then a more formal reminder if we have not received the response by the above deadline date.

If you have problems meeting this deadline, if you require clarification, or **if the request (or any part of it) should be directed to a different department/service** please let us know IMMEDIATELY. Thank you.

Excel Documents: If your response contains a spreadsheet please ensure that the approving AD / Service Manager is satisfied that there is no personal information held within it.

FOI information and guidance - http://thehub/OurCouncil/Policies-and-documents/Freedom-of-information/index.aspx

More information and guidance on exemptions can be found on the ICO website at http://ico.org.uk/for_organisations/freedom_of_information/guide

Should you have any comments on the form and/or any ideas for ways in which we can improve our service please do not hesitate to let us know.

Kind Regards

[redacted]
Legal, Governance and Elections Division
Resources and Legal Directorate
Wigan Council

PO Box 100
WN1 3DS for postal correspondence (WN1 1YN for meetings)
[redacted]

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Confidentiality:- *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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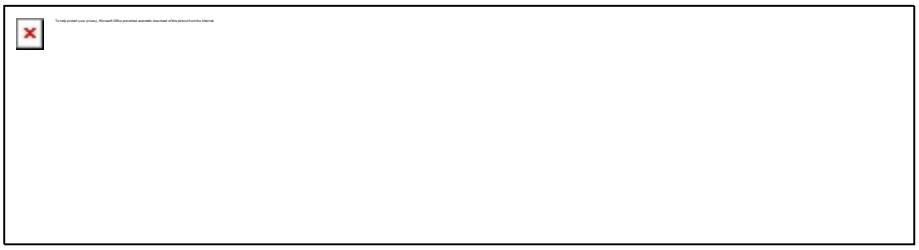

Freedom of Information (FOI)
Environmental Information Regulations (EIR)
Instruction Form

The main principle behind the FOI/EIR legislation is that the public have the right to know about the activities of public authorities, unless there is good reason for them not to. **Disclosure of information should be the default**. In other words, information should be withheld only when there is a good reason and it is permitted by the Freedom of Information Act 2000/Environmental Information Regulations 2004

Ref FOI	18580	**Service**	Planning & Regeneration
		AD	David Proctor

REQUEST	**ASTLEY BUSINESS PARK**	**DEPARTMENTAL RESPONSE**
I request under the freedom of information the planning application correspondence and impact of the warehouses being built at Astley Business park		The information the Council holds on the development at Astley Business Park (A/23/96226/MAJOR) is accessible via the Council's website at the following link. Please utilise the search function available on this webpage accordingly: Search and comment on planning applications Support and guidance on how to search the information the Council holds on this section of its website is available on the above webpage and is also accessible via the link to the relevant page on the Council's website below: Idox PA for Planning User Guide
Deadline for return to FOI Request - (foirequest@wigan.gov.uk)		**25/09/2025**

Remember that:

- Disclosure of the information should be the default
- A requester does not have to justify why they are asking for the information; on the contrary, we must justify refusing or withholding information
- All requests for information should be treated equally i.e. applicant and motive blind

- You should consider any information you release under the Freedom of Information Act 2000/Environmental Information Regulations 2004 as if it were being released to the world at large
- Environmental information is any information on:
  - the state of the elements of the environment and the interaction among these elements;
  - factors affecting or likely to affect those elements;
  - measures or activities affecting or likely to affect those factors or elements, or designed to protect those elements;
  - reports on the implementation of environmental legislation;
  - cost–benefit and other economic analyses and assumptions used within the framework of those measures and activities; and
  - the state of human health and safety, conditions of human life, cultural sites and built structures in as much as they are or may be affected by those elements

Please contact FOI Request (foirequest@wigan.gov.uk) if you need advice on exemptions or other aspects of the Act/Regulations.

[redacted]

From: Proctor, David
Sent: 20 October 2025 10:47
To: [redacted]
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Another one for your list please, thanks.

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
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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 20 October 2025 08:00
To: Thatcher, Aidan ; Proctor, David
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see further email from [redacted] – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted] (internal [redacted])

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From: [redacted] <[redacted]
Sent: 19 October 2025 19:24
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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

Subject: Response from Residents' Group Regarding the Astley Warehousing Development

Dear Alison McKenzie Folan OBE

Thank you for your letter regarding the Astley warehousing development. I have read it carefully and to make my response as clear as possible I have addressed the key points you raised. I apologise for the length of this email but every point is relevant to understanding the full context and concerns of residents.

The residents' group wants a fair outcome. These warehouses are far too large and should never have been approved in this location. Their sheer scale and proximity to homes and the school have devastated people's lives. No rational person could consider it acceptable to build such massive industrial buildings so close to family housing. We want clarity on what will replace them. We are not opposed to development of the land but we are opposed to 18.3 metre high 24 hour industrial units being built in our back gardens.

Planning permission was granted on 11 June 2024. We now know there was a six week window for a judicial review. Only 99 consultation letters were issued and several were sent to businesses rather than residents. Many of us myself included were told we had received a letter but never did. The only public notices were a small announcement in the Leigh Journal which many households do not receive and two A4 notices on lampposts. For a development of this scale that cannot be described as meaningful consultation.

In September 2015 Barton Willmore, one of the UK's leading planning and design consultancies, carried out an assessment on behalf of Peel Investments and stated:

"There is no demand for the type of large units originally proposed for the site because of its location away from the key M6 Corridor, the congestion which exists on the A580, and its close relationship with adjacent residential areas."

A decade later congestion on the A580 has worsened, traffic pressures have intensified, and several hundred new houses have been built in the area which were not present in 2015, further increasing congestion. Yet large scale warehouse developments have now been approved on the same site. If Barton Willmore's professional assessment deemed the location unviable and unsuitable in 2015 what has materially changed in the intervening years to justify these proposals?

Many residents on the Rowlands, Redrow, and Eccleston estates bought their homes through the Help to Buy: Equity Loan and Shared Ownership schemes which are UK Government initiatives administered by Homes England. These schemes were intended to help families invest in long term homes within stable residential communities. The construction of 18.3 metre high warehouses directly behind these estates has severely reduced property values leaving some residents at risk of negative equity. Many are now struggling to sell their homes with sales falling through or potential buyers deterred by the prospect of living with large industrial buildings dominating their back gardens. This outcome undermines the purpose of the schemes and raises serious concerns about planning transparency and consideration for existing homeowners.

The construction disruption has been horrendous. Although the contractor claims to be part of the Considerate Constructors Scheme, behaviour on site shows otherwise. Noise levels are extreme, work has taken place outside agreed hours, radios are constantly blaring, and there have even been confrontations with residents. At the start of construction workers drew water from the local mains leaving homes with little or no water pressure.

We keep being told that the Council is "monitoring the site" and is satisfied that work complies with planning permission. With respect that is not what residents see. I have worked in construction for 30 years and raised concerns with the site manager [redacted] in May before the steelwork went up that the bunds were not the correct height. The approved plans show they should be three to four metres high; they are currently just under two. The height directly affects both visual impact and noise mitigation. The Tetra Tech noise assessment specifies this clearly. Planting a few shrubs does not achieve the same result.

I therefore request proof, actual measured data, showing that the bunds meet the approved design. If the Council is satisfied please share the evidence and measurements. Without that we cannot accept that proper monitoring has taken place.

When the site first began operating around January or February one of the first works completed was a new footpath running behind my property. Shortly afterwards there was a break in, someone drove a vehicle down that new path to access the site and steal materials. The following Monday I visited the site office to inform the manager [redacted] and suggested they check for missing tools and strengthen the fencing. During our chat I asked what was being built as I had never received a consultation letter. His reply was "Don't worry, you will only see the roof of these warehouses from your bedroom window."

That was completely untrue. From my garden patio I can see the entire warehouses including the main entrance. Multiple residents have asked [redacted] what will be planted on the bunds; he gives different answers each time, "trees", "wildflowers", and so on. It is clear he has not checked the plans. The soil being used also does not meet the specification of 600 mm subsoil plus 300 mm topsoil. It appears to be dumped material from May. Yet we are told the Council is satisfied with progress which cannot be correct.

You mentioned that residents have been given information on how to report breaches. I have not received any such guidance and have had to chase everything myself. I have contacted Andy Burnham, [redacted] the site manager, local councillors, Michael Wheeler MP, PLP the architects who did not respond, Tetra Tech who carried out the noise assessment, Tanro, your good self, BCA the landscaping contractors responsible for planting on the bunds who could not provide any information about what they were planting, Greater Manchester Fire and Rescue who initially did not even know the site existed when I contacted them in July, Socotec the building inspectors who provided very

little help, Wigan Building Control and the Building Safety Regulator. Despite reaching out to so many parties I have received very little meaningful response or action.

Regarding Garrett Hall Primary School the Council should actively visit and speak with the Headteacher rather than leaving it to her to make contact. The school sits beside the site and the children face the same noise and disturbance as nearby residents. It is inconceivable that she would not wish to discuss the issue unless constrained by her employment with the Council.

Although the Planning Committee decision was made in a public meeting most affected residents did not know it was taking place. The consultation process failed to engage the community. Of the roughly 50 to 55 thousand words submitted in objection residents' views were reduced to a few bullet points. That is not a fair reflection of public sentiment. Consultation may not be a referendum but when the impact is literally in our back gardens proper effort should have been made to inform and involve us.

We are calling for an independent review because residents have no confidence that internal discussions with the same officers who approved the scheme, namely David Proctor and Aidan Thatcher, will produce a fair outcome. An independent review would bring transparency, accountability, and reassurance that the process has been properly scrutinised.

I also invite you personally to visit the site and walk along the residential boundaries on the Rowland, Eccleston, Withington, and Tanhouse estates. Please do not just tour the industrial side. Come and see what residents live with daily.

When Aidan and David met with us they gave us 45 minutes of their time. While we appreciated the meeting one question stood out: why did residents have to form a group and organise a meeting rather than the Council engaging proactively before work began? Had there been an open meeting in a community hall residents could have understood the plans and acted within the six week judicial review period. Instead by the time most of us learned of the plans it was too late.

Our position remains clear: these warehouses are completely out of scale with their surroundings and have had an unacceptable impact on our community. We are asking for the warehouses to be removed and for future projects to not be allowed to operate 24 hours a day seven days a week.

Thank you for taking the time to read this response. The residents' group would welcome a meeting with you directly or your visit to the site to see first hand the scale and impact of this development. We hope the Council will now take meaningful steps to review the situation and work toward a fair and just resolution.

Kind regards
[redacted]
On behalf of the Astley Residents' Action Group

> On 17 Oct 2025, at 15:46, Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk> wrote:
>
> Dear [redacted]
>
> Thank you for emailing me regarding the warehousing development in Astley. I understand the level of interest that this development has prompted, and I am sorry that

I have not had the opportunity to reply until now. I have read the emails that you sent as well as a number of the enquiries submitted by other people, and I have also spoken with Aidan and David following their meeting with the residents' steering group.

I understand that the group have submitted a list of questions for the Council to answer, and I hope that you will find the answers useful when this has been done. I also pick up some key points from your email below.

Before turning to these points however, I did want to seek clarification as to the outcome that the group is asking for. Planning permission was granted for the development last summer and was not challenged legally at that time, so as far as I am aware the group are not asking for it to be revoked at this stage. If my understanding on this point is correct, then I would be grateful if the group could set out what it wants to achieve, as that will help the Council to respond with appropriate information and advice going forward.

I am sorry to hear about the disruption that residents are experiencing while the development is under construction. Regrettably a degree of disruption can never be completely avoided, however it is important that the developer is held accountable for complying with the conditions on their planning permission. The Council has been proactively monitoring the development and has liaised closely with the site manager to ensure that the conditions are being complied with. The site is still under construction as you know, but I can confirm that at this stage we are satisfied that the development, including the bunds, is being built in accordance with the planning permission. We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.

Turning to the decision to grant planning permission, this was taken by the Council's Planning Committee made up of elected Councillors, in a meeting that was open to (and attended by) the public. The issues that had been raised through consultation on the application were reported to Committee, who had the opportunity to ask questions of officers before debating the proposal and voting on a decision. The Committee operates on a quasi-judicial basis and is tasked to consider whether planning applications conform to the Council's adopted policies; if they do then the default position set out in national policy is that applications should be approved. The role of public consultation in this process is to identify areas where particular attention needs to be paid to whether a proposal complies with policy; it is not a referendum, although the number of comments on a particular topic is relevant and forms part of officers' reports to Committee. I entirely respect the fact that you disagree with the decision and the steps that the Council took in consulting on the application, however in line with my earlier comments I would welcome the group's view on what it would like an independent review to achieve, so that we can determine next steps.

In relation to engagement and communication with the group, I am aware that Aidan and David met them and have committed to responding to a list of questions that the group would collate. This is an important next step and I have asked to be kept informed on progress and the key points that emerge.

Thank you again for taking the time to write to me. I hope you will find this useful in understanding how the Council is responding to the concerns being raised, while also being open and honest about where we are in the process given Committee's decision last summer. Our specific next steps will be informed by the questions that the group wants to ask, as well as the confirmation of the outcomes it is seeking, so I look forward to my team receiving both of those in the near future.

Kind regards

Alison

Alison Mckenzie-Folan OBE
Chief Executive of Wigan Council and
Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

---

From: [redacted] <[redacted]
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

You don't often get email from [redacted]k. Learn why this is important

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

The lack of meaningful communication and consultation from the council and the planning department has only deepened the community's frustration. For a development of this magnitude classified as a major planning application, it is astonishing that only 99 letters were sent out and a few A4 notices were placed on lampposts. That cannot be considered proper public engagement. Surely a development of this scale should have involved a public

meeting, perhaps in a local community hall or church, where residents could ask questions and express their concerns directly.

When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

Please could you acknowledge receipt of this email and advise whether such an independent review can be commissioned.

With best regards,

[redacted]

Astley Action Group

On 4 Oct 2025, at 17:16, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

I am following up on my previous email regarding the B8 warehouses on Astley Parkway. We have not yet received a response, and the community remains deeply concerned about the ongoing impact of this development.

We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

> On 1 Oct 2025, at 09:48, [redacted] wrote:
>
> Dear Allison Mackenzie Folen, OBE,
>
> The B8 warehouses currently under construction on Astley Parkway have taken residents completely by surprise. While the land was allocated for development, few of us anticipated the scale of what is being built, leaving residents with far more questions than answers.
>
> The rapid construction, combined with weeks of choking dust over the school summer holidays when children should have been able to play safely outdoors, this has caused significant distress. Alongside the loss of natural light, property values have been adversely affected. Despite raising our concerns, residents feel largely ignored.

We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic consequences. Construction noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

>><<



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[redacted]

From: [redacted]
Sent: 08 October 2025 16:23
To: Thatcher, Aidan
Cc: Proctor, David; [redacted]
Subject: FW: BBC Radio 4 You & Yours - Please can you confirm this email has been received
Attachments: Radio 4_ Astley response.docx

Categories: For info

Hi Aidan,

David and I have had a chat through this one, and think it would be worth sending an initial response ahead of the interview. Please see suggested attached.

Is that OK?

[redacted]at Radio 4 has been off with the flu so this interview has been postponed for now.

Thanks,

Kasia

[redacted]
Wigan Council
[redacted]

From: [redacted] - MR
Sent: 02 October 2025 16:03
To: Chief Exec - Public Relations
Subject: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Some people who received this message don't often get email from [redacted] Learn why this is important

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Hi,
Hope this email finds you well.
I'm one of the team that works on BBC Radio 4's You & Yours, a consumer and lifestyle programme. We are working on an item around large warehouses, or mega sheds as they are also known, and plan on that being on air Wednesday 8th of October. The item will feature audio with residents from and around the Henford Estate in Tyldesley, discussing their concerns and issues around the current PLP warehouse development. This will be part of a larger item around warehouse development in the UK.

We would like to invite a spokesperson from Wigan Council on to the programme to discuss the development with us, as well as discussing the concerns of residents.
If there isn't a spokesperson available, could we please get a statement addressing the concerns of residents, as well as addressing the following areas – our deadline is 5pm Tuesday 7th October 2025:

1. When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?
2. Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?
3. How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?
4. Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?
5. How many complaints were issued against the granted 2015 PLP plans?
6. How many complaints did the current PLP development have?
7. In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?
8. The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan Council respond?
9. Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?
10. Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?
11. Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?
12. How are Wigan Council currently helping the residents impacted by the PLP development?

I am happy to discuss this over the phone if you wish.

Many thanks,

[redacted]

BBC | Audio EcoAudi Product



[redacted]

From: Proctor, David
Sent: 29 September 2025 13:55
To: [redacted]
Cc: Thatcher, Aidan; Mckenzie-Folan, Alison; Molyneux, David Trevor CLLR; Prescott, Paul CLLR
Subject: FW: Chaddock Lane

Hi [redacted], can you pick this up with the Andy Burnham's office to get the invite extended to him please? The date can't change though.

Leader / Councillor Prescott, copying you in to make you aware of this – the Mayor to be invited to our briefing with the residents' group and Michael Wheeler MP on the warehouses.

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
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From: Marshall, Joanne, CLLR
Sent: 26 September 2025 13:51
To: Proctor, David ; [redacted]
Cc: Roberts, Christine CLLR ; Taylor, Barry CLLR ; Eastoe, Jess CLLR
Subject: Re: Chaddock Lane

Please can we invite Andy Burnham Mayor of greater Manchester to the meeting.

Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Friday, September 19, 2025 6:12:31 PM
To: [redacted]
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Re: Chaddock Lane

Thank you, our colleagues are already liaising with [redacted]'s office to identify a date that works, a confirmation will be sent out as soon as possible.

Regards

David

From: [redacted] [redacted] >
Sent: Friday, September 19, 2025 5:56:33 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Re: Chaddock Lane

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Dear Mr Proctor.
I am writing to you in relation to a recent invitation I received to attend a Teams meeting on either 22nd or 24th September. Unfortunately both dates are not suitable for some members of the Steering Committee and Michael Wheeler MP, who we would like to attend but is on holiday next week. I have contacted his secretary and requested dates for w/b 29th September. Please note that several members of the Residents Steering Group would like to attend the meeting.
With Regards
[redacted].
Astley Business Park. Residents Action Group.
Sent from my iPhone

> On 17 Sep 2025, at 10:22, Proctor, David <D.Proctor@wigan.gov.uk> wrote:
>
> Councillor Roberts,
>
> We are on with coordinating diaries this end, please bear with us and we will come back to you ASAP. The update on enquiries is well advanced, and we are looking to capture new ones coming in including the one you sent to me yesterday evening.
>
> Regards
> David
>
> **David Proctor**
> **Assistant Director, Planning and Regeneration**
> Place Directorate
> Wigan Council
> Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
> 07769 755859
>
> d.proctor@wigan.gov.uk
> www.wigan.gov.uk
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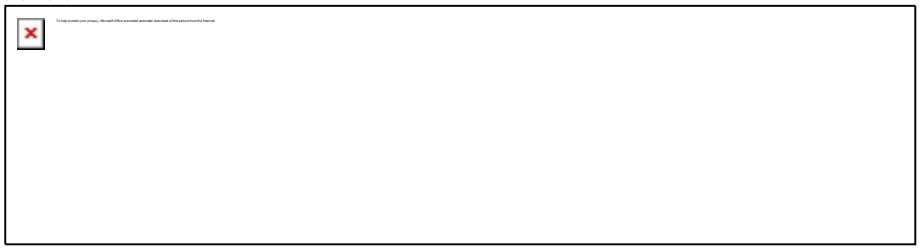
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 16 September 2025 17:46
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Chaddock Lane

Hi David
We were informed that a meeting with the steering group would be arranged for this week but as yet, we have not heard anything.
Also, I have not had an answer to the points I raised after last week's meeting.
Please can you sort these issues as soon as possible.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



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[redacted]

From: Proctor, David
Sent: 16 October 2025 08:54
To: Thatcher, Aidan
Subject: FW: Chaddock Lane Warehouses

FYI

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
www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 16 October 2025 08:54
To: Roberts, Christine CLLR
Subject: RE: Chaddock Lane Warehouses

Good morning Councillor Roberts,

We have committed to replying to the questions from the group by Friday 24th October. As regards a site visit you'll recall that we said we would consider the request once we had had chance to look at the questions, so we will come back on that in due course.

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
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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 15 October 2025 22:59
To: Proctor, David <D.Proctor@wigan.gov.uk>

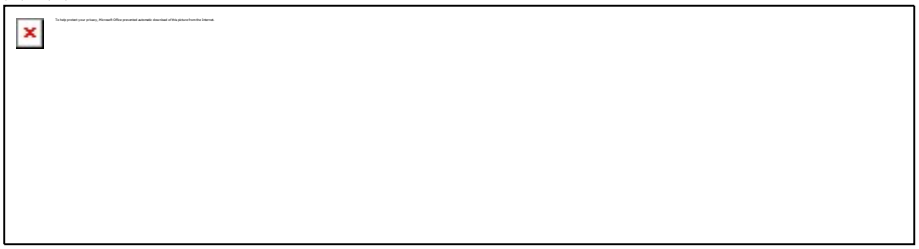
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]

Subject: Chaddock Lane Warehouses

Hi David
Are you able to give answers to the questions put to you by the steering group yet?
Also, can you arrange a site visit as agreed at the meeting.
Thanks

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted]
Sent: 26 September 2025 09:10
To: Proctor, David
Subject: FW: Council officers meeting the steering group regarding Astley Industrial park

Categories: Dealt with, Read/Respond/Action

Hi David,

Please see below, can you help?

Many thanks,

[redacted]

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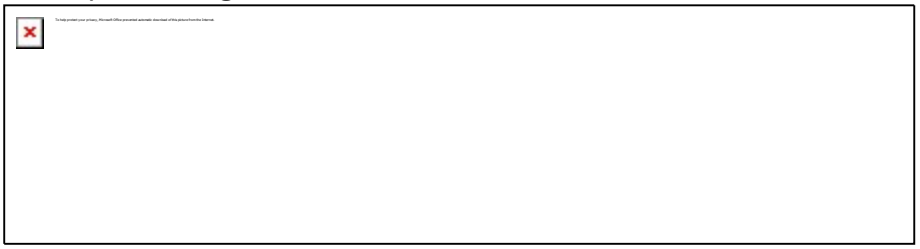

From: [redacted]
Sent: 26 September 2025 07:43
To: [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

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Good Morning [redacted]
With regard to the Teams meeting with Mr Proctor and Thatcher on October 2nd 12-12.45pm.
Is there an agenda for this meeting or will the format of the meeting be an open question and answer session?Given the limited scheduled time for the meeting please be aware that we have seen and noted the slides used by Mr Proctor when he addressed the local councillors recently and would rather not be subjected to these again given the time limitations.
With Regards
[redacted] Astley Warehouses Steering Group.
Sent from my iPhone

On 25 Sep 2025, at 10:40, [redacted] > wrote:

Thank you [redacted].
I have forwarded the link to members of the Astley Warehouse Steering group.
Regards
[redacted]
Sent from my iPhone

On 25 Sep 2025, at 10:27, [redacted]
wrote:

Hello all,

This is in the diary for the 2nd October at 12pm.

Many thanks,

[redacted]

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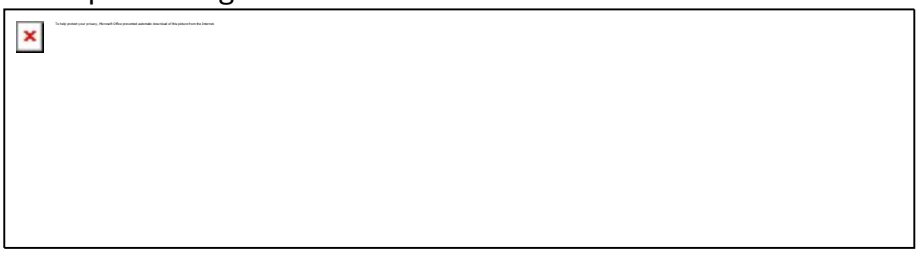

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 21:58
To: [redacted]; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

Either is ok for me

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted] <[redacted]
Sent: Wednesday, September 24, 2025 4:26:16 PM
To: [redacted]; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

Sorry for the delay in setting up this meeting. [redacted] has confirmed the afternoon of Thursday 2nd October would be most suitable, David and Aidan are available at either 12-12.45pm or 3-3.45pm if either of those slots would be suitable. Could you please confirm, and I will send a team's invite out.

Many thanks,

[redacted]

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From: [redacted] <[redacted]
Sent: 18 September 2025 16:13
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>; [redacted] Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

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Hi all

Michael is away next week, but he would very much like to be involved in this meeting.

Please can we look at times after next week?

Kind regards

[redacted]

[redacted] **for Michael Wheeler MP**
Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: Thursday, September 18, 2025 4:11 PM
To: [redacted] <[redacted] Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

Hi [redacted]

The group would very much welcome a meeting in person rather than a teams calls.

Thanks

James

Sent from Outlook for Android

From: [redacted]
Sent: Thursday, September 18, 2025 3:18:16 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

Sorry for the delay in getting back to you, would any of the below slots be suitable for a 45 minute teams call with David and Aidan;

Monday 22nd 5pm
Wednesday 24th between 1-3pm

Many thanks,

[redacted]

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From: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Sent: 12 September 2025 15:04
To: Ashurst, Kate <K.Ashurst@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

[redacted]
Please will you contact [redacted] to involve him as it is a community led steering group.
[redacted]

Thank you

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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From: [redacted]
Sent: Friday, September 12, 2025 2:40:07 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>
Subject: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

I am currently looking for a convenient time to set up a teams call for this and will be in touch early next week to confirm.

Many thanks,

[redacted]

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[redacted]

From: Proctor, David
Sent: 11 September 2025 17:25
To: [redacted]
Subject: FW: Industrial units in Astley
Attachments: Astley warehouses Sep 25.pdf

For awareness, another interested party.

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
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From: Proctor, David
Sent: 11 September 2025 17:24
To: [redacted]
Subject: RE: Industrial units in Astley

Thanks,

Residents certainly disagree with the decision (taken by Planning Committee), but there are no concerns here whatsoever about due process, and the timeframe for JR elapsed months ago.

The attached set of slides gives a bit more background (the ward members have this already and I've just agreed for them to send it on to residents), perhaps if you have a look at this and then give me a shout if you need a further catch up.

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
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From: [redacted] <[redacted]
Sent: 11 September 2025 16:41
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Industrial units in Astley

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David,

I'm sure you're delighted to see the subject line, but hopefully this is a quick one. The Mayor did his Hot Seat on Radio Manchester this morning and was asked to attend a meeting with residents to discuss the planning application. I haven't listened to the programme, but I understand that his position is that he will meet with residents 'if due process hasn't been followed'.

Could you let me know if there are any concerns around the process (I think I saw something around who had and hadn't been notified, but am aware that this is often raised!) so I can provide a briefing for him.

Happy to discuss in a call if that is easier.

Many thanks,

[redacted]

Sent from Outlook for iOS

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GMCA has made every effort to ensure attachments are free from viruses. However, neither the Authority nor the sender accepts any responsibility for viruses and it is your responsibility to scan any attachments.

[redacted]

From: [redacted]
Sent: 30 September 2025 14:32
To: Proctor, David; Davies, Janet (Solicitors)
Cc: [redacted]
Subject: FW: Query around planning approval

Categories: Read/Respond/Action

Hi both
Please see below – the Leader has asked that you please draft a standard response for enquiries regarding Astley business park – if you could please forward it to me in the first instance
thanks
[redacted]

[redacted]
http://www.wigan.gov.uk/

From: Hurst, David CLLR
Sent: 26 September 2025 12:41
To: Molyneux, David Trevor CLLR
Subject: Fw: Query around planning approval

Good afternoon David

I am sure you are aware of this issue and I just wanted to know if we have an official line on responding to this enquiry.
I have to admit, between you and me, that despite having sat on that meeting I was shocked to see the scale of this building and have sympathy for their complaint.

I await your reply

Councillor David Hurst

Worsley Mesnes Ward
Wigan Council
Wigan Town Hall, Library Street, Wigan, WN1 1YN
Email: david.hurst@wigan.gov.uk

From: [redacted] <[redacted]>
Sent: 25 September 2025 17:25
To: Hurst, David CLLR <David.Hurst1@wigan.gov.uk>
Subject: Query around planning approval

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

Dear Cllr Hurst,

I am writing as a resident regarding planning application A/23/96226/MAJOR (Astley Business Park).

As a member of the Planning Committee, you supported the approval of this development. Could you please explain what led you to support it at the time?

Now that construction is well underway and the true scale and impact of the warehouses can be seen in the community, would you still approve the scheme today?

I would appreciate your response. As a resident, I am keen to understand how this decision was reached and whether councillors believe it still represents the right balance for the local area.

Yours sincerely,

[redacted]

[redacted]

From: Proctor, David
Sent: 23 September 2025 13:55
To: Harding, John CLLR; Kenny, Paul, CLLR
Subject: FW: Slides from Monday
Attachments: Astley warehouses Sep 25.pdf

Further to my conversation with [redacted] just now, making you aware that we talked through these slides with 5/6 of the Astley and Tyldesley Councillors a couple of weeks back (just [redacted] not there), and are due to meet the residents' steering group with Michael Wheeler MP once a date can be confirmed.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 10 September 2025 15:51
To: Roberts, Christine CLLR ; Taylor, Barry CLLR ; Wakefield, Paula, Cllr ; Marshall, Joanne, CLLR ; Eastoe, Jess CLLR ; Fish, James CLLR
Subject: Slides from Monday

Dear all,

See attached the slides from our discussion on Monday.

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
www.wigan.gov.uk

[redacted]

From: [redacted] (Planning)
Sent: 01 October 2025 16:46
To: Proctor, David
Subject: FW: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)
Attachments: 96226 Land at Astley Park Way.pptx

Categories: Dealt with, Read/Respond/Action

FYI

[redacted]

[redacted] Development Management & Building Control

From: [redacted]
Sent: 01 October 2025 16:42
To: [redacted] (Planning) ; [redacted]
Subject: RE: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)

Here you go, [redacted]. This is the one that we have in the folder.

Any problems, just let me know.

Kind regards,

[redacted]

[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil

Confidentiality:- *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.*

From: [redacted] Gareth (Planning) [redacted]
Sent: 01 October 2025 16:33
To: [redacted] >; [redacted]
Subject: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)

Afternoon, [redacted]

Urgent one sorry. Could you send me a copy of the Committee presentation that went to the June 2024 Planning Committee please for plan app: A/23/96226/MAJOR, Warehouses in Astley.

I have a copy that the Officers drafted on our side, and this may well be the same as the one that went before Members, but just for completeness, can you send me the copy that Members saw pls if you can dig it out and forward it to me.

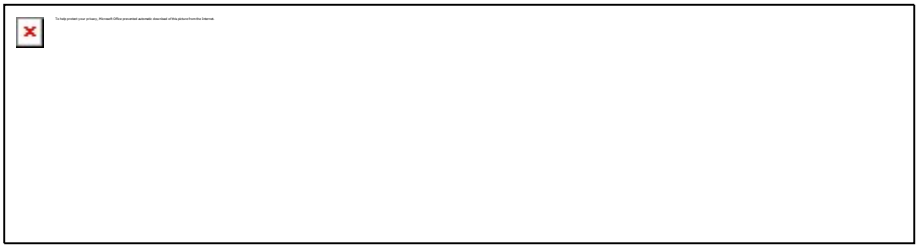
Kind regards,

[redacted] – **Development Management & Building Control**

Place Directorate

[redacted]

>><<



A/23/96226/MAJOR

Land at Astley Park Way, Worsley

Proposal: 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

Update following publication of Committee Report

Following the publication of the committee report, Officers wish to draw Members attention to some typos within the design, layout, scale and appearance section and the amenity section (pg 138, 140 and 141). Please note the publicised plans are correct and Officers have assessed the development on the basis of the correct dimensions. See amendments in red below:

*The unit proposed as 'Unit 1' measures **158m x 84m** (the report stated 15.8m x 8.4m) with a total height of 18.3 metres and located close to the northern boundary of the site.*

*Unit 2 as proposed is located to the west of the site and would measure **136m x 90m** (the report stated 13.6m x 9m) with a maximum height of 18.3 metres.*

*Units 3 and 4 as proposed are located to either side of the main accessway. Unit 3 measures **80m x 36m** (the report stated 8m x 3.6m) with a maximum height of 13.7m.*

*Unit 4 is the smallest of the proposed units, measuring **76m x 37m** (the report stated 7.6m x 3.7m) with a maximum height of 13.6 metres.*

*The proposed unit [Unit 1] will be set in approximately **30 metres** (the report stated 5m) from the northern boundary and **25 metres** (the report stated 4m) from the eastern boundary*

The side elevation of Unit 2, which will be blank, will face towards these neighbouring properties and a gap of approximately 30 metres (the report stated 5m) will be remain between the site boundary and the edge of the building.

Site Location – Local context



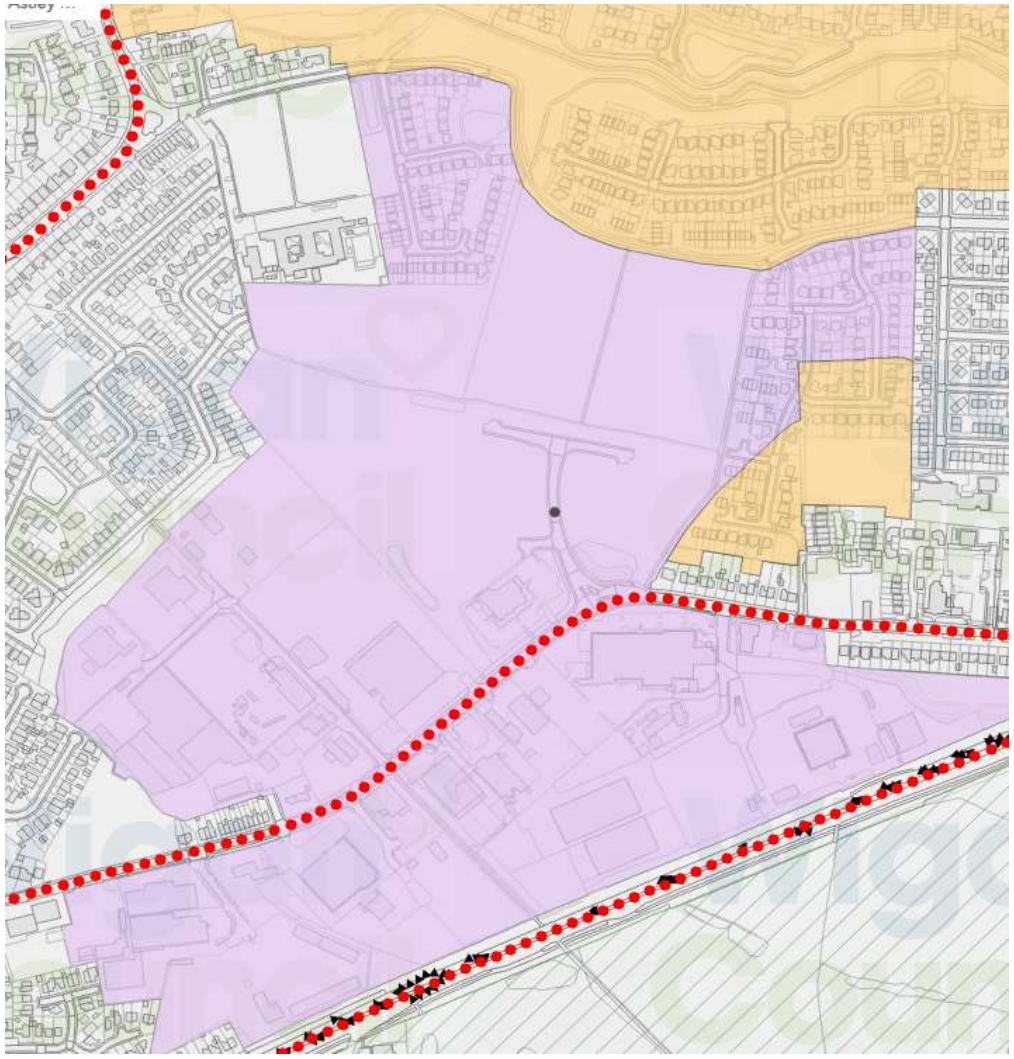
Our People Our Place Our Future

Site Location – Wider context

Aerial Image



Local Plan Allocations



Our People Our Place Our Future

Photographs:

Existing access road (looking north)



Photographs:

Existing access road (looking west)



Photographs:

Existing access road (looking east)



Photographs:
View from access road towards houses in Daisyfield



Photographs:
View from edge of footpath adj to Tanhouse Ave (west of site)



Photographs:

View from footpath adj to Garett Hall Road



Our People Our Place Our Future

Development proposal

Proposed Site Plan



Our People Our Place Our Future

Development proposal

Proposed Site Plan



PROW FOOTPATH 014/145/10 TO BE STOPPED UP

PROW FOOTPATH 014/152/10 TO BE STOPPED UP

PROW FOOTPATH 014/154/10 TO BE STOPPED UP

PROW FOOTPATH 014/155/10 TO BE STOPPED UP

PROW FOOTPATH 014/159/10 TO BE STOPPED UP

PROPOSED NEW 3m WIDE FOOTHPATH ROUTES BEING PROGRESSED AS PART OF THE SECTION 247 & 248 APPLICATION

EXISTING BRIDLEWAY TO REMAIN

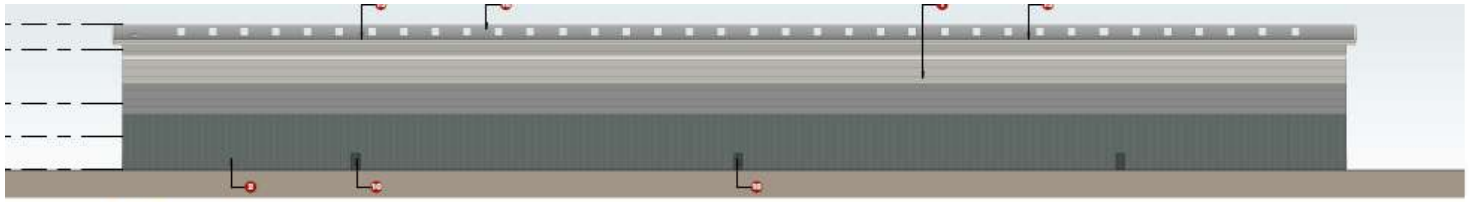
EXISTING FOOTPATH TO REMAIN

SITE BOUNDARY

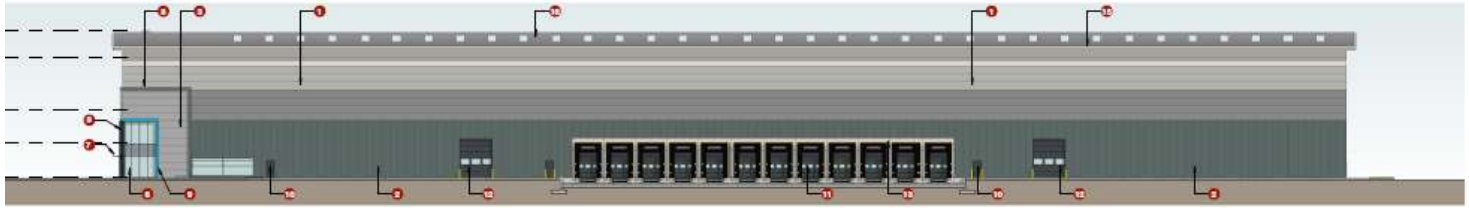
Our People Our Place Our Future

Development proposal

Unit 1



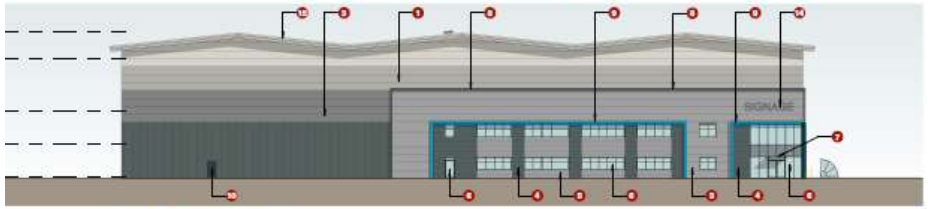
GA Elevation - North
1 : 250



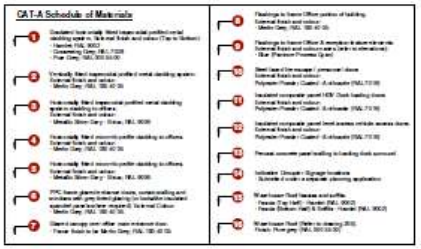
GA Elevation - South
1 : 250



GA Elevation - East
1 : 250



GA Elevation - West
1 : 250

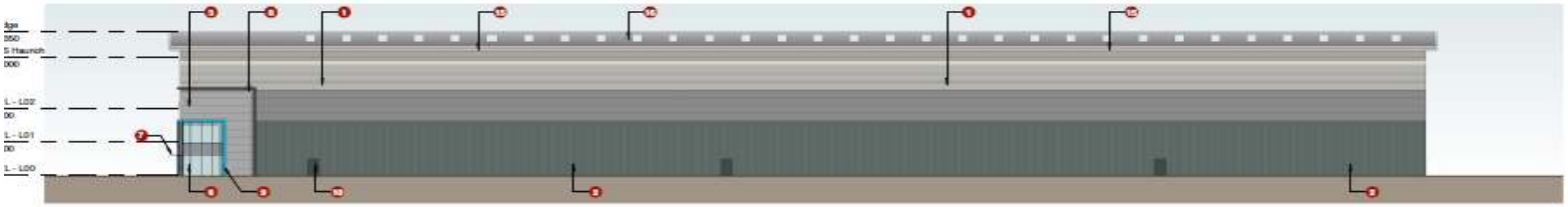

CAT-A Schedule of Materials


Astley, Wigan
Unit 1
Building Elevations
WIG-PHP-01-ZZ-DR-A-4557-300 P6

Our People Our Place Our Future

Development proposal

Unit 2



GA Elevation - North
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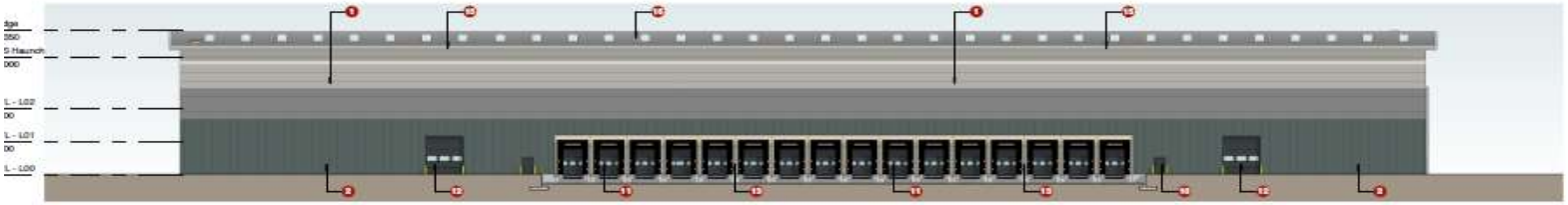
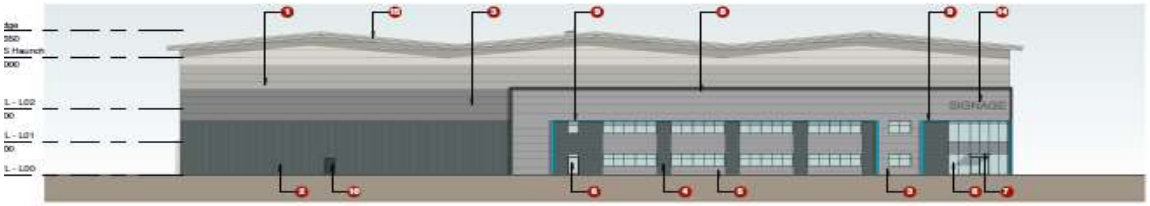


GA Elevation - South
1 : 250



GA Elevation - East
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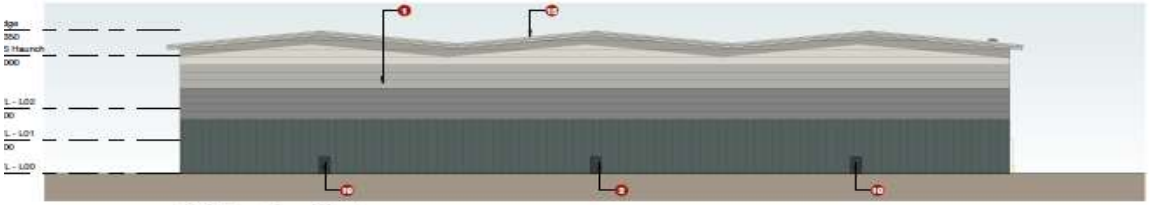


GA Elevation - West
1 : 250

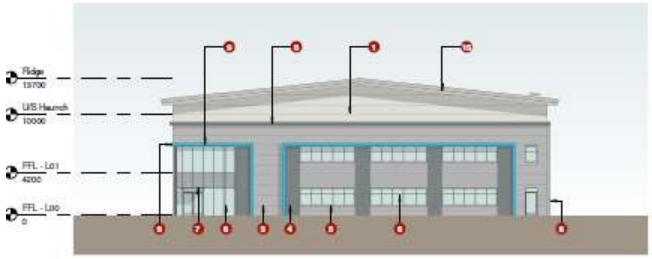




Our People Our Place Our Future

Development proposal

Unit 3



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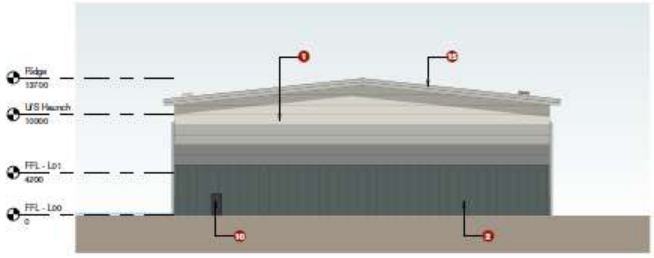

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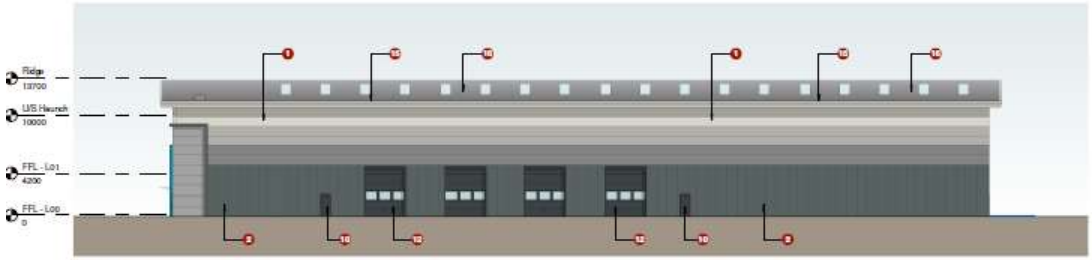

GA Elevation - East
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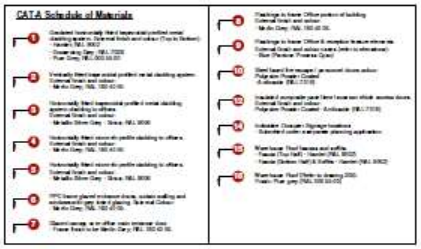
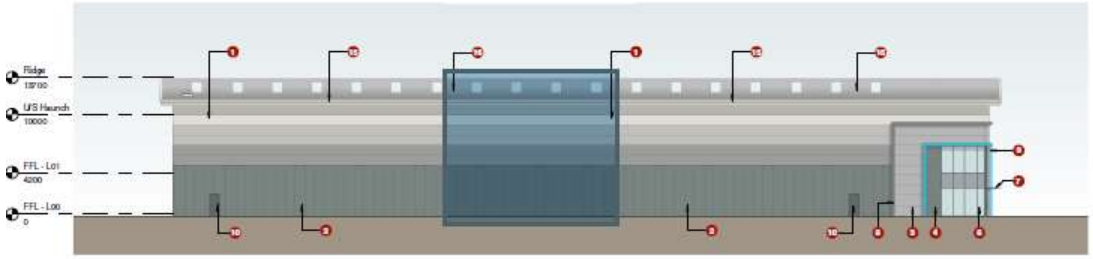




GA Elevation - West
1 : 200



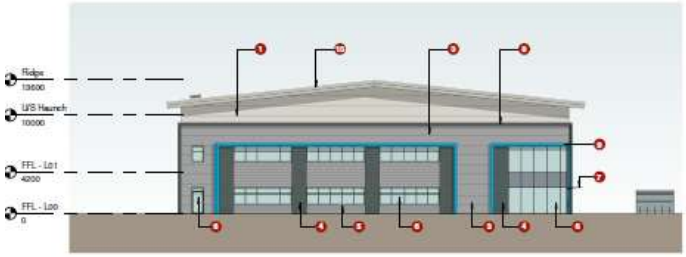
Our People

Our Place

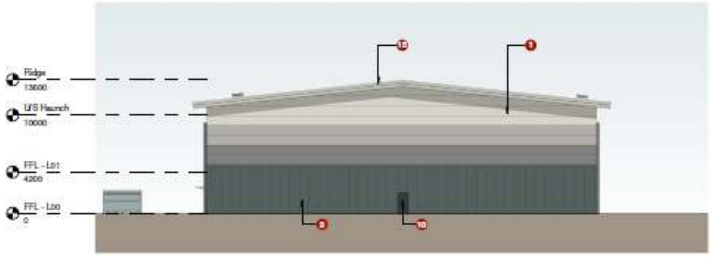
Our Future

Development proposal

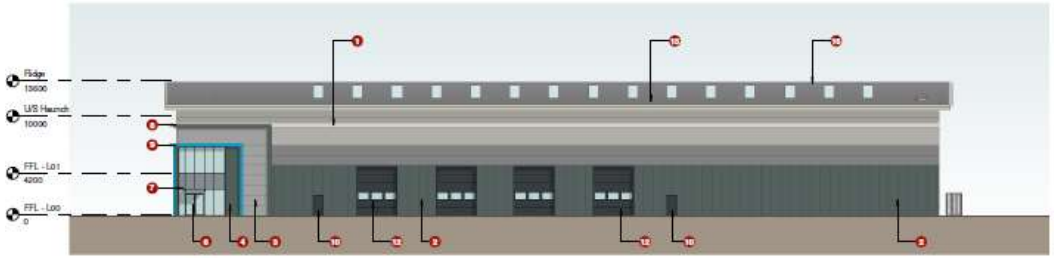
Unit 4



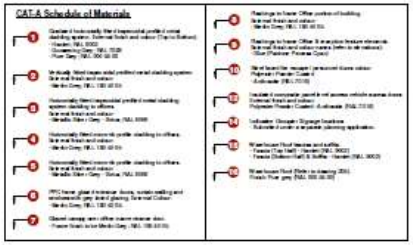
North East Elevation
1 : 200

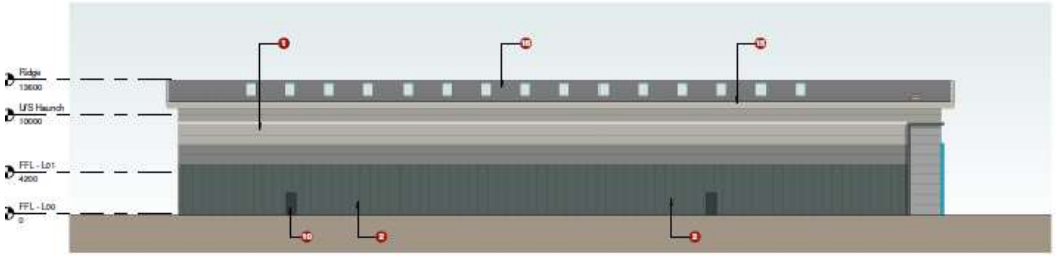


South West Elevation
1 : 200



North West Elevation
1 : 200





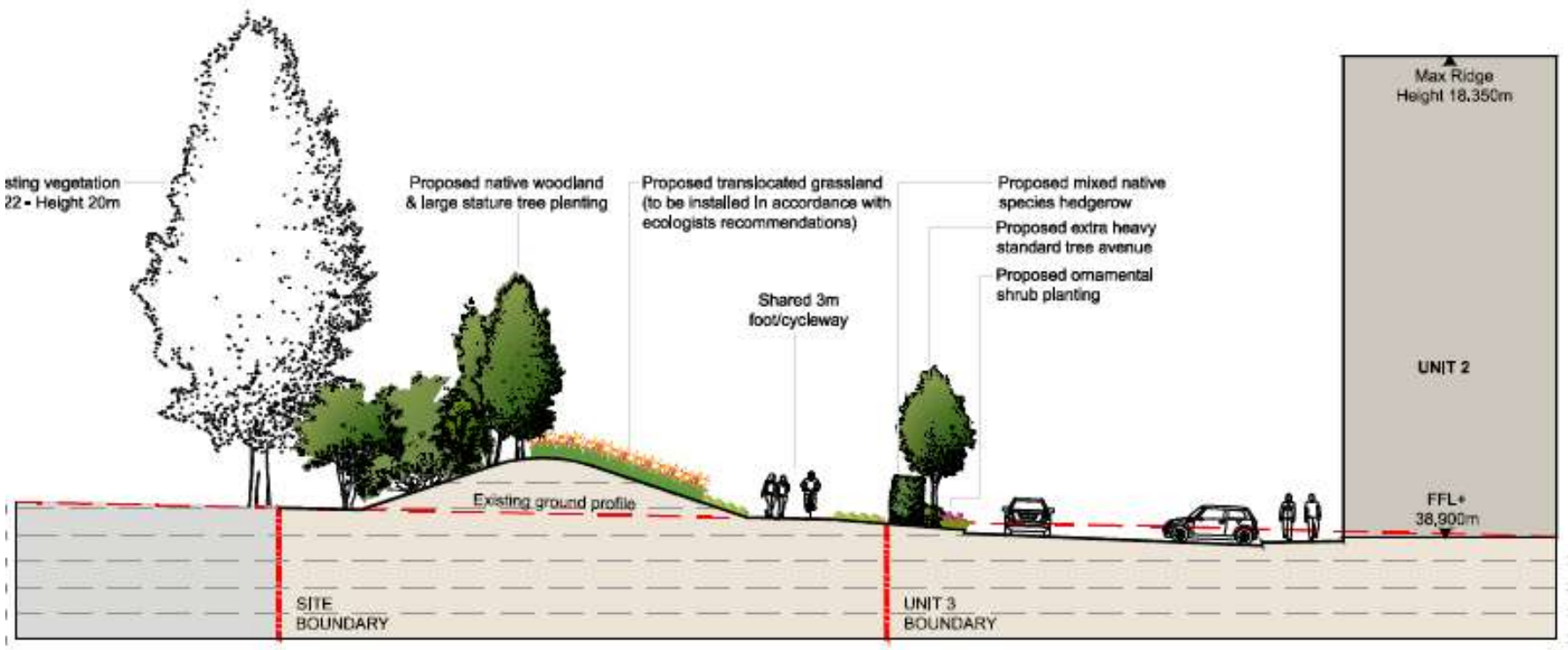
South East Elevation
1 : 200



Our People Our Place Our Future

Development proposal

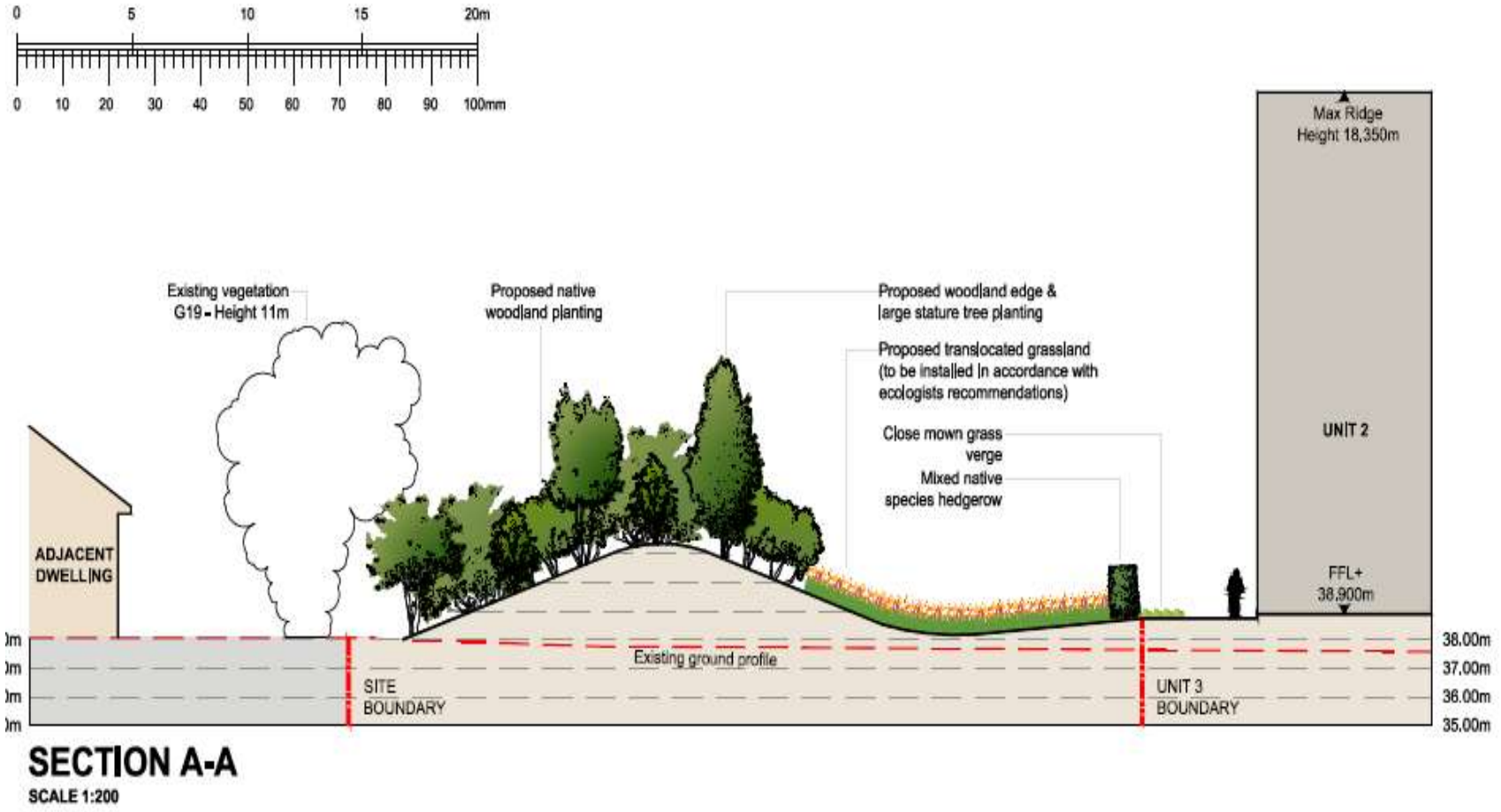
Unit 2 (Garett Hall School)



Our People Our Place Our Future

Development proposal

Unit 2 (adj dwelling in Tanhouse Lane)



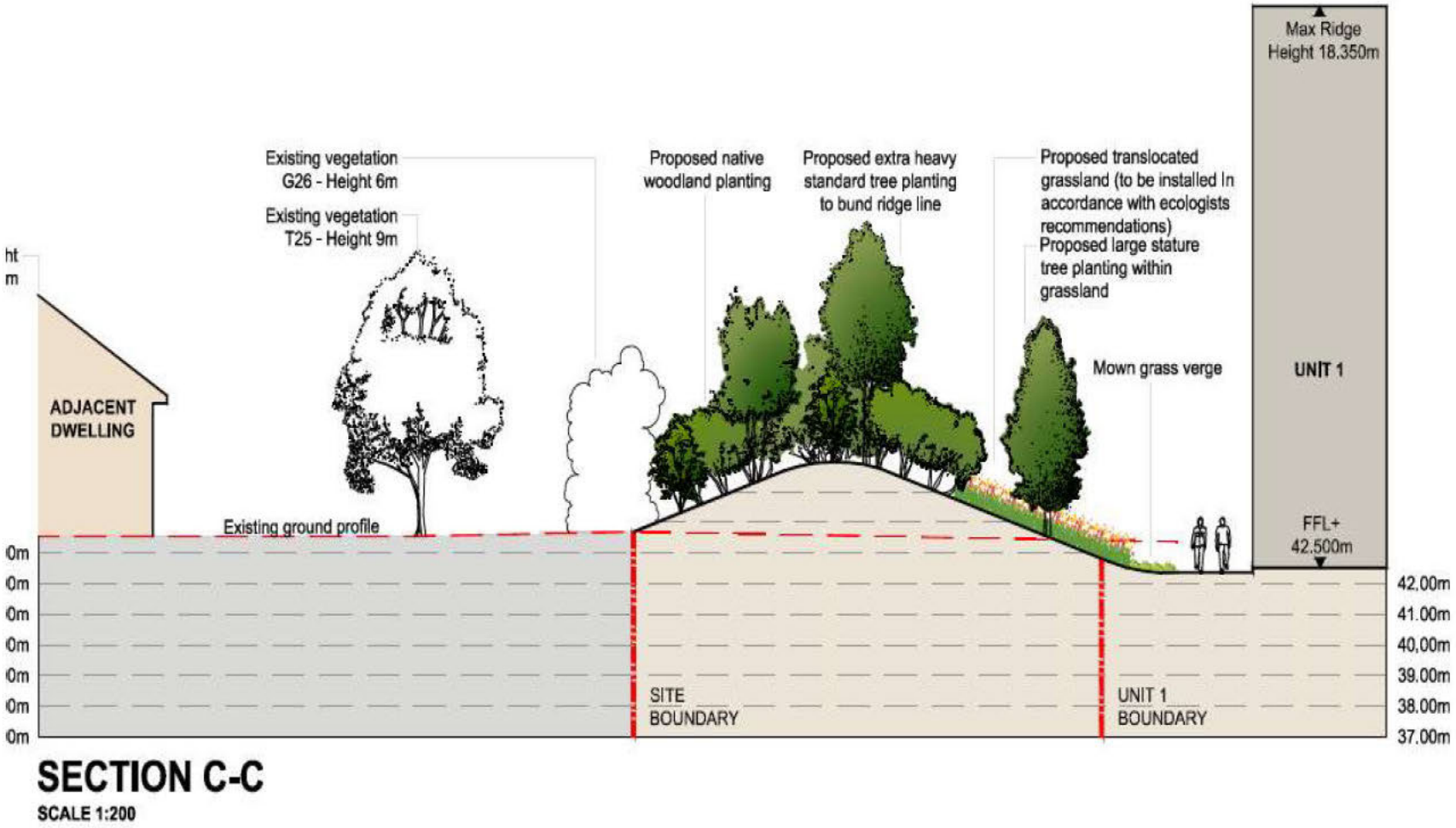
SECTION A-A

SCALE 1:200

Our People Our Place Our Future

Development proposal

Unit 1 – Adj Norton Nook



SECTION C-C

SCALE 1:200

Our People Our Place Our Future

Public Representations

Planning was undertaken in accordance with the Council's Code of Publicity for planning applications, statutory legislation – press, site and neighbour letters.

Circa 70 representations of objection were received up to 18th January 2024.

Details of the letters of representation are contained within the Committee Report. These include but are not limited to need; neighbouring amenity, impact on highway network and parking, infrastructure and services, wildlife, flooding and drainage, loss of greenspace, health, crime, climate change and land stability

Two additional letters have been received since the publication of the committee report. One reiterates their concerns relating to the above issues and the second asks whether the Officer recommendation will be accepted or if Members of the Planning Committee can take an alternative decision.

Public Representations

Furthermore, James Grundy MP (former) has objected to the development for the following reason:

- The warehousing units should not be built in such close proximity to the residential properties and schools.
- There will be an increase in pollution from ancillary vehicles and an increase in noise and lights 24 hours a day.
- Detrimental health effects on local residents and on local school children could arise.
- This area lacks the infrastructure for such development and it would cause congestion on the roads. The access road to this area is a single track and already very congested at certain times of the day.
- The local wildlife should be considered as this will take away more green space.
- The submitted site plan is not accurate, I have been informed that it does not reflect the residential aspects of the developments.

Assessment – Principle of Development

- **Sustainable Development** – Site lies within East-West core, complies with Policy SD1
- **Primary Employment Land** – Compliant with Saved Policy EM1A, PfE Policies JP-J2 and JP-J4
- **Planning Contributions** –Total contributions of £214,000 to be paid towards a mix of highway improvements and BNG; to be secured through a s106 Agreement.
- **Scheme benefits** – Investment into the borough during both the construction and operational phases, BNG enhancements, highway improvements and promotion of training and employment opportunities for local people.

Assessment

- **Design and layout –** 4 units of significant scale with individual parking and manoeuvring areas. The scale is commensurate with the designation of the land and is accompanied by a detailed landscaping scheme inclusive of boundary bunding.

- **Amenity considerations –** Impact on surrounding residential properties acceptable subject to the mitigation measures which include a landscaping scheme with bund and acoustic fencing.

- **Highways, access and parking provision –** Sustainable location with existing access road. Internal road layout is acceptable. Parking provision is acceptable. Public rights of way diverted but retained with continuation of existing links to adjacent bridle ways.

- **Trees, ecology and Biodiversity Net Gain –** Loss of informal open space (non-designated). Net gain for trees on site and significant landscaping scheme proposed including a buffer zone to adjacent dwellings. No harm to protected species; impact on wildlife dealt with by condition. Net gain for biodiversity delivered off –site.

Assessment – Technical Matters

- **Air Quality –** Dust control measures during construction will be obtained via CEMP, EVC points to be provided along with extensive tree planting. Development impacts not significant.

- **Noise** – Mitigated by design and siting of units, landscape bunds and use of acoustic fencing in certain areas. CEMP includes controls for construction noise.

- **Flooding and Drainage –** Site is within Flood Zone 1. Principle of proposed drainage scheme is acceptable. Further details are required through conditions.

- **Ground conditions –** Site lies within a Development High Risk Area in relation to coal mining. Standard conditions relating to remedial measures are required.

- **Low Carbon Development -** Energy Statement submitted which evidence the means through which the development will utilise low carbon sources.

Observations on representations

Loss of open/amenity space

- The site is not allocated as open space or located within the Green Belt, but within an allocated Primary Employment Area.

Proposal does not match that approved under the Outline scheme in 2017

- The Outline permission granted for this site in 2017 did not include details of the industrial element of the development as the scheme was in outline form only with only details of the access fully approved. The linked residential schemes obtained reserved matters which determined their scale, size and appearance. The industrial element of the outline scheme never received such an approval, hence the need for this application.

No site notice displayed by the applicant

- It is the responsibility of the LPA to display site notices. Two were displayed, one near the existing access and the other within the Thistlecroft estate.

Conclusion and Recommendation

- Proposals assessed on its merits against national and local policy
- No significant or unacceptable issues.
- Developer has agreed financial contributions totalling £214,000.
- Materials considerations indicate the application should be approved as it is line with the development plan when taken as a whole.
- It is recommended that Committee resolve to grant planning permission subject to the conditions contained and reasons detailed within the report and subject to the s106 Agreement to secure the financial contributions as detailed within the report.

[redacted]

From: [redacted]
Sent: 19 September 2025 15:09
To: Proctor, David
Subject: FW: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley
Attachments: Astley warehouses Sep 25.pdf

Categories: Dealt with, Read/Respond/Action

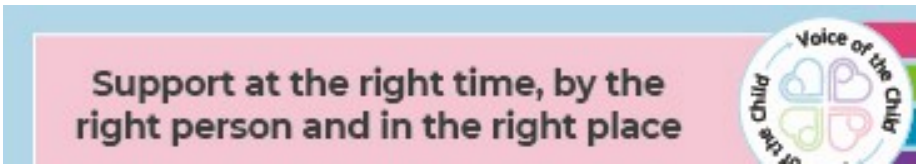
Hi David,

Please see below and attached.

Many thanks,

[redacted]

Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
www.wigan.gov.uk
WWW.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



>>Corporate Logo<<

From: [redacted]
Sent: 19 September 2025 15:04

To: [redacted]
Subject: FW: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi [redacted]

Will you have a look at this please and respond to [redacted]?

Thanks

[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] <[redacted]
Sent: 19 September 2025 14:12
To: [redacted] <[redacted]
Subject: FW: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

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

Hi [redacted]

Please see the email below. Can you help? David hasn't come back to me yet.

[redacted]
Mayor's Office
[redacted]

From: [redacted]
Sent: 19 September 2025 14:10

To: [redacted]
Subject: FW: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi [redacted]

My email to you bounced back so just cc'ing you to make sure this is picked up.

One of my colleagues has provided details of the councillors as follows:

Astley

- Cllr Christine Roberts (Labour)
  - Christine.Roberts@wigan.gov.uk
- Cllr Barry John Taylor (Labour)
  - Barry.Taylor@wigan.gov.uk
- Cllr Paula Wakefield (Labour)
  - P.Wakefield@wigan.gov.uk

Tyldesley and Mosley Common

- Cllr Jess Eastoe (Labour)
  - J.Eastoe1@wigan.gov.uk
- Cllr James Fish (Independent)
  - J.Fish2@wigan.gov.uk
- Cllr Joanne Marshall (Labour)

joanne.marshall@wigan.gov.uk

Do you know if these are the right councillors to discuss this matter?

Need to get the invite out quickly, given the meeting on Monday so would appreciate an early reply.

Many thanks,

[redacted]
Mayor's Office
[redacted]

From: [redacted]
Sent: 19 September 2025 13:57
To: 'D.Proctor@wigan.gov.uk' <D.Proctor@wigan.gov.uk>
Cc: [redacted]
Subject: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi David

Thank you for providing the attached information.

Andy's asked that a arrange a meeting with the relevant councillors on Monday to discuss this issue.

I'm looking at 6 – 6.30 pm on Monday, 22nd September via teams.

Could you let me know who I should invite?

Many thanks,

[redacted]
Greater Manchester Combined Authority
Broadhurst House
1st Floor, 56 Oxford Street
Manchester
M1 6EU

[redacted]

GMCA GREATER MANCHESTER COMBINED AUTHORITY
Making Greater Manchester a better place for all
Collaborating | Empowering | Delivering

From: [redacted]
Sent: 11 September 2025 18:56
To: [redacted] <[redacted]
Subject: Fw: Industrial units in Astley

[redacted]

Response from Wigan is that there are no concerns about the process (below). The decision was made a long time ago. I have attached some slides which have been sent to councillors and residents. These hopefully provide context for the Mayor but get back to me if there are any questions.

Many thanks,

[redacted]

Sent from Outlook for iOS

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Thursday, September 11, 2025 5:24 pm
To: [redacted]
Subject: RE: Industrial units in Astley

Thanks,

Residents certainly disagree with the decision (taken by Planning Committee), but there are no concerns here whatsoever about due process, and the timeframe for JR elapsed months ago.

The attached set of slides gives a bit more background (the ward members have this already and I've just agreed for them to send it on to residents), perhaps if you have a look at this and then give me a shout if you need a further catch up.

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
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www.facebook.com/WiganCouncilOnline

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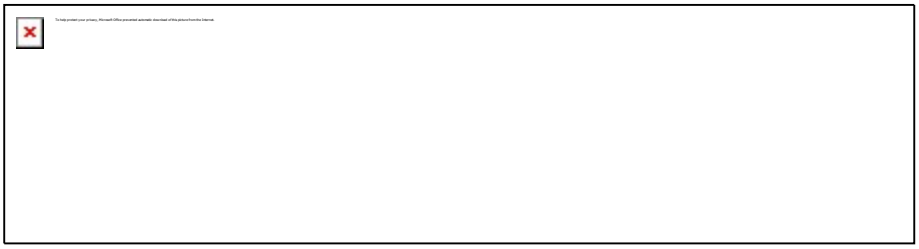


[redacted]

From: [redacted] (Planning)
Sent: 29 August 2025 12:24
To: Proctor, David
Subject: FW: URGENT: Withington Drive, Astley- Warehouses PRESS

Categories: For info

FYI

[redacted]

[redacted] Development Management & Building Control
Place Directorate
Wigan Council

From: Thatcher, Aidan
Sent: 29 August 2025 11:55
To: [redacted]; [redacted] (Planning)
Cc: [redacted] ; [redacted]
Subject: Re: URGENT: Withington Drive, Astley- Warehouses

Yes that's great- thanks [redacted]

Aidan

From: [redacted] <[redacted]
Sent: Friday, August 29, 2025 11:52:57 AM
To: [redacted] (Planning) [redacted]>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

Thanks [redacted] suggested statement:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

The key issue seems to be that residents feel they didn't know about the full application etc so I've focused on that rather than planning being on site during construction.

It would helpful to have the heads up on public meetings etc if they come into your team, as we can then hopefully be a bit more prepared 😊

Thanks,

[redacted]

[redacted]

From: [redacted] (Planning) <[redacted]
Sent: 29 August 2025 11:24
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

[redacted],

My draft statement below that I've summarised - from the attached correspondence, David to the local MP, Legal and DM Team Leader to the local Cllr – the best I can whilst defending the Council's on this and the Planning Committee's decision.

> *Wigan Council understands that residents have concerns about the size and location of the new warehouses being built at Astley Park Industrial Estate, an allocated primary employment area, especially while construction is ongoing and the buildings are not yet finished.*
>
> *The development was approved through a full planning application, which included detailed plans for the buildings, in accordance with the relevant planning policy and guidance. We understand there may be some confusion due to earlier approved outline plans, which were more general and didn't set the final size or layout of the buildings.*
>
> *Council Officers are monitoring the site to make sure the work matches what was approved. Once construction is complete, landscaping, including tree planting and bunds, will be added to help reduce the visual impact of the buildings.*
> *The Council is committed to working with residents and the developer to make sure the development, which is expected to bring benefits to the area, including new jobs and investment, is delivered properly.*

Hope this is of assistance, regards,

[redacted]

[redacted] - Development Management & Building Control
Place Directorate
Wigan Council

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 29 August 2025 10:41
To: [redacted] (Planning)
[redacted]

Cc: [redacted]
Subject: Re: URGENT: Withington Drive, Astley- Warehouses

Sorry- I meant to say- [redacted], are you ok to turn what [redacted] says into a quote, then I'll sign that quote off.

Thanks
Aidan

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: Friday, August 29, 2025 10:32:42 AM
To: [redacted]>; [redacted] (Planning) [redacted]
Cc: [redacted]
Subject: Re: URGENT: Withington Drive, Astley- Warehouses

Thanks all- I won't be able to sign it off until approx 11.50 sorry- it'll go to the wire on this.

From: [redacted]
Sent: Friday, August 29, 2025 10:24:21 AM
To: [redacted] (Planning) [redacted]; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

Thanks [redacted]- appreciate it and apologies for the flurry of emails

Please copy me into what you send to Aidan, I may need to edit it to fit with the style for a statement.

Thanks,

[redacted]

[redacted]

From: [redacted] (Planning) [redacted]
Sent: 29 August 2025 10:22
To: [redacted]>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

Morning all,

I'm in the process of compiling the information on this to inform a statement for Aidan – it has a complex planning history – but the crux is the development is acceptable, has a lawful

planning permission and has been assessed, and can continue to be assessed, if necessary, by the Council's planning enforcement team.

I'll have this completed and returned to Aidan by 11am – the response below you've drafted [redacted] is only a part of the issue here.

Kind regards,

[redacted]

[redacted] Development Management & Building Control
Place Directorate
Wigan Council

From: [redacted]
Sent: 29 August 2025 10:18
To: [redacted] (Planning) [redacted]>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: FW: URGENT: Withington Drive, Astley- Warehouses
Importance: High

Hello,

To update- they are also planning to run this piece on lunchtime news today, so we need to provide a statement asap.

[redacted] - Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?

Aidan for info- original enquiry attached and this is the full address given- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

I've assumed these are the warehouses that [redacted] helpfully shared a member enquiry response about (below) and drafted up this as a starting point:

Aidan Thatcher, director of place at Wigan Council, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.
"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.
"Details re consultation…
"We will continue to monitor the site throughout construction."

Ends

Thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 29 August 2025 10:12
To: [redacted] (Planning) [redacted]>
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: URGENT: Withington Drive, Astley- Warehouses
Importance: High

Hi all

Sorry to chase- I've been given a deadline of noon today to respond to this enquiry and it's for BBC North West this evening.

I've attached the original query.

Thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 28 August 2025 16:00
To: [redacted] (Planning) [redacted]
Cc: [redacted]>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Hello,

Assuming this is the same site, please find first draft of a statement below:

XXX, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.
"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.
"Details re consultation…
"We will continue to monitor the site throughout construction."

Ends

Thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 28 August 2025 14:22
To: [redacted] (Planning) [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

This is the address- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

Assuming it's the same ones?

Thanks

[redacted]

From: [redacted]
Sent: 28 August 2025 14:18
To: [redacted] (Planning) [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Thanks [redacted] I've had a contact from BBC North West- attached.

Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?

Is there any additional info about any consultation that was carried out please?

Thanks,

[redacted]

[redacted]

From: [redacted] (Planning) [redacted]
Sent: 28 August 2025 13:27
To: [redacted]
Cc: [redacted]>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Afternoon [redacted]

If it's the same development I believe it is, Planning and Regeneration have received correspondence from elected Members on the matter.

The below is the body of text taken form one of those responses – given it was personal to a constituent please do not share or pass on the below. If any queries do come up, we'll be happy to engage with a response, but hopefully the below gives you a bit of context at this stage:

> *Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.*
>
> *I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.*
>
> *Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.*
>
> *In direct response to your request, I have attached the following approved documents for reference:*
>
> - *The site layout plan, showing the location of all approved units.*
> - *The elevational drawing for Unit 1.*
> - *The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.*
>
> *While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.*
>
> *In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:*
>
> *Search and comment on planning applications*
>
> *Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.*
>
> *I hope this response provides clarity and reassurance to both you and your constituents that the Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.*

Hope this helps, regards,

[redacted] - Development Management & Building Control
Place Directorate

From: [redacted]
Sent: 28 August 2025 13:05
To: [redacted] (Planning) [redacted]
Subject: Withington Drive, Astley- Warehouses

Hi [redacted]

We've been tagged into a facebook post about warehouses on Withington Drive- it's getting a lot of engagement so I'm expecting an enquiry on it.

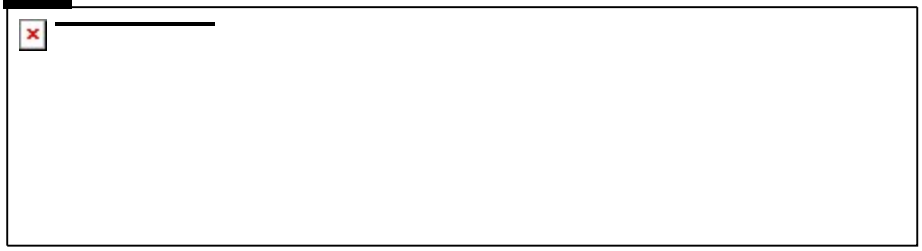
The general jist is that people feel they are bigger and closer than on the plans, and they were not consulted.

Is there any background to this one please?

Thanks

[redacted]

[redacted]



[redacted]

From: Proctor, David
Sent: 20 October 2025 15:53
To: [redacted]
Cc: [redacted] (Planning)
Subject: Property search - Astley warehouses

Hi, I think I mentioned the other day that one of the property owners next to the warehouses at Astley was saying the Local Plan designation / previous applications didn't come up on his property search. We've got his full address now, so is it possible to dig out what was done / responded to by us on this please – I don't know if we did the full search or if it was a private search company.

The address is:

[redacted], [redacted]

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: Proctor, David
Sent: 30 September 2025 16:35
To: [redacted]
Cc: Thatcher, Aidan; [redacted]
Subject: RE: Air Quality Concerns
Attachments: RE: Astley Warehouses

Sorry, reading emails in reverse order – just seen that you've already visited re this topic (attached for those not originally copied in).

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: 30 September 2025 16:14
To: [redacted]
Cc: Thatcher, Aidan ; [redacted]
Subject: FW: Air Quality Concerns

Thanks [redacted],

Can you and [redacted] pick this up please as regards compliance with the CEMP as part of our proactive monitoring of this site – need to consider whether the developer is deploying all reasonable measures to control dust etc.

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

From: [redacted] >
Sent: 30 September 2025 15:52
To: [redacted] (Planning) [redacted] >; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Air Quality Concerns

Hi David and [redacted]

Please see attached form post that reg services has received. Just wanted to make you aware ahead of your meeting on Thursday.

I'm also going to forward to [redacted] so he is aware.

Thanks

[redacted]

[redacted]
Wigan Council – Resident Services
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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Please be aware that I work flexible hours. So while this is a convenient time for me to email you, I don't expect a response outside your normal working hours.

From: Regulatory Services <Regulation@wigan.gov.uk>
Sent: 30 September 2025 13:23
To: [redacted]
Subject: Air Quality Concerns

Hi [redacted]

Please find attached formpost regarding air quality concerns. Would this be for EP and possibly other departments in the Council?

Many Thanks

[redacted]
Business Support Team – Regulatory Services
Wigan Council - Resident Services
Wigan Life Centre South, College Avenue, Wigan, WN1 1NJ

[redacted]

From: [redacted]
Sent: 30 September 2025 15:23
To: Proctor, David
Cc: Thatcher, Aidan; [redacted] (Planning); [redacted]; [redacted]; [redacted], [redacted]
Subject: RE: Astley Warehouses

Categories: Read/Respond/Action

Hi David

[redacted] and I visited the site this morning and met with [redacted], site manager. Here is a summary of our findings:

No particular high risk dust sources of concern at this point in construction. The earth mounds around the boundary are mostly compact and vegetated. One mound that is currently being added to will be compacted with priority after our suggestion (this is the section of the bund in the south east corner of the site which has not yet been complete) . This should minimise wind whipping of loose materials on the mound to the adjacent residential. No visual evidence of any dusts settled in the residential areas beyond the boundary, site was well dampened and trackout minimal. Aggregate piles are mostly stones, so not highly dust generating. I did notice one sand aggregate pile near the office that was in use for concrete mixing. I have advised that all fine particulate aggregates and other similar stocks are covered with sheeting. This was agreed.

The site manager produced evidence of daily visual inspections and PM10 monitoring was shown. This is being done three times a day (morning, midday, and afternoon). The Dust Management Plan was also shown to us. All other logs as per the CEMP are being kept and updated. A copy of the IAQM Risk Assessment recommendations (taken from the applicants AQ assessment submitted as part of the planning application) was discussed and this highlighted that, where practical, the stated measures are being undertaken. We discussed that the site has incorporated measures to control AQ and dust beyond and in addition to those in the CEMP – e.g the PM10 monitoring. On this basis, it was advised that the IAQM RA is reviewed and all measures that are being used on site are inserted into the CEMP as a revision of the live document via condition discharge.

We discussed the recent request for extended hours of operation for the specific purpose of power floating operations. The site manager confirmed that the activities would be internal only, carried out by two operatives using a machine which makes a similar sound to a generator. The wagons bringing the concrete on site would arrive during permitted hours (i.e. before 6pm) but the power floating operation would continue until midnight Monday-Friday for a period of 5 weeks, depending on site conditions. The site manager advised that the operators could park outside of the site so that no vehicles would enter or leave during the extended hours. From what we were told this morning, it sounds like the activities would have very little impact on the amenities of local residents and I was satisfied that the site manager had explored all other alternatives but given the nature of the process, none avoid working beyond the permitted hours. My view on this is to invite this amendment to be included in the application to discharge the CEMP again (as outlined above). Does this sound reasonable?

[redacted] and I were satisfied that there are no further measures required to minimise the stated impacts at this time. Furthermore, it was noted that the majority of higher risk works have been completed, and it is more a case of keeping on top of the measures in place, stepping up

control measures where applicable, when direct/detailed complaints are received, and being vigilant during the remaining earthworks and concreting. The site manager was asked if they had received direct complaints on this subject and they confirmed they had but they weren't specific to location/time etc but more of a general complaint. Also, the site manager confirmed that they had received no direct complaints from the local school.

Apologies for the detailed response but I hope this helps in advance of your meeting on Thursday.

Regards,

[redacted] **- Majors**

Place Directorate

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

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From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted] ; [redacted] ; [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

Our meeting is Thursday so before that please, let me know if any issues.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 26 September 2025 09:45
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Fw: Astley Warehouses

Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted] [redacted] >
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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

Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<



[redacted]

From: Roberts, Christine CLLR
Sent: 26 September 2025 09:46
To: Proctor, David
Subject: Re: Answers

Categories: For info

Many thanks

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David
Sent: Friday, September 26, 2025 9:22:17 AM
To: Roberts, Christine CLLR
Subject: RE: Answers

The full set of information is on the website at https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A/23/96290/MAJOR&viewdocs=true
The application was for one industrial building (Use Class B2), 9 portable buildings and 1 gantry crane, with the applicant being Camfaud Concrete Pumps Ltd. These documents may help in particular:
The location plan
https://planningdocs.wigan.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=21621402
The existing and proposed site plans
https://planningdocs.wigan.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=21621390
The elevation plans for the main building
https://planningdocs.wigan.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=21621411
The officer's delegated report
https://planningdocs.wigan.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=22470297
The decision notice
https://planningdocs.wigan.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=22470294
Trust this assists.
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: Roberts, Christine CLLR
Sent: 25 September 2025 20:22
To: Proctor, David
Subject: Re: Answers

Sorry to trouble you again but could you send details of A23/96290 you refer to
Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Thursday, September 25, 2025 5:08:06 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts,
Thank you for this. On your points:
1. The alert can be set up for any boundary that you draw, so you could draw a boundary that covered both wards if you wanted. My colleagues can show you how to do this if you want, but they can't do it for you as you have to be logged in yourself.
4. The member enquiry that you enclosed relates to a different planning application A/23/96290/MAJOR, which is for the site next to the one we have been discussing and was approved under delegated powers (so would have had fewer than 10 objections).
9. We have not had any direct feedback from the school on these concerns, and from other conversations we have had we understood the Head had no issues. If the Head does want to contact us I am happy to speak to them. Alleged damage to properties needs to be taken forward through the residents' buildings insurance, though it is worth noting that there has been no piling at this site.
I trust that helps expand on the points.
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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 25 September 2025 16:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Hi David

Please read further response to points 1, 4 and 9
Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 25 September 2025 11:56
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts,

Please see the information in red below, relating to each question you asked. I hope this is of assistance.

Regards

David

1 The communication system to councillors is poor and needs to be changed as we have been let down badly in this particular case. The application was listed in November 23 but under Tyldesley and did not include Astley.

The weekly list is circulated to all members on a Monday; all members receive a borough wide list so they are able to see all applications. Councillors are able to review to the list to see if any applications of interest are in surrounding wards. The IT system that we use does not allow a site to be recorded as being in two wards – the "main" ward within which the site falls is used based on the site area. Planning Application information including the weekly list is also available online, and it is possible to set up "alerts" based on a boundary drawn by the user. If the Councillors would like a demonstration of this please let us know and we can arrange.

We do receive the list each week and look under ASTLEY. We would have no reason to look under Tyldesley as it is not our ward. I do not understand how setting up an ALERT would help in this case as it would still not come up for ASTLEY and only alert Tyldesley.

We were not informed about the planning committee on 11 June 24 otherwise we would have put in objections and attended. Under our current processes members are not notified of an application in their ward going to Planning Committee as a matter of course. This is not something that has been asked for before, but we will investigate the possibility of doing this and whether members would find it useful. All residents who had commented were notified and the committee date was indicated on the website.

2 A site visit should have been made to make sure the committee members understood the scale of the development.

Other than for extremely large strategic developments (Wigan Galleries and Mosley Common are examples), site visits are only arranged where a motion to do so is moved, seconded and voted for in the Committee meeting. Members can decide to do this if they feel that the development is difficult to envisage from the information in the planning file and in the officer's presentation. In this instance no site visit was proposed and the Committee proceeded on the basis that it understood the development proposed.

3 Regarding the sect 106 monies for Bedford Colliery,(£200,000), who decides this ? Was it on the original 2017 plan? Why does Astley not benefit from it instead of Bedford?

The Section 106 funding referred to relates to a specific policy requirement, for the development to achieve 10% biodiversity net gain. This is now a mandatory requirement but was not in 2017 when the previous outline application was determined. It is important to note that the recent planning approval is completely separate from the earlier outline permission – the outline permission from 2017 expired without being implemented and so a brand new full application was required. This was then assessed against the policies existing in 2024, including the biodiversity net gain requirement. The national legislation relating to biodiversity net gain is very prescriptive as to the type of works required to improve habitats, and following consultation with the Council's Greenheart team no suitable site in

Astley was identified. It is important to note that the funding secured through a Section 106 agreement for this purpose could not have been used for any other type of project.
4 Prior to the committee on 11 June 24, we were contacted by residents as there was evidence of work going on. How could this be allowed? Councillor Taylor and myself assumed the work was permitted under the 2017 application but evidently this was not the case. I will be able to provide members enquiry numbers to prove this. There are no registered enforcement cases relating to this site dating from 2024. Members Enquiry Ref. MEM021704, from 4th October 2023, related to a resident who had contacted Councillor Taylor to raise objections in relation to the warehouses. This was in advance of the Council receiving the planning application, and was triggered by the fact that the developer had undertaken their own round of consultations. Having searched our records we cannot find any other Members Enquiries that relate to this site and date from any time prior to the committee, but if Councillors have other information we can look into this further.
Please see ref 025509
Your reply is as follows:
Enquiry title: Fwd: Proposed Land development for industrial use.

Case reference: MEM025509

[redacted]**'s communication was relevant to the** [redacted] **empty industrial yard at the side of our property, accessed via Kennedy Road, and a recent letter received from Wigan Planning (24/1/24) in which they notify us of an application for use by a concrete pumping company who propose to construct a new Class B2 building and indicate a Gantry Crane instillation and nine portable cabins at the yard.**

We are concerned where these buildings and equipment are to be sited and used as we would be very worried if is to be next to our fence and rear garden. This new proposed change of use of this industrial yard, will no doubt bring with it noise, fumes and dust pollution. We are already significantly impacted by Swaines Haulage company, in terms of diesel fumes, and significant noise from the ,movement of heavy haulage vehicles, so the type and times of daily activity would be very useful to know. If you have any specific details regarding this we would be grateful for that information.

It appears that the companies occupancy at the location has already taken place as two portable cabins have been installed against a far fence line with some equipment in the centre of the yard and a new large green building, adjacent to an already installed one, on the left of the yard masked by the trees and screening mound overlooking Withington Drive.

I would be the first to hold up my hands to being somewhat ignorant of the detailed way these planning processes take place but the tone of the letter seems to suggest that a planning application is to take place, yet to the uninformed eye it appears permission of some sort has

already been granted given the appearance in the yard of the portable cabins, equipment and new building. Could this be clarified for me please.

You make mention in the earlier email of the perimeter fence being replaced to a more modern design. That I would welcome, given the one next to our garden has spikes and barbed wire on top, which is not exactly aesthetically pleasing, but the shrubs and overgrown hedges you make mention of, where exactly is that in the yard? We have a Horthorne hedge as the bottom of our garden that we trim each year and houses wild nesting birds, I hope that is not to be torn down as it is well established and supports local wildlife.

Resolution Details

Dear Cllr This is a relatively new application received at the end of January, the officer has not had the opportunity to visit the site yet. Any work that has already been carried out at the site has not been approved and has been undertaken at the applicants own risk.
Can you direct the resident to the website where they can view the plans, and confirm that they can submit any representations via the website also. I have also attached a screenshot of the proposed site layout if that helps understand the siting of new structures. I have also attached a copy of the applicants Design and Access Statement which provides a useful overview of their proposals.

https://clicktime.symantec.com/15siVgS8mwNuUVNZVRC7d?h=8B0FJbnvNXjirCCgBD08wdXtStBwhQ-nVupz0ZJT0Ps=&u=https://planning.wigan.gov.uk/online-applications/

Regards [redacted]

Please confirm you are satisfied with the resolution by completing the **closure confirmation form.**If we do not hear from you within 28 working days, we will assume that you are satisfied with the resolution and the enquiry will close automatically.

If you are not satisfied with the resolution, you can contact the service by completing the **unsatisfactory response form**.

Kind regards

Member Enquiries and Corporate Complaints Team

5 May we have a copy of the minutes of the 11 June 2024 committee meeting.
The minutes are available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

6 There have been suggestions of laughing taking place as a result of the MPs objection. Can someone check the video to see if there is evidence?
Planning Committee meetings are not recorded but Officers do not recall anyone laughing during the course of the meeting.

7 Page 143 of the report states that the height is not detrimental to the residential area. How can any professional person think that?
The relevant paragraph of the report acknowledges that this was a finely balanced issue, but concludes that with the conditions proposed (relating to landscaping, noise management and so on), the development would not impact on residents' amenity to an unacceptable degree. This was the officer's professional judgement, and Committee accepted the recommendation having had the opportunity to review the application and the officer's presentation.
8 It was pointed out that even if the bunds are 3m and trees are planted on them, what about the loss of light to the properties and the effect of the tree roots. Also it would take years for the trees to mask the warehousing.
The bunds and landscaping are essential to assist in screening the approved units. Our assessment is that these features are unlikely to cause significant loss of light to local residents, and certainly no more than would occur if trees had simply been planted along the site boundary, which would not have needed any permission at all. The impact on neighbouring residential properties is outlined in the *Design and Layout in relation to amenity* section of the officer's report, and it is concluded that on balance, any impact was acceptable subject to the proposed landscaping.
The approved planting scheme will ensure that the tree roots are suitably protected. It is inevitable that the approved landscaping scheme will take a period of time to fully mature, but a level of softening and screening will be achieved immediately and will be enhanced year on year. Following discussions with the Council the developer has proposed to bring forward the planting of the landscape buffer, and provided stock is available from their nursery, this should now start in November.
9 There is no mention of the noise, dust and potential health risks and danger to children in an operational site working 24/7 – The Officer's report to Members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.
We now have evidence that the noise is affecting the children's learning in the school and also residents are reporting excessive dust. There is also evidence of subsidence to properties which the MP is dealing with.

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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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 25 September 2025 10:58
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers
Councillor Roberts, sorry for not replying sooner, the team are on with this and we are aiming to have it with you by the end of this week.
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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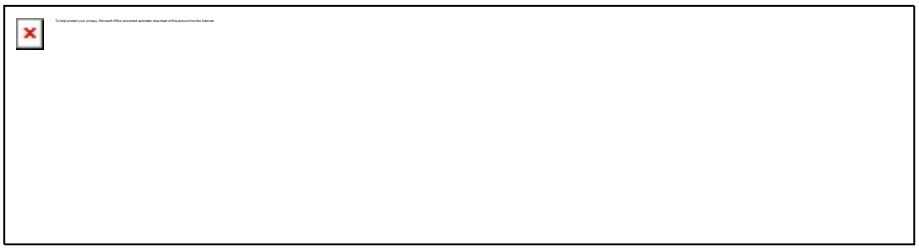
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 18:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Answers

Hi David
Please may I have written answers to the points I raised regarding the warehouses before next week's meeting
Best wishes
Christine Roberts
Councillor for Astley
07931 308348
>><<



[redacted]

From: [redacted]
Sent: 16 September 2025 09:18
To: Thatcher, Aidan; Proctor, David; [redacted] (Planning)
Cc: Mckenzie-Folan, Alison
Subject: Re: Astley Action Group (Case Ref: MW06575)

Categories: For info

Sure, I'll ask [redacted] to send over everything we've said publicly.

From: Thatcher, Aidan
Sent: Monday, September 15, 2025 16:38
To: Proctor, David ; [redacted] (Planning) ; [redacted]
Cc: Mckenzie-Folan, Alison
Subject: FW: Astley Action Group (Case Ref: MW06575)

Hi Team

Another email in on this. Please can we pull together a draft response in the next 2 days - [redacted] is it worth using what we have in the public domain already as a first stab at this, which then [redacted] could add to based on the queries set out below?

Thanks

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 September 2025 15:18
To: Thatcher, Aidan
Subject: Astley Action Group (Case Ref: MW06575)

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

Dear Mr Thatcher

Further to the last Wigan MPs meeting at the Town Hall, Michael has received the below email from the Action Group representing the residents impacted by the PLP development in Astley.

Please can you confirm that the residents will be receiving a response as soon as possible.

Please can I also ask that Michael be sent a copy of this response.

Kind regards

[redacted]

[redacted] **for Michael Wheeler MP**
Labour Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

_____
From: Astley Action Group < astleyactiongroup@gmail.com >
Sent: 15 September 2025 12:42
To: Aidan.Thatcher@wigan.gov.uk
Cc: WHEELER, michael.wheeler.mp@parliament.uk, A.Mckenzie-Folan@wigan.gov.uk, Leader@wigan.gov.uk, Marie.Morgan@wigan.gov.uk
Subject: Awaiting response to Open Letter

Aidan,
On Wednesday last week, we published an open letter to Wigan Council accompanied by a video highlighting just some of the issues we have faced in the planning and construction at Astley Business Park.
With more than half a million views and thousands of supportive comments / likes, it's very alarming that the one comment or reply we haven't received is from Wigan Council.
Can you please address our letter, which is as follows:
Open Letter to Wigan Council & PLP
Wigan Council and PLP, you have betrayed us.
Our community is being forced to live in the shadow of four giant warehouses, 18 metres high, dumped next to our homes and our schools.
It is destroying people's lives.
Neighbours who never needed medication are now on anti-depressants. People are lying awake at night from stress. Families sit at the kitchen table in tears because their homes cannot be sold.
Children breathing in dust clouds are already suffering with health problems, and they will now grow up under floodlights, with diesel lorries thundering past 24 hours a day, seven days a week.
And you let this happen.
The maps given to the Planning Committee did not even show many of our houses. It was as if we did not exist. Ninety-six objections were submitted, yet the officer's report claimed there were only 70.
A field full of wildlife and mature trees has been ripped apart, and the warehouses are now dangerously close to homes, raising serious fire safety issues.

And the worst thing. At the planning meeting, those who spoke up to object were publicly laughed at by the councillors who are supposed to represent them. One even suggested 'ask them to turn the noise down after 8pm'.
You have left us without any communication or support to deal with the impending 24/7 HGV noise, reversing alarms and pollution. Floodlights blasting into bedrooms. There have been cracks in homes, sales falling through, house values hit, and for what? A Whistl factory powered by automated robots, which will supposedly bring jobs to the area.
To add insult to injury, nearly £200,000 of "biodiversity money" from PLP, has gone to Bedford Colliery, miles away. Not a penny of it in our area. We have lost our fields and wildlife, and are left with grey prison walls and a concrete jungle.
We want answers. We demand accountability from the people who signed this off and not simply the suggestion of planting some saplings that may make a small difference in 30 years' time.
We want to know why our objections disappeared, why our houses were missing from the maps, why the consultation was rushed and handled so badly.
We want proper fire safety and environmental checks.
And finally, we want a real solution going forward.
We are not going away. We are over a thousand strong, and have the nation backing us.
You can bulldoze fields.
You will not bulldoze us.
Astley Warehouses Action Group
In case you missed the post in which Wigan Council were tagged, you can find it here:
https://www.instagram.com/reel/DOa0xHgCK4B/?igsh=N3huZnBlNjI4MjEy
Thanks,
Astley Action Group
UK Parliament Disclaimer: this e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this e-mail. This e-mail address is not secure, is not encrypted and should not be used for sensitive data.
>><<


[redacted]

From: [redacted]
Sent: 06 October 2025 12:44
To: Proctor, David
Subject: Re: Astley Business Park

Categories: Read/Respond/Action

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Dear Mr Proctor.
Thank you for your email. I am away for a week from today. Will you kindly address any future correspondence to

astleyactiongroup@gmail.com

Thanking you
[redacted].
Sent from my iPhone

> On 6 Oct 2025, at 10:23, Proctor, David wrote:
>
> Dear all,
> Thank you for your time discussing the Chaddock Lane development last week. As discussed please see attached a copy of the presentation that we used in the meeting. This is slightly updated from the one that you may have seen a couple of weeks back, with details of the link to report evidence of any planning breaches in the last slide.
> We will await the list of questions that you are collating following our meeting. As we mentioned it would be very helpful if within that list, you could confirm the specific outcome(s) that you want to see – this will help us direct our responses and advice going forward.
> Many 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
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> www.twitter.com/wigancouncil
> www.facebook.com/WiganCouncilOnline
> >><<
> 

[redacted]

From: [redacted]
Sent: 20 October 2025 08:41
To: Proctor, David; Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Categories: Read/Respond/Action

Thanks David

Do we have any idea of timescales for responses?

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted] (internal [redacted])

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From: Proctor, David
Sent: 20 October 2025 08:38
To: [redacted]) ; Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi both,

I think we'll need to hold off responding to this until we know what the external stakeholder support is going to look like, and how messages are going to be landed with the residents going forward. At present the fundamental ask here is for the permission to be revoked and the warehouses taken down.

Happy to discuss.

Regards
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
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Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

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www.facebook.com/WiganCouncilOnline

From: [redacted]) <[redacted]
Sent: 20 October 2025 08:00
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see further email from David Gerrard – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
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Wigan
WN1 1YN

Telephone: [redacted] (internal [redacted])

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From: [redacted]
Sent: 19 October 2025 19:24
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Response from Residents' Group Regarding the Astley Warehousing Development

Dear Alison McKenzie Folan OBE

Thank you for your letter regarding the Astley warehousing development. I have read it carefully and to make my response as clear as possible I have addressed the key points you raised. I apologise for the length of this email but every point is relevant to understanding the full context and concerns of residents.

The residents' group wants a fair outcome. These warehouses are far too large and should never have been approved in this location. Their sheer scale and proximity to homes and the school have devastated people's lives. No rational person could consider it acceptable to build such massive industrial buildings so close to family housing. We want clarity on what will replace them. We are not opposed to development of the land but we are opposed to 18.3 metre high 24 hour industrial units being built in our back gardens.

Planning permission was granted on 11 June 2024. We now know there was a six week window for a judicial review. Only 99 consultation letters were issued and several were sent to businesses rather than residents. Many of us myself included were told we had received a letter but never did. The only public notices were a small announcement in the Leigh Journal which many households do not receive and two A4 notices on lampposts. For a development of this scale that cannot be described as meaningful consultation.

In September 2015 Barton Willmore, one of the UK's leading planning and design consultancies, carried out an assessment on behalf of Peel Investments and stated:

"There is no demand for the type of large units originally proposed for the site because of its location away from the key M6 Corridor, the congestion which exists on the A580, and its close relationship with adjacent residential areas."

A decade later congestion on the A580 has worsened, traffic pressures have intensified, and several hundred new houses have been built in the area which were not present in 2015, further increasing congestion. Yet large scale warehouse developments have now been approved on the same site. If Barton Willmore's professional assessment deemed the location unviable and unsuitable in 2015 what has materially changed in the intervening years to justify these proposals?

Many residents on the Rowlands, Redrow, and Eccleston estates bought their homes through the Help to Buy: Equity Loan and Shared Ownership schemes which are UK Government initiatives administered by Homes England. These schemes were intended to help families invest in long term homes within stable residential communities. The construction of 18.3 metre high warehouses directly behind these estates has severely reduced property values leaving some residents at risk of negative equity. Many are now struggling to sell their homes with sales falling through or potential buyers deterred by the prospect of living with large industrial buildings dominating their back gardens. This outcome undermines the purpose of the schemes and raises serious concerns about planning transparency and consideration for existing homeowners.

The construction disruption has been horrendous. Although the contractor claims to be part of the Considerate Constructors Scheme, behaviour on site shows otherwise. Noise levels are extreme, work has taken place outside agreed hours, radios are constantly blaring, and there have even been

confrontations with residents. At the start of construction workers drew water from the local mains leaving homes with little or no water pressure.

We keep being told that the Council is “monitoring the site” and is satisfied that work complies with planning permission. With respect that is not what residents see. I have worked in construction for 30 years and raised concerns with the site manager [redacted] in May before the steelwork went up that the bunds were not the correct height. The approved plans show they should be three to four metres high; they are currently just under two. The height directly affects both visual impact and noise mitigation. The Tetra Tech noise assessment specifies this clearly. Planting a few shrubs does not achieve the same result.

I therefore request proof, actual measured data, showing that the bunds meet the approved design. If the Council is satisfied please share the evidence and measurements. Without that we cannot accept that proper monitoring has taken place.

When the site first began operating around January or February one of the first works completed was a new footpath running behind my property. Shortly afterwards there was a break in, someone drove a vehicle down that new path to access the site and steal materials. The following Monday I visited the site office to inform the manager [redacted] and suggested they check for missing tools and strengthen the fencing. During our chat I asked what was being built as I had never received a consultation letter. His reply was “Don’t worry, you will only see the roof of these warehouses from your bedroom window.”

That was completely untrue. From my garden patio I can see the entire warehouses including the main entrance. Multiple residents have asked [redacted] what will be planted on the bunds; he gives different answers each time, “trees”, “wildflowers”, and so on. It is clear he has not checked the plans. The soil being used also does not meet the specification of 600 mm subsoil plus 300 mm topsoil. It appears to be dumped material from May. Yet we are told the Council is satisfied with progress which cannot be correct.

You mentioned that residents have been given information on how to report breaches. I have not received any such guidance and have had to chase everything myself. I have contacted Andy Burnham, [redacted] the site manager, local councillors, Michael Wheeler MP, PLP the architects who did not respond, Tetra Tech who carried out the noise assessment, Tanro, your good self, BCA the landscaping contractors responsible for planting on the bunds who could not provide any information about what they were planting, Greater Manchester Fire and Rescue who initially did not even know the site existed when I contacted them in July, Socotec the building inspectors who provided very little help, Wigan Building Control and the Building Safety Regulator. Despite reaching out to so many parties I have received very little meaningful response or action.

Regarding Garrett Hall Primary School the Council should actively visit and speak with the Headteacher rather than leaving it to her to make contact. The school sits beside the site and the children face the same noise and disturbance as nearby residents. It is inconceivable that she would not wish to discuss the issue unless constrained by her employment with the Council.

Although the Planning Committee decision was made in a public meeting most affected residents did not know it was taking place. The consultation process failed to engage the community. Of the roughly 50 to 55 thousand words submitted in objection residents’ views were reduced to a few bullet points. That is not a fair reflection of public sentiment. Consultation may not be a referendum but when the impact is literally in our back gardens proper effort should have been made to inform and involve us.

We are calling for an independent review because residents have no confidence that internal discussions with the same officers who approved the scheme, namely David Proctor and Aidan Thatcher, will produce a fair outcome. An independent review would bring transparency, accountability, and reassurance that the process has been properly scrutinised.

I also invite you personally to visit the site and walk along the residential boundaries on the Rowland, Eccleston, Withington, and Tanhouse estates. Please do not just tour the industrial side. Come and see what residents live with daily.

When Aidan and David met with us they gave us 45 minutes of their time. While we appreciated the meeting one question stood out: why did residents have to form a group and organise a meeting rather than the Council engaging proactively before work began? Had there been an open meeting in a community hall residents could have understood the plans and acted within the six week judicial review period. Instead by the time most of us learned of the plans it was too late.

Our position remains clear: these warehouses are completely out of scale with their surroundings and have had an unacceptable impact on our community. We are asking for the warehouses to be removed and for future projects to not be allowed to operate 24 hours a day seven days a week.

Thank you for taking the time to read this response. The residents' group would welcome a meeting with you directly or your visit to the site to see first hand the scale and impact of this development. We hope the Council will now take meaningful steps to review the situation and work toward a fair and just resolution.

Kind regards
[redacted]
On behalf of the Astley Residents' Action Group

> On 17 Oct 2025, at 15:46, Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk> wrote:
>
> Dear [redacted]
>
> Thank you for emailing me regarding the warehousing development in Astley. I understand the level of interest that this development has prompted, and I am sorry that I have not had the opportunity to reply until now. I have read the emails that you sent as well as a number of the enquiries submitted by other people, and I have also spoken with Aidan and David following their meeting with the residents' steering group.
>
> I understand that the group have submitted a list of questions for the Council to answer, and I hope that you will find the answers useful when this has been done. I also pick up some key points from your email below.
>
> Before turning to these points however, I did want to seek clarification as to the outcome that the group is asking for. Planning permission was granted for the development last summer and was not challenged legally at that time, so as far as I am aware the group are not asking for it to be revoked at this stage. If my understanding on this point is correct, then I would be grateful if the group could set out what it wants to achieve, as that will help the Council to respond with appropriate information and advice going forward.

I am sorry to hear about the disruption that residents are experiencing while the development is under construction. Regrettably a degree of disruption can never be completely avoided, however it is important that the developer is held accountable for complying with the conditions on their planning permission. The Council has been proactively monitoring the development and has liaised closely with the site manager to ensure that the conditions are being complied with. The site is still under construction as you know, but I can confirm that at this stage we are satisfied that the development, including the bunds, is being built in accordance with the planning permission. We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.

Turning to the decision to grant planning permission, this was taken by the Council's Planning Committee made up of elected Councillors, in a meeting that was open to (and attended by) the public. The issues that had been raised through consultation on the application were reported to Committee, who had the opportunity to ask questions of officers before debating the proposal and voting on a decision. The Committee operates on a quasi-judicial basis and is tasked to consider whether planning applications conform to the Council's adopted policies; if they do then the default position set out in national policy is that applications should be approved. The role of public consultation in this process is to identify areas where particular attention needs to be paid to whether a proposal complies with policy; it is not a referendum, although the number of comments on a particular topic is relevant and forms part of officers' reports to Committee. I entirely respect the fact that you disagree with the decision and the steps that the Council took in consulting on the application, however in line with my earlier comments I would welcome the group's view on what it would like an independent review to achieve, so that we can determine next steps.

In relation to engagement and communication with the group, I am aware that Aidan and David met them and have committed to responding to a list of questions that the group would collate. This is an important next step and I have asked to be kept informed on progress and the key points that emerge.

Thank you again for taking the time to write to me. I hope you will find this useful in understanding how the Council is responding to the concerns being raised, while also being open and honest about where we are in the process given Committee's decision last summer. Our specific next steps will be informed by the questions that the group wants to ask, as well as the confirmation of the outcomes it is seeking, so I look forward to my team receiving both of those in the near future.

Kind regards

Alison

Alison Mckenzie-Folan OBE
Chief Executive of Wigan Council and
Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

---

From: [redacted] <[redacted]>
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

You don't often get email from [redacted]. Learn why this is important

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

The lack of meaningful communication and consultation from the council and the planning department has only deepened the community's frustration. For a development of this magnitude classified as a major planning application, it is astonishing that only 99 letters were sent out and a few A4 notices were placed on lampposts. That cannot be considered proper public engagement. Surely a development of this scale should have involved a public meeting, perhaps in a local community hall or church, where residents could ask questions and express their concerns directly.

When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the

responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

Please could you acknowledge receipt of this email and advise whether such an independent review can be commissioned.

With best regards,

[redacted]

Astley Action Group

On 4 Oct 2025, at 17:16, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

I am following up on my previous email regarding the B8 warehouses on Astley Parkway. We have not yet received a response, and the community remains deeply concerned about the ongoing impact of this development.

We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable

to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

On 1 Oct 2025, at 09:48, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

The B8 warehouses currently under construction on Astley Parkway have taken residents completely by surprise. While the land was allocated for development, few of us anticipated the scale of what is being built, leaving residents with far more questions than answers.

The rapid construction, combined with weeks of choking dust over the school summer holidays when children should have been able to play safely outdoors, this has caused significant distress. Alongside the loss of natural light, property values have been adversely affected. Despite raising our concerns, residents feel largely ignored.

We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also

tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic consequences. Construction noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

>><<

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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.

[redacted]

From: Proctor, David
Sent: 24 September 2025 15:21
To: [redacted]
Subject: RE: Astley Business Park Warehouses

The same one, thanks 😊

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

From: [redacted]
Sent: 24 September 2025 15:09
To: Proctor, David
Subject: RE: Astley Business Park Warehouses

Hi David,

Is this as well as the one with Michael and the 6 ward councillors I had to change from this week because Michael was off? Or is it the same meeting?

Many thanks,

[redacted]

Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
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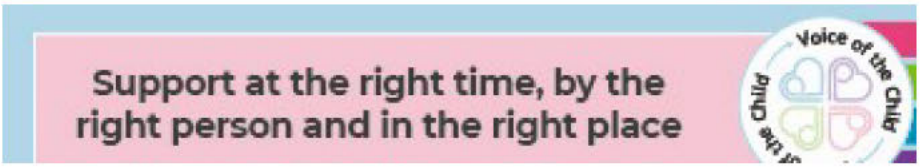

>>Corporate Logo<<

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 24 September 2025 13:35
To: [redacted]
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: FW: Astley Business Park Warehouses

Hi [redacted] this is me, Aidan, the 6 ward Councillors for Astley and Tyldesley, the MP, plus [redacted]. Give me a shout if we need to talk through diaries.

Thanks
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 24 September 2025 13:07
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@parliament.uk>
Subject: Re: Astley Business Park Warehouses

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Dear Mr Proctor.

I am writing with regard to the proposed meeting with yourself and Mr Thatcher regarding the Astley Warehouse site. I have contacted [redacted] (Michael Wheeler's assistant) and she has offered two dates.
The preferred date for this meeting from the Astley Steering group would be Thursday 2nd October pm.
I hope this date is convenient for you.
There are several members of the Steering group who would welcome the opportunity to speak with yourself and Mr Thatcher, albeit via Teams, and so if you send me the Teams link I will share with them.
With regards
[redacted]. Resident and Astley steering group.
Sent from my iPhone

> On 19 Sep 2025, at 18:12, Proctor, David <D.Proctor@wigan.gov.uk> wrote:
>
> Thank you, our colleagues are already liaising with Michael's office to identify a date that works, a confirmation will be sent out as soon as possible.
>
> Regards
> David
>
> **From:** [redacted] >
> **Sent:** Friday, September 19, 2025 5:56:33 PM
> **To:** Proctor, David <D.Proctor@wigan.gov.uk>
> **Cc:** Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
> **Subject:** Re: Chaddock Lane
>
> **CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**
>
> Dear Mr Proctor.
> I am writing to you in relation to a recent invitation I received to attend a Teams meeting on either 22nd or 24th September. Unfortunately both dates are not suitable for some members of the Steering Committee and Michael Wheeler MP, who we would like to attend but is on holiday next week. I have contacted his secretary and requested dates for w/b 29th September. Please note that several members of the Residents Steering Group would like to attend the meeting.
> With Regards
> [redacted].
> Astley Business Park. Residents Action Group.
> Sent from my iPhone
>
> > On 17 Sep 2025, at 10:22, Proctor, David <D.Proctor@wigan.gov.uk> wrote:

Councillor Roberts,

We are on with coordinating diaries this end, please bear with us and we will come back to you ASAP. The update on enquiries is well advanced, and we are looking to capture new ones coming in including the one you sent to me yesterday evening.

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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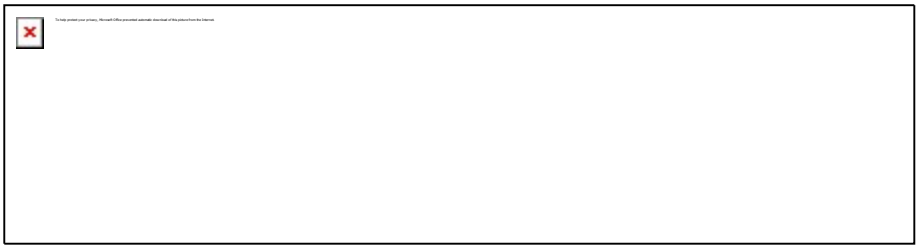
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 16 September 2025 17:46
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Chaddock Lane

Hi David
We were informed that a meeting with the steering group would be arranged for this week but as yet, we have not heard anything.
Also, I have not had an answer to the points I raised after last week's meeting.
Please can you sort these issues as soon as possible.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted]
Sent: 12 September 2025 08:42
To: [redacted]
Cc: Proctor, David
Subject: RE: Astley industrial development PLP

Categories: For info

Morning,

I'm afraid it is difficult to say based on the information provided.

The Council may not have provided any information in relation to the searches. It may have been the responsibility of a local search provider to answer the relevant questions by making their own enquiries. Without having sight of the search results themselves, we cannot answer this point.

Regards

[redacted]

From: [redacted]
Sent: 12 September 2025 08:27
To: [redacted]
Cc: Proctor, David
Subject: FW: Astley industrial development PLP

Morning [redacted]
Would you be able to advise in relation to the claim in relation to searches (highlighted) below please?

Kind regards

[redacted]

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

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From: [redacted]
Sent: 10 September 2025 17:25
To: Planning <Planning@wigan.gov.uk>
Subject: Astley industrial development PLP

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Application number A/23/96226/MAJOR

Hello,

My name is [redacted] and I am raising serious questions of concern here about this project.

You have opened the doors to x4 B2/B8 warehouses which a simple Google search shows you that is shouldn't be anywhere near a residential zone.

We bought this house in 2021 and it didn't show up on any searches. My neighbour moved in Christmas 2024 and it didn't show up on her searches.
How have you been able to not give out full disclosure when solicitors applied for searches of the area.?

You are our local authority and you have a duty of care to everyone who sits inside the boundary walls of wigan borough.

I've tried to sell my house twice and failed due to this project. I've had to remortgage my house to pay off a help to buy scheme for a view I never asked for. My mental health has suffered massively because of this and because of this I am on anti depression medication. Yet your planning officers deemed all this to be acceptable and it wouldnt be that bad to local residents.

The brochure showed at the planning meeting showed an out of date o&s mapping as none of the houses are there.

Youve shaved numbers off the true objections to merit an easier push through on the proposed project.

The landscaping doesn't do anything to protect us as the trees that have been picked aren't tall enough and ultimately will be bare for six months out of the year.

I know you dont realise this but you've ruined our lives with this development. When this was being discussed it should have been canvassed by an independent company to go door to door and be honest with residents about the planning application and not print a notice in the leigh journal when

we dont live in leigh. The voice of the residents should have been heard and it should have been a factor.

This should have never been passed, you are meant to protect us. If we have an issue with a development or private works we are meant to come to you and you as the local authority looks into it for us. The council are there to help not cause damage to our lives and strip us of the value of our homes.

Your home is a place of sanctuary its meant to be a happy place. You shouldn't have to not look out of the window and feel palpitations in your chest because you're trapped in your own home and nobody wants to buy it.

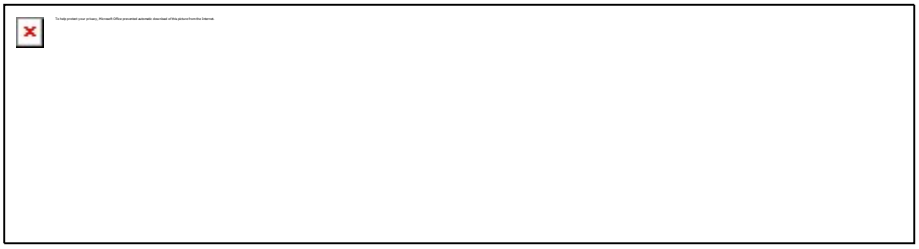
I really dont understand why Mr Proctor and Mr Thatcher think this project was a good idea.

I await your response.

Kindest regards

[redacted]

>><<



[redacted]

From: [redacted]
Sent: 11 September 2025 17:38
To: Proctor, David
Subject: RE: Astley warehouse - neighbours consulted
Attachments: Astley industrial development PLP

Categories: Dealt with

Hi David
We've also received the attached email from a resident.
Shall I advise him to submit a Stage 1 complaint?

Kind regards

[redacted]

Place Directorate
Wigan Council
Wigan Life Centre (South Site)
College Avenue
Wigan WN1 1NJ
Tel. [redacted] Mobile [redacted]

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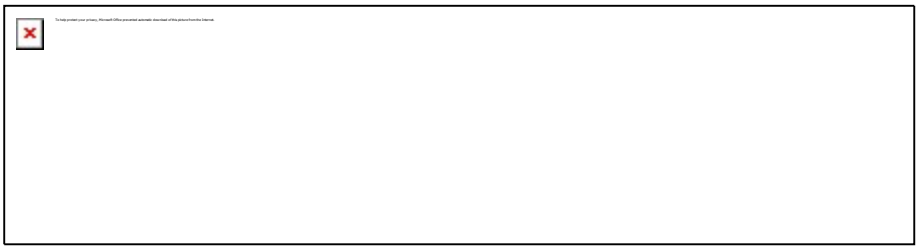

From: Proctor, David
Sent: 11 September 2025 17:28
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Thanks, that's really helpful.

My aim tomorrow is to get my head back around all the enquiries that we've had, then I might give you a shout for a catch up tomorrow or Monday.

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: 11 September 2025 15:52
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Hi David,

An update following my visit to the site this morning, along with [redacted].

The bunds are largely in place with the exception of a small section within the south eastern corner of the site which is going in over the next couple of days.

Having reviewed the approved plans, the height of the bund varies across the site and is higher internally than it is externally, so the height the neighbours see will differ from the height viewed within the site. It's really difficult to measure on site as there's quite a slope in places. We would need some electronic equipment to do so, perhaps Andy might have something but visually, I was happy with what I seen. From within the site, as approved the bunds should range from 2.5. to 4.5m and, comparing it against other sites features, I'm happy it's reaching that. The site manager admitted that it was 30cm higher in one section and whilst he's happy to lower it I've advised to retain it as such for the moment.

The landscaping contractor is on site and is will be starting to peg out the planting areas in the coming weeks. This will involve clearing the naturalised vegetation of the bunds. The site manager has confirmed that planting will begin this November (i.e. the beginning of the planting season). This is earlier that they need to as the approved landscaping scheme requires planting to take place after practical completion; whilst the site won't reach practical completion by November, he's happy that the planting can go ahead safely. He is expecting the construction phase to be completed in Feb 26.

I've reminded him of the importance of carrying out the planting as approved and offered myself and [redacted] assistance if needed at any time. I've also advised that I will be returning to carry out further checks in the future.

The approved PROWs are also taking shape, and they are located where approved.

The site manager refuted all allegations about working outside of the hours approved under the CEMP. He said that some employees may turn up to site earlier than they are permitted to start work and he tried keeping the gate locked but this resulted in a back up on the highway so whilst some may enter the site early, they do not start work until the permitted time, according to the site manager.

I've attached some photos to give you a sense of the bunding when viewed from the site; the first is taken at rear of Unit 1 looking towards Norton Nook/Verdant Green Close and the second is taken look out the rear of Unit 2 which is not yet complete, towards Tanhouse Avenue.

Regards,

[redacted] **- Majors**

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [redacted]
Mobile: [redacted]

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 08 September 2025 18:18
To: [redacted]
Cc: [redacted]>
Subject: RE: Astley warehouse - neighbours consulted

Hi Therese,

Thanks again for this. A couple of points from our meeting with the ward Cllrs just now:

- Which ward Cllrs did we write to – the website says just Tyldesley but isn't the site part in Astley as well?
- As part of our site checks on Thursday, can we confirm the dimensions of the bunds constructed please – essential that these are exactly as per the approved plan throughout with no exceptions

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: 08 September 2025 16:04
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Astley warehouse - neighbours consulted

Hi David,

Apologies for the delay in getting back to you on this but wanted to get the information right as I know you're meeting with Cllrs later today. The principle of the landscaping scheme was established through the full grant of permission, but as you know a condition was attached requiring the specific detail. The details were subsequently approved under application A/25/098808/CON which was led by [redacted] but [redacted] assisted in ensuring the inclusion of the right mix within the bund. Here is his detailed account:

Generally, there is a woodland mix and woodland thicket mix proposed for the bund areas. This is supplemented by individual extra heavy standard trees (sycamore, alder, birch, cherry, rowan, oak and elm) 4-4.5m high, individual feathered trees – with lateral branches from the ground up (birch, alder, field maple and oak) 1.75-3m high and individual coniferous trees (Scots and black pine) 2-2.5m high which I requested were added to get some year-round greenery. The woodland mix contains 90% whips (600 – 800mm high) with 10% feathered trees (1.75-2m high) placed throughout it contains a variety of native tree species such as quicker growing birch and dense shrubs with slower growing oak and cherry.

On average faster growing trees like birch and alder can usually grow 40-60cm a year and reach maximum height after 20 years which can be between 15-25m making them a good choice for screening. Sycamore is also fast growing and can reach 20m high in 20 years before going on to be 25-30m high. Oak and coniferous trees are slower growing but ultimately can reach greater heights.

The overall planting mix therefore contains a mixture of tree species looking to provide some initial screening/softening with the ultimate aim of establishing a woodland belt with shrub understorey in the long term which further filters and softens views although this will probably take around 25 years to achieve there should be increasing screening and softening provided as planting grows.

Planting season is between November and the end of March (depending on the weather conditions), planting outside of this period is not recommended as it puts trees at a higher likelihood of failure, whilst there may be pressure to undertake planting a soon as possible it could ultimately be counterintuitive to do so.

In terms of implementation, it was agreed through the above conditions application that this would take place during the first available planting season after practical completion. I am due to visit the site on Thursday with [redacted] and can ask if there is any possibility if this can relate to each unit rather than the site as a whole.

Regards,

[redacted] **- Majors**

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor
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Mobile: [redacted]

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 08 September 2025 11:49
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Sorry, and another one – the screen planting on top of the bunds:

- Do we know when it will go in
- And what size will the trees / plants be when they go in

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: 08 September 2025 11:45
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Quick question on this, sorry I've forgotten what [redacted] told me last week – what's the difference between the red crosses and the blue squares on this?

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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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 03 September 2025 13:56
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]>
Subject: RE: Astley warehouse - neighbours consulted

Hi David

Attached is a screenshot of the neighbours notified – those highlighted by a blue box.

Regards,

[redacted] **- Majors**

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [redacted]
Mobile: [redacted]

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 03 September 2025 10:44
To: [redacted]k>; [redacted]
Subject: Astley warehouse - neighbours consulted

Hiya,

It used to be possible to get a map out of Uniform, showing the addresses that had been consulted on a planning application. Is this doable for the Astley development that we've all been discussing, as visualising it may well help?

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
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>><<



[redacted]

From: [redacted]
Sent: 15 October 2025 08:09
To: Proctor, David
Subject: RE: Astley warehouses

Categories: For info

Hi David

We've not had a dedicated contact at the EA for years now.

Thanks

[redacted]

[redacted]
Wigan Council – Resident Services
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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www.twitter.com/wigancouncil
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Please be aware that I work flexible hours. So while this is a convenient time for me to email you, I don't expect a response outside your normal working hours.

From: Proctor, David
Sent: 15 October 2025 07:44
To: [redacted] ; [redacted] ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Astley warehouses

Thanks [redacted], no we don't know anything more, though I can imagine them having raised issues around dust and building materials blowing off site, which I know [redacted] has already looked at for us.

Do we have a contact at the EA who would tell us if there's been any approach?

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 October 2025 07:11
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted] Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Astley warehouses

Morning David

I'm not aware of any contact from the EA regarding this.

Do you know the specific points the residents have raised with the EA? I don't know what, if any, their regulatory remit would be for this site.

Thanks

[redacted]

[redacted]
Wigan Council – Resident Services
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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Please be aware that I work flexible hours. So while this is a convenient time for me to email you, I don't expect a response outside your normal working hours.

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 14 October 2025 16:56
To: [redacted]>; [redacted]; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Astley warehouses

Thanks [redacted]

We were aware of [redacted]'s assistance at the visit, there's an additional query below though as there's reference to an EA investigation. It's highly likely the residents have reported the site to the EA themselves, but do we have any knowledge of this, and have EA approached us?

Regards

David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

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www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 14 October 2025 15:21
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Astley warehouses

Hi David

[redacted] is on leave for the rest of this week.

He attended site with [redacted] on 30th September to see how the CEMP was being implemented, and I understand that [redacted] felt that they were complying with the CEMP.

Thanks

[redacted]

[redacted]
Wigan Council – Resident Services
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

Please be aware that I work flexible hours. So while this is a convenient time for me to email you, I don't expect a response outside your normal working hours.

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 14 October 2025 14:57
To: [redacted]; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Subject: RE: Astley warehouses

Thanks [redacted]

That's OK with me. Do we need Environmental Protection to confirm re any Environment Agency approach before we go back though? Copied [redacted] and [redacted] in for any intel on this.

Regards
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 14 October 2025 14:50
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: FW: Astley warehouses

Hi both,

Please see below the media enquiry we've received from Granada Reports re: the Astley warehouse. We've encouraged them to contact TanRo, but have also drafted the below from a council perspective. Would you be happy with this, or do you have any suggested amends?

A Wigan Council spokesperson said: "Local authority officers - including environmental protection air quality specialists - have been on-site and are in close communication with the developer and their construction partners.
"This is to ensure that all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, both for the development itself and while it is being built.
"We would encourage any residents who are concerned about any aspects of how the site is being delivered to report via our website."

Further information:

- *If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.*
- *The construction company has responsibilities to monitor conditions on site and will therefore be better placed to comment on day-to-day issues.*

Many thanks,

[redacted]

Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted] >
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley warehouses

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Hello,
I work for Granada Reports, the ITV regional news programme in the North West and we're returning to the subject of the Asley Warehouses tomorrow,
We have spoken to a number of residents who tell us they are now suffering with breathing difficulties and asthma since the building work began.
You may be aware that this matter is also being investigated by the Environment Agency.
Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
Let me know your thoughts,
[redacted]

--
[redacted] | [redacted] | Granada Reports | ITV News
Tel: [redacted] | Mob: [redacted] | Newsroom, ITV Granada, Media City UK, Salford M50 2HE
[redacted] | granada.reports@itv.com | http://www.itv.com/news/granada/ | itv.com
www.twitter.com/GranadaReports | www.facebook.com/GranadaReports

ITV plc Head Office Tel +44 (0) 20 7157 3000

Please consider the environment before printing this email

[redacted]

From: [redacted]
Sent: 30 September 2025 15:23
To: Proctor, David
Cc: Thatcher, Aidan; [redacted] (Planning); [redacted]; [redacted], [redacted]
Subject: RE: Astley Warehouses

Categories: Dealt with, Read/Respond/Action

Hi David

[redacted] and I visited the site this morning and met with [redacted], site manager. Here is a summary of our findings:

No particular high risk dust sources of concern at this point in construction. The earth mounds around the boundary are mostly compact and vegetated. One mound that is currently being added to will be compacted with priority after our suggestion (this is the section of the bund in the south east corner of the site which has not yet been complete) . This should minimise wind whipping of loose materials on the mound to the adjacent residential. No visual evidence of any dusts settled in the residential areas beyond the boundary, site was well dampened and trackout minimal. Aggregate piles are mostly stones, so not highly dust generating. I did notice one sand aggregate pile near the office that was in use for concrete mixing. I have advised that all fine particulate aggregates and other similar stocks are covered with sheeting. This was agreed.

The site manager produced evidence of daily visual inspections and PM10 monitoring was shown. This is being done three times a day (morning, midday, and afternoon). The Dust Management Plan was also shown to us. All other logs as per the CEMP are being kept and updated. A copy of the IAQM Risk Assessment recommendations (taken from the applicants AQ assessment submitted as part of the planning application) was discussed and this highlighted that, where practical, the stated measures are being undertaken. We discussed that the site has incorporated measures to control AQ and dust beyond and in addition to those in the CEMP – e.g the PM10 monitoring. On this basis, it was advised that the IAQM RA is reviewed and all measures that are being used on site are inserted into the CEMP as a revision of the live document via condition discharge.

We discussed the recent request for extended hours of operation for the specific purpose of power floating operations. The site manager confirmed that the activities would be internal only, carried out by two operatives using a machine which makes a similar sound to a generator. The wagons bringing the concrete on site would arrive during permitted hours (i.e. before 6pm) but the power floating operation would continue until midnight Monday-Friday for a period of 5 weeks, depending on site conditions. The site manager advised that the operators could park outside of the site so that no vehicles would enter or leave during the extended hours. From what we were told this morning, it sounds like the activities would have very little impact on the amenities of local residents and I was satisfied that the site manager had explored all other alternatives but given the nature of the process, none avoid working beyond the permitted hours. My view on this is to invite this amendment to be included in the application to discharge the CEMP again (as outlined above). Does this sound reasonable?

[redacted] and I were satisfied that there are no further measures required to minimise the stated impacts at this time. Furthermore, it was noted that the majority of higher risk works have been completed, and it is more a case of keeping on top of the measures in place, stepping up

control measures where applicable, when direct/detailed complaints are received, and being vigilant during the remaining earthworks and concreting. The site manager was asked if they had received direct complaints on this subject and they confirmed they had but they weren't specific to location/time etc but more of a general complaint. Also, the site manager confirmed that they had received no direct complaints from the local school.

Apologies for the detailed response but I hope this helps in advance of your meeting on Thursday.

Regards,

[redacted] **- Majors**

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [redacted]
Mobile: [redacted]

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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted] ; [redacted] ; [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

Our meeting is Thursday so before that please, let me know if any issues.

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
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 26 September 2025 09:45
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Fw: Astley Warehouses

Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<



[redacted]

From: [redacted] >
Sent: 15 October 2025 11:53
To: Proctor, David
Cc: Thatcher, Aidan
Subject: Re: Astley Warehouses - Chaddock Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Read/Respond/Action

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Dear David and Aidan

Thank you for coming back with information on the enforcement visits. Michael has asked if you can provide further clarification on the following:

- More detailed information on your findings in the most recent enforcement visits and particularly the methods used to assess compliance with the Construction Environmental Management Plan
- Precise information on where the bunding work is complete, including confirmation of the height of the bund which is in place
- Confirmation of where the bunding is not complete, and an agreed date of when it will be completed by
- Precise information on the planting - what kind of planting will take place e.g. will it be a mixture of saplings and mature trees, a mixture of evergreen trees and other kinds of trees, and what height will the trees be
- Following reports of children developing asthma since the site began construction, please can you confirm whether air quality meters can be installed to measure the impact of the build on air quality in the area

Michael would find it very useful to walk the perimeter of the site with you and discuss the issues. Please can you provide some dates of when this can be arranged. Thursdays or Fridays are better for Michael due to the requirement for him to be in Westminster earlier in the week.

Kind regards

[redacted]

[redacted] **for Michael Wheeler MP**
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]

Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane
Dear [redacted]
Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather
- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements
- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.
- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November '25.
- 30/09/2025 (with Environmental Protection air quality specialist present) – to check compliance with the CEMP and get input on whether there were any other measures that the contractor should have in place. Content that they were complying with their CEMP and had extra mitigation measures in place that weren't required by the CEMP. No areas witnessed on site which could lead to the wider dispersal of materials.

I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.
Regards
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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

Dear Aidan and David
Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.
In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.
Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
Kind regards
[redacted]

[redacted] **for Michael Wheeler MP**
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]
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[redacted]

From: [redacted]
Sent: 08 September 2025 14:51
To: Proctor, David
Cc: [redacted]
Subject: RE: Astley warehouses Sep 25.pptx

Categories: Dealt with, Read/Respond/Action

Thanks David

Here is the extended response we used towards the end of last week as agreed with [redacted] and Aidan- so far it's gone to GB News and [redacted], the local democracy reporter:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

Ends

For context:

- This land has been allocated as employment land since 2006.
- The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.
- The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.
- The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.
- Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.
- The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.

Thanks,

[redacted]

From: Proctor, David
Sent: 08 September 2025 13:36
To: [redacted]
Cc: [redacted]
Subject: Astley warehouses Sep 25.pptx

Hi,

I've pulled together the attached to hopefully steer the discussion later – trust there's nothing out of kilter from your point of view?

From our catch up the other day, were we preparing a fuller briefing note as well as the extended press statement?

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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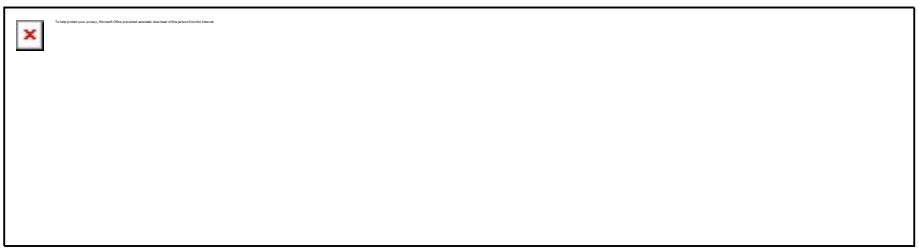

[redacted]

From: [redacted]
Sent: 08 September 2025 14:51
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Categories: Dealt with, Read/Respond/Action

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- The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.

Thanks,

[redacted]

From: Proctor, David
Sent: 08 September 2025 13:36
To: [redacted]
Cc: [redacted]
Subject: Astley warehouses Sep 25.pptx

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I've pulled together the attached to hopefully steer the discussion later – trust there's nothing out of kilter from your point of view?

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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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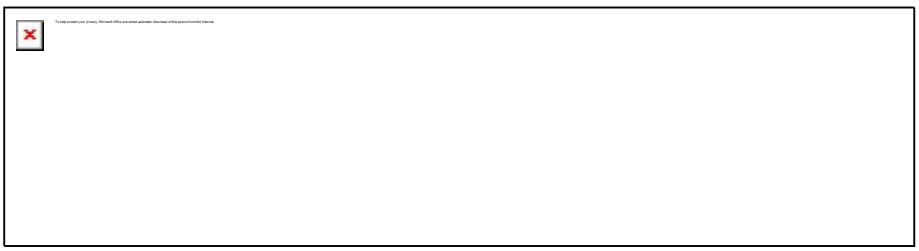

[redacted]

From: [redacted]
Sent: 02 September 2025 11:22
To: [redacted]
Cc: [redacted]; Proctor, David; [redacted]
Subject: RE: BBC North West- Astley Warehouses

Categories: Dealt with

Yes, as detailed and addressed in the committee report (A/23/96226/MAJOR) which is available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

Kind regards

[redacted]

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

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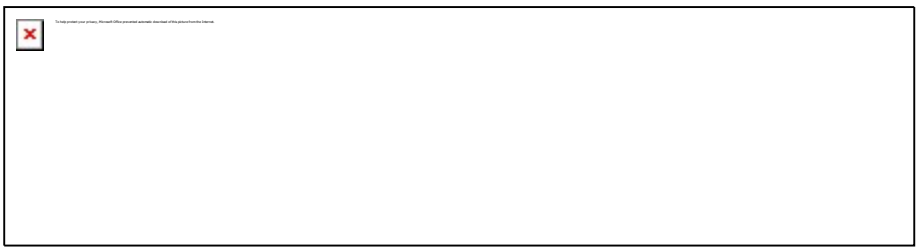

From: [redacted]
Sent: 02 September 2025 10:47
To: [redacted] ; Proctor, David
Cc: [redacted] ; [redacted]
Subject: RE: BBC North West- Astley Warehouses

Thanks [redacted]. Did we receive any objections?

From: [redacted]
Sent: 01 September 2025 12:59

To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]>; [redacted]@wigan.gov.uk>; [redacted]>
Subject: RE: BBC North West- Astley Warehouses

Hi David
No problem – see below in respect of A/23/96226/MAJOR:

- As shown on the attached list, a total of 99 neighbour notification letters were sent out when the application was validated in November 2023.
- On 3rd June 2024, all those who had submitted comments (104 in total) were notified (the majority by email) that the application was to be considered at Planning Committee on 11th June 2024, along with details of arrangements to attend and/or speak at the meeting.

[redacted] - For clarity, and contrary to the BBC report, whilst minor design tweaks were made to the proposed units during consideration of the application, the fundamentals of the scheme remained unchanged, including the size, footprint and height of the units. As set out in my attached email to Cllr Roberts, it appears that the confusion has arisen due to the indicative details submitted with the previous outline application (A/15/81365/OUTMAJ, granted in 2017). However, the 2024 "Full" planning permission stands alone and has no connection to the earlier outline permission (which in any event did not approve building heights or sizes).

Kind regards

[redacted]

Place Directorate
Wigan Council
Wigan Life Centre (South Site)
College Avenue
Wigan WN1 1NJ
Tel. [redacted] Mobile [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 01 September 2025 11:07
To: [redacted]>

Cc: [redacted] >; [redacted]@wigan.gov.uk>;
[redacted]
Subject: FW: BBC North West- Astley Warehouses

Hi [redacted]

Can you help with this please – who was consulted on the application, numbers of comments received, our protocols for writing out to people again in advance of Committee, etc? Appreciate some of this might already have been supplied, but a neat recap would really help if that's doable 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]

d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] >
Sent: 01 September 2025 10:40
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

I assume yes as the team agreed a statement that said it went through planning consultation- but apologies I don't have the full details, it was a bit of a rush getting it agreed for their deadline on Friday

David- do you have the details for the Astley planning consultation process please?

Thanks

[redacted]

From: [redacted]@wigan.gov.uk>
Sent: 01 September 2025 10:38
To: [redacted] >
Cc: [redacted] >
Subject: RE: BBC North West- Astley Warehouses

Thanks [redacted]. Did the residents get pre-planning letters inviting them to make representations before committee?

To: [redacted]
Subject: RE: BBC North West- Astley Warehouses

I was thinking about this over the weekend. How come it didn't have to go back through planning if the size altered? Also, is it true that residents weren't aware of the amended plans?

From: [redacted]
Sent: 01 September 2025 10:19
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: BBC North West- Astley Warehouses

Good morning,

Just an additional update, we have had an enquiry from SWNS- a news agency – on this story.

I've agreed with Aidan that we'll issue the same statement, and anticipating additional- potential national- coverage into this week.

Many thanks,

[redacted]

From: [redacted]
Sent: 29 August 2025 12:00
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: BBC North West- Astley Warehouses

Good afternoon,

Just to follow up, here is the statement:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Many thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 29 August 2025 10:45
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: TV: BBC North West- Astley Warehouses

Good morning,

For information, we have had an enquiry from BBC North West regarding the construction of four warehouses in Astley and resident's complaints that they are not reflective of what was agreed in the planning permission:

"Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods."

I am agreeing a statement with the Planning team and Aidan, which I will share once finalised but it is a tight deadline as they are planning to cover this on the news this lunchtime and tonight, so I wanted to let you know in advance.

Many thanks,

[redacted]

[redacted]
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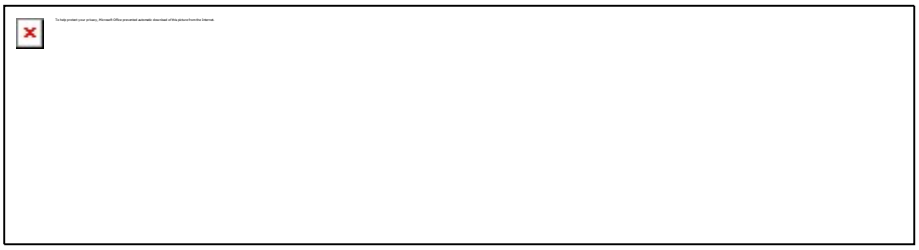

[redacted]

From: [redacted]
Sent: 02 September 2025 11:22
To: [redacted]
Cc: [redacted] Proctor, David; [redacted]
Subject: RE: BBC North West- Astley Warehouses

Categories: Dealt with

Yes, as detailed and addressed in the committee report (A/23/96226/MAJOR) which is available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

Kind regards

[redacted]

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

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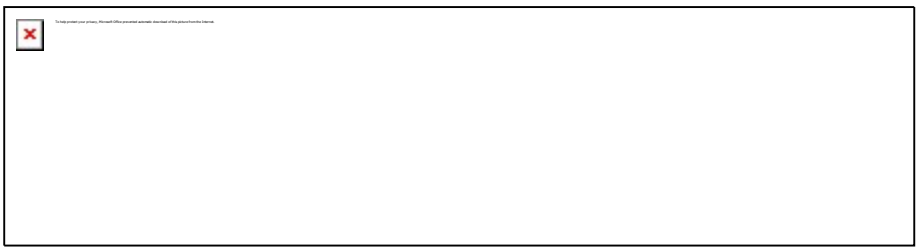
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 02 September 2025 10:47
To: [redacted]; Proctor, David
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Thanks [redacted]. Did we receive any objections?

From: [redacted] <[redacted]
Sent: 01 September 2025 12:59

To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; [redacted]
Subject: RE: BBC North West- Astley Warehouses

Hi David
No problem – see below in respect of A/23/96226/MAJOR:

- As shown on the attached list, a total of 99 neighbour notification letters were sent out when the application was validated in November 2023.
- On 3rd June 2024, all those who had submitted comments (104 in total) were notified (the majority by email) that the application was to be considered at Planning Committee on 11th June 2024, along with details of arrangements to attend and/or speak at the meeting.

[redacted] - For clarity, and contrary to the BBC report, whilst minor design tweaks were made to the proposed units during consideration of the application, the fundamentals of the scheme remained unchanged, including the size, footprint and height of the units. As set out in my attached email to Cllr Roberts, it appears that the confusion has arisen due to the indicative details submitted with the previous outline application (A/15/81365/OUTMAJ, granted in 2017). However, the 2024 "Full" planning permission stands alone and has no connection to the earlier outline permission (which in any event did not approve building heights or sizes).

Kind regards

[redacted]

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 01 September 2025 11:07
To: [redacted]

Cc: [redacted]@wigan.gov.uk>;
[redacted]
Subject: FW: BBC North West- Astley Warehouses

Hi [redacted],

Can you help with this please – who was consulted on the application, numbers of comments received, our protocols for writing out to people again in advance of Committee, etc? Appreciate some of this might already have been supplied, but a neat recap would really help if that's doable 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]

d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 01 September 2025 10:40
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

I assume yes as the team agreed a statement that said it went through planning consultation- but apologies I don't have the full details, it was a bit of a rush getting it agreed for their deadline on Friday

David- do you have the details for the Astley planning consultation process please?

Thanks

[redacted]

From: [redacted]@wigan.gov.uk>
Sent: 01 September 2025 10:38
To: [redacted]
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Thanks [redacted]. Did the residents get pre-planning letters inviting them to make representations before committee?

From: [redacted]
Sent: 01 September 2025 10:30
To: [redacted]@wigan.gov.uk>
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

This is what I got from [redacted] last week, along with a few example letters etc:

> *Wigan Council understands that residents have concerns about the size and location of the new warehouses being built at Astley Park Industrial Estate, an allocated primary employment area, especially while construction is ongoing and the buildings are not yet finished.*
>
> *The development was approved through a full planning application, which included detailed plans for the buildings, in accordance with the relevant planning policy and guidance. We understand there may be some confusion due to earlier approved outline plans, which were more general and didn't set the final size or layout of the buildings.*
>
> *Council Officers are monitoring the site to make sure the work matches what was approved. Once construction is complete, landscaping, including tree planting and bunds, will be added to help reduce the visual impact of the buildings.*
> *The Council is committed to working with residents and the developer to make sure the development, which is expected to bring benefits to the area, including new jobs and investment, is delivered properly.*

[redacted]

From: [redacted]
Sent: 01 September 2025 10:29
To: [redacted]@wigan.gov.uk>
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

My understanding is that it went through reserved matters a few years back which showed buildings but the parameters of them weren't agreed.

It then came back to planning for the full application, and it went through the usual planning process etc and was agreed at committee.

Frustratingly the BBC cut the bit of our comment that said it went through the full planning process etc.

Thanks

[redacted]

From: [redacted]@wigan.gov.uk>
Sent: 01 September 2025 10:27

To: [redacted]
Subject: RE: BBC North West- Astley Warehouses

I was thinking about this over the weekend. How come it didn't have to go back through planning if the size altered? Also, is it true that residents weren't aware of the amended plans?

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Cc: [redacted]@wigan.gov.uk>
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Many thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 29 August 2025 12:00
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
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Good afternoon,

Just to follow up, here is the statement:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Many thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 29 August 2025 10:45
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: TV: BBC North West- Astley Warehouses

Good morning,

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"Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods."

I am agreeing a statement with the Planning team and Aidan, which I will share once finalised but it is a tight deadline as they are planning to cover this on the news this lunchtime and tonight, so I wanted to let you know in advance.

Many thanks,

[redacted]

[redacted]

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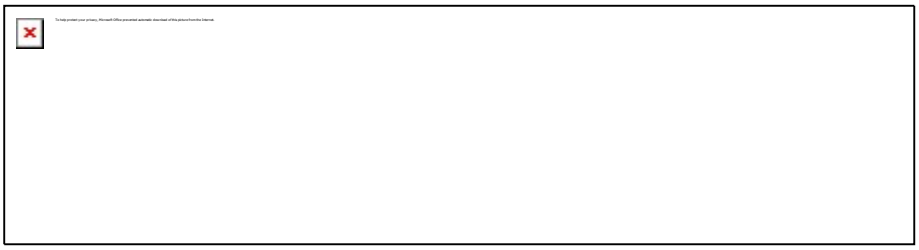

[redacted]

From: Proctor, David
Sent: 03 October 2025 10:52
To: Thatcher, Aidan; [redacted]
Subject: RE: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Well it won't be my favourite thing to look forward to next week... But if the advice is that this may help get a straight story out there on a few things then let's do it.

Looks like [redacted] we need a catch up Monday, then fit the journo in Tuesday - [redacted] can you have a look at options please.

Thanks
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Thatcher, Aidan
Sent: 03 October 2025 10:22
To: [redacted] ; Proctor, David
Subject: RE: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Thanks [redacted]

Are you ok fronting this David? From the below, there won't be residents on the radio at the same time – as I think that could be a difficult process? If they are using pre-recorded clips of residents, then ideally we'd have sight (hearing) of them prior to ensure David knows what he is walking into.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 03 October 2025 09:26
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Hello,

Please see below for You and Yours on Radio 4- there is quite a long list of questions we've been asked to address.

[redacted] and David spoke yesterday- and agreed that we would put David up for interview- if you're still happy with that David? They are planning to air Wednesday, so please can you let me know a couple of times Monday/Tuesday that would be good for you?

Ahead of that though, I think there are quite a few of the questions we can push back on now which will hopefully help to clarify some issues ahead of the interview.

One thing I'm a bit confused on- he refers to a 2015 application, is that an error on his part?

Start of a suggested response, based on what we've said before below but theere are a few that are probably new questions to us- if there is anything else we can start to respond to today, or anything that came out of yesterday's meeting that we can include?

Happy to hop on a call if that would be easier.

Here is some background context for this site:

- *This land has been allocated as employment land since 2006.*
- *The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.*
- *The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.*
- *The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *We have met with representatives of the residents living nearby, alongside their local councillors and MP, to discuss the development, the point we are now at, and potential options moving forwards.*

ends

Thanks,

[redacted]

[redacted]

[redacted]

From: [redacted] - MR [redacted]
Sent: 02 October 2025 16:03
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Some people who received this message don't often get email from dave.james1@bbc.co.uk. Learn why this is important

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

Hi,
Hope this email finds you well.
I'm one of the team that works on BBC Radio 4's You & Yours, a consumer and lifestyle programme. We are working on an item around large warehouses, or mega sheds as they are also known, and plan on that being on air Wednesday 8th of October. The item will feature audio with residents from and around the Henford Estate in Tyldesley, discussing their concerns and issues around the current PLP warehouse development. This will be part of a larger item around warehouse development in the UK.

We would like to invite a spokesperson from Wigan Council on to the programme to discuss the development with us, as well as discussing the concerns of residents.
If there isn't a spokesperson available, could we please get a statement addressing the concerns of residents, as well as addressing the following areas – our deadline is 5pm Tuesday 7th October 2025:

1. When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?
2. Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?
3. How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?
4. Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?
5. How many complaints were issued against the granted 2015 PLP plans?
6. How many complaints did the current PLP development have?
7. In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?
8. The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan Council respond?
9. Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?
10. Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?

11. Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?
12. How are Wigan Council currently helping the residents impacted by the PLP development?

I am happy to discuss this over the phone if you wish.

Many thanks,

[redacted]

BBC | Audio EcoAudi Product



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[redacted]

From: [redacted]
Sent: 20 October 2025 12:59
To: Proctor, David
Subject: RE: C1359 [redacted] - Stage 2 Complaint - Astley Warehouses

Categories: For info

Thanks David, [redacted] has forwarded it to me so no action needed by [redacted].

Kind regards

[redacted]
Internal Audit, Resources Directorate,
Wigan Council, Town Hall, Library Street, Wigan, WN1 1YN
Telephone Number: [redacted]

From: Proctor, David
Sent: 20 October 2025 12:57
To: [redacted]
Subject: RE: C1359 [redacted] - Stage 2 Complaint - Astley Warehouses

Hi [redacted], yes fine for you to join the call tomorrow. Let [redacted] know if you need the invite forwarding on etc.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 20 October 2025 11:59
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: C1359 [redacted] - Stage 2 Complaint - Astley Warehouses

Hi David

I have mainly drafted the response to this complaint, which is due to be issued on Thursday but I have a few queries as highlighted below and would appreciate if we can have a quick chat about this case. My manager [redacted] has advised that she has a meeting with you tomorrow, so she said I could join that call as well to have a quick chat if that is ok with yourself.

Some of the queries are as below.

Interface Distances - Are there any rules on interface distance between industrial and residential?

Committee – the complainant asks if a site visit was undertaken by Committee, am I correct in understanding it wasn't at the time. I understand that Committee does not have to visit every site, but they may if they feel that they need further clarification.

Landscaping – concerns raise that landscaping will take time to mature (saying was told 15 years). They ask what happens in the meantime, please can you provide a comment on this. Are there any guidelines/rules on what is required in terms of landscaping?

Height of bunds (2m not 3m) – At stage 1 advised that this would be passed to planning enforcement. Can you please advise of the position on this.

Dust – can you please advise what our position is on this? Are concerns continuing to be raised and are any additional measures in place.

Working hours – At Stage 1 she was advised that this would be passed to planning enforcement. In the Stage 2 complaint she advised that it was still starting before 08:00. Please can you advise of the position on this and if we took any action following the complaint. Are we still getting reports of work undertaken outside of hours.

The complainant has raised concerns regarding 24/7 operation, noise, light and air pollution. Can you please advise what happens going forward when the units are operating. If there are concerns regarding excessive noise, light and air pollution, would they report this to planning, or to environmental health for assessment?

Thanks

[redacted]
Internal Audit, Resources Directorate,
Wigan Council, Town Hall, Library Street, Wigan, WN1 1YN
Telephone Number: [redacted]

From: [redacted]
Sent: 24 September 2025 13:14
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted] (Planning) [redacted]
Subject: RE: C1359 [redacted] - Stage 2 Complaint

Hi

I apologise for the delay in contacting you regarding this complaint. Can you please advise who it would be best to meet with to discuss any queries and I will set a meeting up for next week.

I have to issue a holding letter tomorrow so it may prompt further contact.

Thanks

[redacted]
Internal Audit, Resources Directorate,
Wigan Council, Town Hall, Library Street, Wigan, WN1 1YN
Telephone Number: [redacted]

From: Stage Two Complaints <StageTwoComplaints@wigan.gov.uk>
Sent: 04 September 2025 13:32
To: [redacted] (Planning) <[redacted]>
Cc: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: C1359[redacted] - Stage 2 Complaint

Good afternoon,

Just to make you aware, we have received a Stage 2 Complaint from [redacted] relating to the development of warehousing units at Astley Park Industrial Estate.

The background will need to be investigated, and one of my colleagues will be reviewing the complaint and will be in touch shortly.

In the meantime, if you have any further comments that you could please provide on the Stage 2 escalation, that would be great thanks.

For reference the details of the stage 2 are below:

Please provide the reason(s) why you are not satisfied with the way we have dealt with your Stage 1 complaint - I am not satisfied with the answers you have given to the questions I have asked.

How would you like us to resolve your complaint? I would like you to explain some of the statements you have made. There are still a lot of unanswered questions and consequences due to the planning committees decision.

2. 'The councils assessment of the proposal was carried out in full cognisance of the proximity of the housing around the site' So you're saying you were aware of the houses? Did all the councillors who approved these units visit the site? Why are these units so big and so close to the houses? 3/4 of the houses surrounding the site are potentially shared ownership/help to buy properties that are now unsellable. It is causing financial stress and worry for lots of families. No consideration has been taken into account.

3.'The nature of the surrounding area was taken into account' Forgive me for repeating myself 3/4 of the houses surrounding the site are potentially shared ownership/help to buy properties that are now unsellable. It is causing financial stress and worry for lots of families. Properties

are going to be devalued significantly and affect mortgages. How can you say the surrounding area was taken into account?

4. For clarity why weren't residents informed of the new full application. It's not acceptable nor inclusive to stick a poster or two in the hope everyone sees it, some residents may not be able to leave their home. Only 99 residents were contacted via post, these units effect the whole of Astley its not just an eyesore it's going to cause more traffic congestion. Again, no consideration.

5.You state you have made a 'Balanced planning decision' and ' Prioritised public interest'. You haven't taken onboard one objection from the public. Nobody in Astley wanted these monstrosities! Jobs could have been created in smaller units, it's appalling. Would you like these in your back garden while you enjoy the outdoors. We can't even go in our back gardens in the properties we paid a premium price for. There is nothing 'balanced' in the decision making about these units. All the councillors except one that approved these monstrosities live in the area, it doesn't affect them. This is not a balanced view.

8.'Operating hours were fully considered' You have built these units in the middle of a residential area that you created where families with children live. These families deserve a good night's sleep so they can go to work, and children can attend school ready to learn. We're going to be surrounded by flood lights, constant noise including through the night not forgetting the air pollution. My daughter has been diagnosed with asthma since this build started and now requires an inhaler.

9. Forgive me for repeating myself. It's not acceptable nor inclusive to stick a poster or two in the hope everyone sees it, some residents may not be able to leave their home. Only 99 residents were contacted via post, these units effect the whole of Astley it's not just an eyesore it's going to cause more traffic congestion. Again, no consideration.

10.'The views of the neighbouring residents is a very important part of the planning process' This is insulting. The local MP at the time was laughed at when he objected to the plans. There are hundreds of comments and objections from residents going back to when the plans were issued. This is not a balanced judgement as you have stated.

11.'You appreciate the concerns of residents living close by and you're actively monitoring the site'. The bunds that are being used to screen the site have been there months and they're still not at the correct height. This statement can't be true. The site continues to start before 8am including on a Saturday.

12. How long will this take?

13.The bunds are not big enough.

14.The site is still starting before 8am.

15. It's your opinion that when the approved landscaping is in place the impact of the development will be acceptable to residents. Acceptable isn't good enough. [redacted] said in a previous correspondence that 'the approved landscaping when finalised and matured will provide a significant level of screening' the landscaping projections are over 15 years. I will ask the question again what do we do in the meantime?

16.The lack of consideration for residents is appalling and we're suffering the consequences. The damage has been done, my 9-year-old daughter now has asthma and it is down to the dust that was allowed to fly around for days if not weeks. Several residents house sales have fallen through. One resident house sale has fallen through twice he's had to increase his mortgage because he has help to buy. He's now trapped in an unsellable house that looks

straight at these monstrosities on anti-depressants while he tries to support his wife and two small children. You have not considered residents views or wellbeing at all. It is appalling that families have been put in challenging situations through no fault of their own. Your responses have not justified or given me a clear understanding of why you passed plans to build these monstrosities in the residential area you created.

If a planning representative would like to attend our next meeting and listen to other residents concerns it would be very much appreciated. I can inform you of the time and place in the next couple of days.

Many thanks.

Kind Regards,

[redacted]
Finance and Legal
Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
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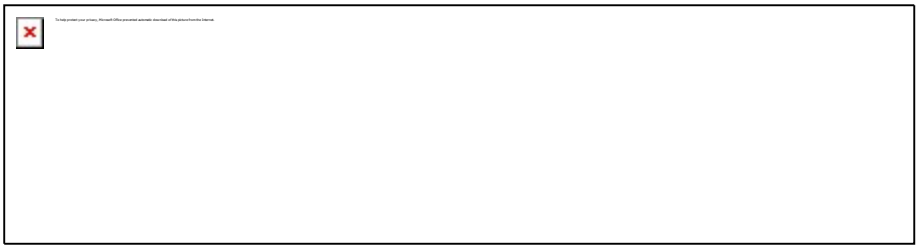

[redacted]

From: Thatcher, Aidan
Sent: 20 October 2025 08:22
To: Proctor, David
Subject: RE: Chaddock Lane warehouses

Categories: Dealt with, Read/Respond/Action

Yes that's fine.

Alison is of the view that some sort of third part mediation between us and the residents group is required.

Sonia is looking to see who might be able to perform that function for us.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 20 October 2025 08:20
To: Thatcher, Aidan
Subject: RE: Chaddock Lane warehouses

Thanks,

Just one thing – I know we said we'd take something to Planning Committee this time, but given the profile that this still has and the potential for Cllr G to use it as a platform again in front of the press, I've taken the view that we hold off until we've a clearer strategy. Trust that's OK. Deadline is today; Committee is next week which means I'm not there – [redacted] is happy to cover on the basis that it's business as usual.

From the emails last week it sounds as though we have some external advice being brought in – would be good to understand what that is and what we expect from it.

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
www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 20 October 2025 08:14
To: [redacted] (Resources) <[redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Chaddock Lane warehouses

Morning David

If you want a chat about all these emails in, let me know.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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From: [redacted] (Resources) [redacted]
Sent: 20 October 2025 08:02
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Chaddock Lane warehouses

Hi Aidan and David

Please see email from Councillor Roberts – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 17 October 2025 22:31
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; John Peters <john.g.peters@btinternet.com>
Subject: Chaddock Lane warehouses

Hi Alison
Please could you explain this as I don't recall hearing anything from you despite saying via ward councillors

We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.
Best wishes
Christine Roberts
Councillor for Astley
07931 308348

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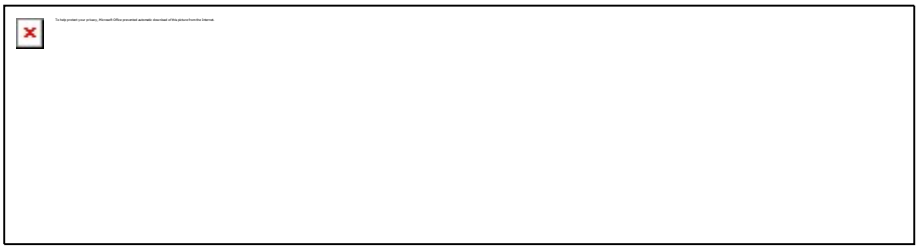

[redacted]

From: Prescott, Paul CLLR
Sent: 13 October 2025 20:04
To: Thatcher, Aidan; Proctor, David; [redacted] Molyneux, David Trevor CLLR
Cc: [redacted]
Subject: Re: Contact to the PR team from the Web

Categories: For info

Aidan

Happy with the response

Regards

Cllr Paul Prescott
Sent from Outlook for Android

From: Thatcher, Aidan
Sent: Monday, October 13, 2025 3:37:54 PM
To: Proctor, David ; [redacted] ; Molyneux, David Trevor CLLR ; Prescott, Paul CLLR
Cc: [redacted]
Subject: RE: Contact to the PR team from the Web

Me too, thanks.

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

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From: Proctor, David
Sent: 13 October 2025 15:18
To: [redacted] ; Molyneux, David Trevor CLLR ; Prescott, Paul CLLR ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Contact to the PR team from the Web

Thanks [redacted] I'm OK with that.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 13 October 2025 15:13
To: Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]
Subject: Fw: Contact to the PR team from the Web

Good afternoon,

We have had the below query about Astley warehouses from Good Morning Britain. They haven't asked anything more than what we have previously said, so this is our suggested response:

Here is the suggested response:

A Wigan Council spokesperson said: "This application went through our planning consultation and committee process, which included letters being sent to neighbouring properties.

"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

"We will continue to monitor the site throughout construction, ensuring this development brings new jobs and investment to the area is delivered properly."

For context and timeline:

- *Any questions around damage caused by the building works are to be discussed by the construction company and the residents/their insurance. It wouldn't be appropriate for the Council to be involved in those conversations.*
- *The Council is only able to take 'material planning considerations' into account when assessing planning applications, in line with national legislation. Potential changes to house prices is not included.*
- *This land was allocated as employment land in 2006, in the Council's 'Unitary Development Plan, and is an extension of Astley Business Park with this development expected to create around 500 on-site jobs, and another estimated 460 across Greater Manchester.*
- *The first 'outline planning application' went to Planning Committee in 2017. Permission was granted to the principle of industrial development on this site, but this did not set the final size or layout of the buildings. We appreciate that this part of the planning process may have caused some misunderstanding of what had been permitted on the site at this point in time.*
- *The full planning application went to Committee in June 2024, at which point the size, footprint and height of the units was set and agreed. There has been no fundamental change to those since permission was granted. Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm*
- *In line with policy and national legislation, ahead of this Planning Committee meeting, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was*

published in the Leigh Journal. The application received approximately 100 individual responses from the residents of around 70 addresses in the area. All objections raised were fully considered during the decision-making process.

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: Monday, October 13, 2025 13:51
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

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Contensis Email Notification

Project - Website

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

A new form post has been received.

Posted on: 13/10/2025 13:50:15

Posted from: https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name: [redacted]

Phone: [redacted]

Email: [redacted]

Message / Comment: Hi, I'm a producer at Good Morning Britain, we're filming in Wigan today at the Henford Estate in Tyldesley. I've tried calling all 3 of your press office numbers but can't get through to anyone. Please can you email over your statement regarding the new warehouses being built at the estate and residents' concerns over the warehouses blocking light, their property re-sale value, cracks appearing in their walls etc. Can you also include the planning permission timeline please and your response to some residents saying they were not consulted? Many thanks

Properties

Form Reference: FRM2185017

[redacted]

From: [redacted]
Sent: 30 September 2025 11:01
To: Proctor, David
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Categories: Dealt with, Read/Respond/Action

Hi David,

Just double check the email address its gone to – not sure if it will bounce back.

Many thanks,

[redacted]
Planning and Regeneration
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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MHFA England

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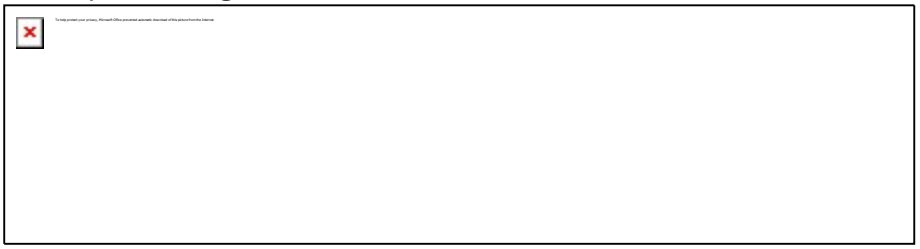

From: Proctor, David
Sent: 30 September 2025 11:00
To: mailto:[redacted]

Cc: [redacted]
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Mr [redacted]

Thank you for your email to [redacted].

The slides cover the topics we would intend to include in an agenda, so our intention is to use them to give structure to the meeting and ensure that everyone has the same information, but there will be scope to ask questions on each area as we go.

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
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From: [redacted]
Sent: 26 September 2025 09:10
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Council officers meeting the steering group regarding Astley Industrial park



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From: [redacted]
Sent: 26 September 2025 07:43
To: [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

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Good Morning [redacted].
With regard to the Teams meeting with Mr Proctor and Thatcher on October 2nd 12-12.45pm.
Is there an agenda for this meeting or will the format of the meeting be an open question and answer session?Given the limited scheduled time for the meeting please be aware that we have seen and noted the slides used by Mr Proctor when he addressed the local councillors recently and would rather not be subjected to these again given the time limitations.
With Regards
[redacted]. Astley Warehouses Steering Group.
Sent from my iPhone

> On 25 Sep 2025, at 10:40, [redacted] > wrote:
>
> Thank you [redacted].
> I have forwarded the link to members of the Astley Warehouse Steering group.
> Regards
> [redacted].
> Sent from my iPhone
>
> > On 25 Sep 2025, at 10:27, [redacted] wrote:
> >
> > Hello all,
> >
> > This is in the diary for the 2nd October at 12pm.
> >
> > Many thanks,
> >
> > [redacted] Planning and Regeneration

Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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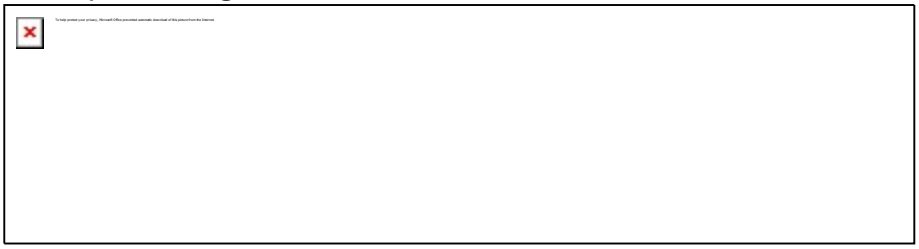

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 21:58
To: [redacted]>; [redacted]; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

Either is ok for me

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Wednesday, September 24, 2025 4:26:16 PM
To: [redacted]; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]

Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

Sorry for the delay in setting up this meeting. [redacted] has confirmed the afternoon of Thursday 2nd October would be most suitable, David and Aidan are available at either 12-12.45pm or 3-3.45pm if either of those slots would be suitable. Could you please confirm, and I will send a team's invite out.

Many thanks,

[redacted] Planning and Regeneration
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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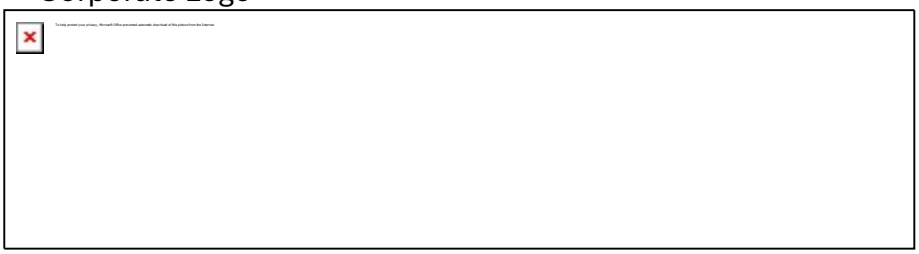

From: [redacted]
Sent: 18 September 2025 16:13
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>; [redacted]; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

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Hi all

Michael is away next week, but he would very much like to be involved in this meeting.

Please can we look at times after next week?

Kind regards

Jennifer

[redacted] **for Michael Wheeler MP**
Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: Thursday, September 18, 2025 4:11 PM
To: [redacted] Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

Hi [redacted]

The group would very much welcome a meeting in person rather than a teams calls.

Thanks

James

Sent from Outlook for Android

From: [redacted]
Sent: Thursday, September 18, 2025 3:18:16 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

Sorry for the delay in getting back to you, would any of the below slots be suitable for a 45 minute teams call with David and Aidan;

Monday 22nd 5pm
Wednesday 24th between 1-3pm

Many thanks,

[redacted] Planning and Regeneration
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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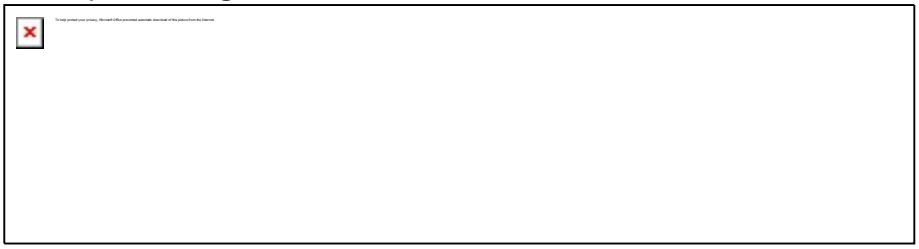

From: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Sent: 12 September 2025 15:04
To: [redacted] Marshall, Joanne, CLLR

<Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

[redacted]
Please will you contact [redacted] to involve him as it is a community led steering group.
[redacted]

Thank you

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
CONFIDENTIAL: this email and any files transmitted are confidential, solely intended for the individual or entity to whom they are addressed. If you have received a message in error, please contact your system manager.

From: [redacted]
Sent: Friday, September 12, 2025 2:40:07 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>
Subject: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

I am currently looking for a convenient time to set up a teams call for this and will be in touch early next week to confirm.

Many thanks,

[redacted]
Planning and Regeneration
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

[redacted]

From: [redacted]
Sent: 05 September 2025 09:58
To: [redacted]
Cc: Proctor, David; Thatcher, Aidan
Subject: RE: GB News: Warehouses

Categories: For info

Hi [redacted]
Therese has confirmed those figures are accurate.

Kind regards

[redacted]

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

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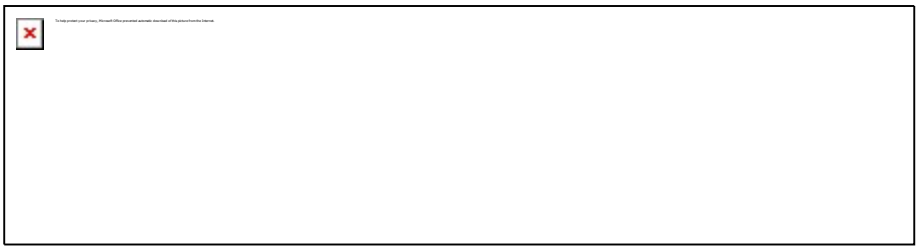

From: [redacted]
Sent: 05 September 2025 07:59
To: Thatcher, Aidan
Cc: Proctor, David ; [redacted]
Subject: RE: GB News: Warehouses

Thanks Aidan.
[redacted] - I'll double check the figures with Therese as soon as she's online just to make sure my assumption is correct and confirm asap.

Kind regards

[redacted]

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 September 2025 07:56
To: [redacted]>; [redacted]
Cc: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: GB News: Warehouses

Thanks both – [redacted], I'm content with the additions [redacted] has made. I agree the clarification re number of representations is important.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
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Library Street
Wigan
WN1 1YN

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From: [redacted]
Sent: 04 September 2025 16:54
To: [redacted]
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: GB News: Warehouses

Hi [redacted]
I would suggest providing both figures (see below) so we don't appear to contradict the figure in the committee report.
I've also added in that the objections were fully considered but appreciate we might prefer to leave this for the more detailed briefing.

Kind regards

[redacted]

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

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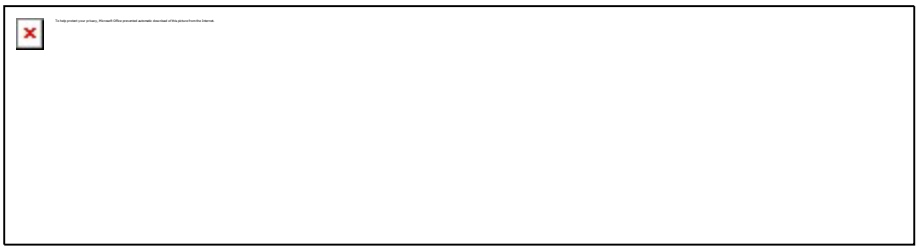

From: [redacted]
Sent: 04 September 2025 16:29
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]
Subject: GB News: Warehouses

Hello,

Just sharing the GB News enquiry:
I'm just reaching out as am hoping to obtain a comment regarding the Astley Business Park plans/ building work. I know there's been a lot of speculation and coverage both online and in the news, but was just wondering if it might be possible to interview someone from the council about this? Would be looking to do this on Friday afternoon if so! If not, could you please provide a statement

responding to the following: - why was planning permission given? - what are you doing to support those residents who say their lives have been affected and are concerned about ever selling their homes?

Are you happy if I send the extended version of our response?
[redacted] – just confirming this is accurate? I know the report says 70 representations, but if it was 104 from individual people that's what I've used in the below if that's OK.

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

For context:

- *This land has been allocated as employment land since 2006*
- *The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.*
- *The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.*
- *The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.*

Thanks,

[redacted]

[redacted]

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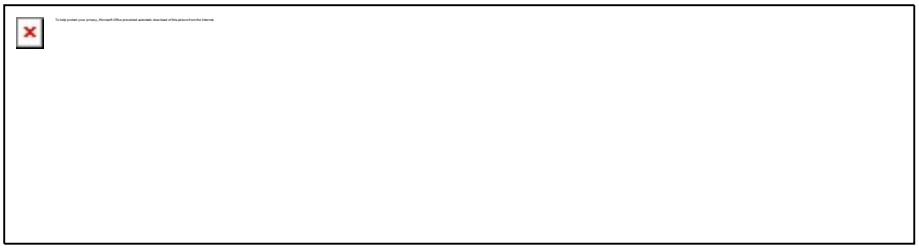

[redacted]

From: DMenquiries
Sent: 17 September 2025 10:30
To: Proctor, David; DMenquiries; [redacted], [redacted]
Subject: RE: Mega-Warehouses

Categories: For info

This has already been dealt with and Councillor has received a reply on 15th.

[redacted] Development Management & Building Control

Growth and Economy

Wigan Council

Wigan Life Centre, College Avenue, Wigan WN1 1NJ

Tel. [redacted] ([redacted]

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-----Original Message-----
From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 17 September 2025 10:19
To: DMenquiries <DMenquiries@wigan.gov.uk>; [redacted]>; [redacted]
Subject: FW: Mega-Warehouses

Hi, see below, not sure if you already have this one. If this was the pre-app consultation on the warehouses scheme then it was done by PLP, not us.

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
https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.wigan.gov.uk%2F&data=05%7C02%7CD.Proctor%40wigan.gov.uk%7C953abcd71eb843c4393808ddf5ccd273%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C638936982267325405%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=36M4u2sMZQTT9o2BiEiJhj6vMr2T66XSRyYi8ny1p1A%3D&reserved=0
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-----Original Message-----
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 16 September 2025 17:23
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Mega-Warehouses

Could you get an answer re below please. I have put it on members enquiries

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

-----Original Message-----
From: [redacted]
Sent: 14 September 2025 13:57
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Mega-Warehouses

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Hi Christine, thanks for your help so far.

In September 2023, Wigan Council did a Royal Mail leaflet drop in the Mosley Common and Astley areas regarding the pre- application consultation. Around 200 letters went out.

Leaflet drops are done by postcode. Could you please find out where Royal Mail were instructed to deliver the unaddressed, owner/ occupier type letters to ?
In particular what were the specific postcodes targeted within the M29 and M28 areas?
Regards
[redacted]

Sent from my iPhone
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[https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.wigan.gov.uk%2Fpub%2Femailsignature%2Ffooter.png&data=05%7C02%7CD.Proctor%40wigan.gov.uk%7C953abcd71eb843c4393808ddf5ccd273%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C638936982267399654%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vHlTLjrJVVuawdxutVdFfmJebIG%2FL6jTp3zD8G6vzfI%3D&reserved=0]

[redacted]

From: Member Enquiries
Sent: 15 September 2025 09:08
To: Roberts, Christine CLLR; Proctor, David
Cc: Member Enquiries
Subject: RE: Mega-Warehouses MEM043976

Categories: For info

Hello Councillor,

We have added this to the system, the reference number is MEM043976.

Kindest regards

Members Enquiries Team

Resident Services – Customer Support
Wigan Council
Wigan Life Centre (North Site), The Wiend, Wigan WN1 1NH
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR
Sent: 14 September 2025 17:28
To: Proctor, David
Cc: Member Enquiries
Subject: Fw: Mega-Warehouses MEM043976

Please would you answer re below
Members enquiries please would you open a new enquiry for me
Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Sunday, September 14, 2025 1:57:29 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Mega-Warehouses

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Hi Christine, thanks for your help so far.
In September 2023, Wigan Council did a Royal Mail leaflet drop in the Mosley Common and Astley areas regarding the pre- application consultation. Around 200 letters went out.

Leaflet drops are done by postcode. Could you please find out where Royal Mail were instructed to deliver the unaddressed, owner/ occupier type letters to ?
In particular what were the specific postcodes targeted within the M29 and M28 areas?
Regards
[redacted]

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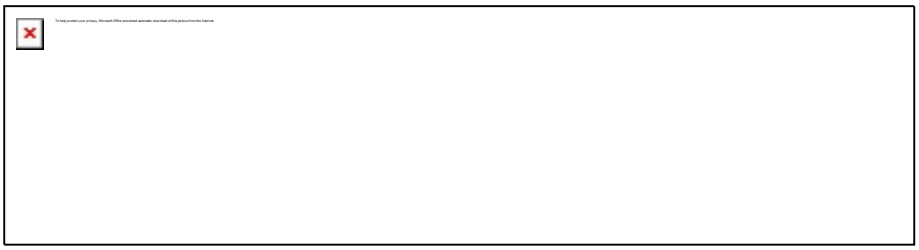

Thanks
David

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

d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
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From: Davies, Janet (Solicitors) <Janet.Davies@wigan.gov.uk>
Sent: 13 October 2025 11:13
To: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>; Johnston, Sarah <S.Johnston3@wigan.gov.uk>
Subject: FW: Planning Committee Formal Complaint

Hello
Just sharing this before we meet this afternoon so we can discuss this alongside the other matters .

Janet Davies
Assistant Director – Legal,Governance and Elections
Monitoring Officer
Legal, Governance and Elections Division
Resources and Legal Directorate
Wigan Council
PO BOX 100
WN1 3DS for postal correspondence (WN1 1YN for meetings)
Mobile: [redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil

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From: [redacted] (Resources) [redacted]
Sent: 10 October 2025 17:10
To: Davies, Janet (Solicitors) <Janet.Davies@wigan.gov.uk>
Subject: FW: Planning Committee Formal Complaint

Hi Janet

Can you please draft a response for Alison in relation to this formal complaint.

Kind regards

Alison

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted] (internal [redacted])

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: 10 October 2025 16:56
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Cc: Watson, James CLLR <James.Watson@wigan.gov.uk>; Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Whyte, Tony (Councillor) <T.Whyte@wigan.gov.uk>; O'Bern, Maureen CLLR <M.Obern1@wigan.gov.uk>; Hodgkinson, Jamie CLLR <Jamie.Hodgkinson@wigan.gov.uk>
Subject: Planning Committee Formal Complaint

Hi Alison

I write to you to express my concerns regarding the planning committee's conduct and process in relation to a planning application approved in June 2024, which has since attracted local and national media attention.

While I recognise that all legal procedures were followed by the Local Planning Authority and the Planning Officer, I have serious concerns about the functioning of the planning committee itself.

1) Understanding of Application Details During a meeting with the Mayor of Greater Manchester, ward colleagues, and councillors from Astley, it was raised by an Astley councillor that one of the planning committee members did not realise how tall the warehouses were. The councillor suggested that, had they understood the height, they would have objected. My concern is how a committee member could be unaware of the scale of the development when the officer's report and the verbal

presentation clearly set out these dimensions. This raises the question of whether the member read the documents provided, and whether there may be complacency in evaluating material facts. Such complacency is a serious issue given the potential impact of the decision.

2) Conduct and Professionalism During Meetings It has been reported that certain members of the committee are not fully attentive during proceedings; some are described as falling asleep, arriving late, or not listening when the committee is in progress. This behaviour is unprofessional and undermines public confidence in the decision-making process. Given these points, I request that the matter be taken seriously and that an internal review be carried out to assess: The level of preparation and engagement of planning committee members with the documentation provided for the application. The overall conduct of committee meetings, including punctuality, attentiveness, and adherence to appropriate procedural standards. Any need for additional training or guidance to ensure robust, transparent, and accountable decision-making.

I appreciate your attention to these concerns and look forward to a formal response detailing any steps planned or taken in response to this inquiry.

Best regards,
Councilor James Fish
Tyldesley and Mosley Common

Sent from Outlook for Android
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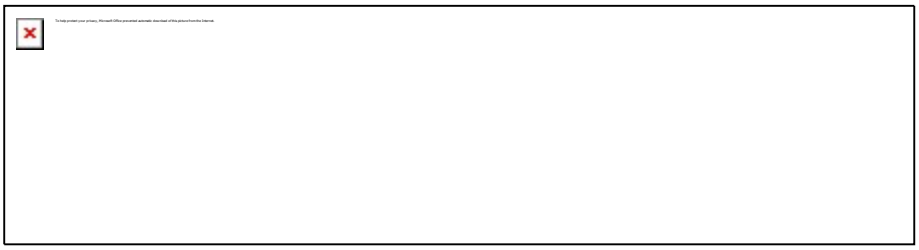

[redacted]

From: Proctor, David
Sent: 19 September 2025 15:19
To: Roberts, Christine CLLR
Subject: Re: PLP development.

Thank you, yes we'll make sure you get that as well.

Regards
David

From: Roberts, Christine CLLR
Sent: Friday, September 19, 2025 1:41:08 PM
To: Proctor, David
Subject: Re: PLP development.
I would still like a written response to my questions please

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David
Sent: Friday, September 19, 2025 10:41:21 AM
To: Roberts, Christine CLLR
Subject: RE: PLP development.
Thanks, the plan is to use the presentation as the basis for the meeting as we did with you – hopefully doing that covers the questions you'd set out, but we can pick up any others as we go or at the end. I'd certainly hope the group do attend as we understood they were very keen to be able to put their points / questions to us direct.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR
Sent: 19 September 2025 09:42
To: Proctor, David
Subject: Fw: PLP development.
Please advise re below. I presume it's just to go through the presentation

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Friday, September 19, 2025 7:32:10 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Re: PLP development.
CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click

Hi Christine.
Yesterday I was copied into an invitation from David Proctor/ Aidan Thatchers office inviting me to a zoom meeting with a group of councillors. There was no mention of an agenda in the email. Am I right in assuming that this would be to answer your 9 point questions you asked David Proctor ??
If so, I am debating if I should attend and basically forfeit our one opportunity to meet these two face to face with the steering group. What are your thoughts?
I have shared your 9 point questions and the reaction was that all are very pertinent and wholly in our interest.
Thank you once again for your continued support.

With regards
[redacted]
Sent from my iPhone

> On 17 Sep 2025, at 16:01, Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk> wrote:
>
> Will do
>
> Best wishes
> Christine Roberts
> Councillor for Astley
> 07931 308348
>
>
> -----Original Message-----
> From: [redacted]
> Sent: 17 September 2025 12:43
> To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
> Cc: [redacted] Fish, James CLLR <J.Fish2@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Michael.wheeler.mp@parlement.uk; [redacted] <[redacted]
> Subject: PLP development.
>
> CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click
>
>
>
> Dear Councillor Roberts.
> I have been copied into David Proctor's email where he states he's looking at coordinating diaries presumably to arrange a meeting with the residents.
> Can you please inform him that after contacting the steering group , which is representative of all affected

residents, that we have no intention of attending a meeting at the council offices if that is his intention.
> The residents will only be satisfied if he walks around the affected areas and witnesses first hand the full impact and reality on people's houses that this decision has caused. After this we are more than willing to sit and meet at a suitable venue. Garrett Hall School or Holly Family School has been suggested.
> Withington regards
> [redacted]
> On behalf of the Astley and Mosely common group against the warehouses.
> Sent from my iPhone
>>> <<
>
[https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.wigan.gov.uk%2Fpub%2Femailsignature%2Ffooter.png&data=05%7C02%7CChristine.Roberts%40wigan.gov.uk%7C6d84adc25c804928c5b008ddf746499b%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C638938603457336893%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=IQ56WNhjFapqQqxEbQGwXedc2LTs%2BwJbjNE5TvjH5PY%3D&reserved=0]
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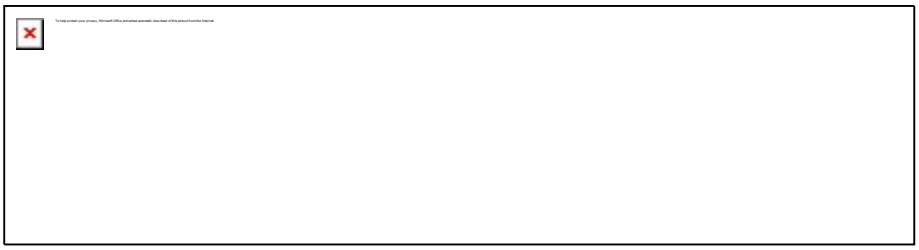

[redacted]

From: Proctor, David
Sent: 08 October 2025 11:04
To: Harding, John CLLR; [redacted] (Planning)
Cc: Kenny, Paul, CLLR
Subject: RE: Query about planning approval

Morning,

I understand that several (if not all) members of the Committee have been approached with similar questions. There is a standard form of words for responding to queries on this topic, which the Leader asked for and has OK'd. It is:

Planning Committee considered this application in June 2024 (reference A/23/96226/MAJOR), and the planning permission was issued on 14th August 2024 once the required Section 106 agreement had been signed. There would have been a six-week window from 14th August within which any legal challenge to the planning permission had to be made – no such challenge was received and so the permission stands.

In consulting on the application the Council wrote directly to 99 residential properties in the vicinity of the site and placed site notices in the locality. All comments received were taken into account and the issues raised were reported to Committee.

The permission includes screen landscaping to be planted on bunds between the new buildings and the existing areas of housing. This should start to be planted from November onwards and will begin to soften the appearance of the development as it includes semi-mature trees, though it is recognised that the planting will take a period of time to fully mature.

We do recognise that developments under construction cause disruption for communities, and our teams have been proactively monitoring the site to ensure that the plans and the relevant planning conditions are being complied with. This has included taking measurements of the buildings and the bunds (which are partially constructed at present), and no issues have been found. If residents believe that any requirements are not being complied with, they can report this via our website and our team will investigate.

Officers met with representatives of a residents' group on 2nd October. The meeting covered a wide range of issues, and the group have agreed to submit a list of further questions which will be responded to.

Trust this assists.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Harding, John CLLR
Sent: 08 October 2025 10:20
To: Proctor, David ; [redacted] (Planning)
Cc: Kenny, Paul, CLLR
Subject: FW: Query about planning approval
Importance: High

David/[redacted]
Please see email thread below. Can you consider a suitable response for Chair and myself to use for this resident and potentially for further such enquiries?
Thanks.
John

Cllr. John Harding
Atherton South & Lilford ward
Tel:- 07917553527

From: Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>
Sent: 08 October 2025 09:58
To: Harding, John CLLR <J.Harding@wigan.gov.uk>
Subject: Re: Query about planning approval

Yes back Saturday - I received this too but have not yet replied - let's pursue a standard response - I'm sure [redacted]/David could supply a suitable response.

Cllr Paul Kenny

Sent from Outlook for iOS

From: Harding, John CLLR <J.Harding@wigan.gov.uk>
Sent: Wednesday, October 8, 2025 10:43:28 AM
To: Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>
Subject: FW: Query about planning approval

Hi Paul.
Hope you had a good holiday. I have just been trawling through the couple of hundred emails I received whilst away. Could you please see the email I received from [redacted] below. My initial reaction is not to respond at all but perhaps that would only fuel resentment from him and potentially others.
Perhaps we could discuss a suitable short reply should similar emails be received: e.g.

"Thank you for your email. The decision made by the Planning Committee was based on the content of the Officers report and presentation, verbal submissions by attendees at the meeting, and

consideration of representations made by members of the public. The matter of whether the application would be approved today is a hypothetical one and, as with all applications, would be considered based on the above criteria".

If we did finalize a form of words, I suggest we run it by [redacted] and perhaps David Proctor for comment/thoughts before responding to the resident(s).

I would welcome your thoughts, Paul.

Thanks.
John

Cllr. John Harding
Atherton South & Lilford ward
Tel:- 07917553527

From: [redacted]
Sent: 25 September 2025 17:16
To: Harding, John CLLR <J.Harding@wigan.gov.uk>
Subject: Query about planning approval

You don't often get email from [redacted]. Learn why this is important

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Dear Cllr Harding,

I am writing as a resident regarding planning application A/23/96226/MAJOR (Astley Business Park).

As a member of the Planning Committee, you supported the approval of this development. Could you please explain what led you to support it at the time?

Now that construction is well underway and the true scale and impact of the warehouses can be seen in the community, would you still approve the scheme today?

I would be grateful for your response. As a resident, I am keen to understand how this decision was reached and whether councillors believe it still represents the right balance for the local area.

Yours sincerely,

[redacted]



>><<

[redacted]

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 13 October 2025 16:40
To: Proctor, David
Cc: Thatcher, Aidan; Mckenzie-Folan, Alison; Michael WHEELER; [redacted]; Eastoe, Jess CLLR; Roberts, Christine CLLR
Subject: Re: Questions from Astley Action Group
Attachments: Video.mov

Categories: Read/Respond/Action

You don't often get email from astleyactiongroup@gmail.com. Learn why this is important

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David,

It's disappointing to hear that while others cc'd into the email did receive it, that both yourself and Aidan did not.

We appreciate that you want to take the time to review the questions, but we hope you will prioritise our concerns given the daily impact the warehouses are having on our community and will respond well in advance of the deadline you have added.

Please let us know suitable dates for a meeting at the construction site.

In addition, we note you have updated the CEMP for the construction site, including 'loud radios not to be played', and yet they are still not following them. Please find attached video which shows radios being played by the builders this afternoon, which breaches the latest measures you have put in place.

Thanks,
Astley Warehouse Action Group

> On 13 Oct 2025, at 15:08, Proctor, David wrote:
>
> Hello,
> Thank you for the email. I am afraid that neither Aidan nor I received the first one sent, so today is the first opportunity we have had to consider the points.
> In relation to a site visit on the 15th, I am sorry but diaries do not permit this, and we would like to consider the questions in the first instance as we indicated at the meeting.
> We will provide the response no later than Friday 24th October.
> Thank you again for getting in touch.
> Regards
> David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859
d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Astley Action Group
Sent: 13 October 2025 10:03
To: Thatcher, Aidan ; Proctor, David
Cc: Mckenzie-Folan, Alison ; Michael WHEELER ; [redacted]
Eastoe, Jess CLLR ; Roberts, Christine CLLR ; j.fish@wigan.gov.uk
Subject: Re: Questions from Astley Action Group

You don't often get email from astleyactiongroup@gmail.com. Learn why this is important

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

Aidan and David,
Last week (7th October) we sent over the below email with a list of questions, a proposal to meet at the construction site on Wednesday this week and a request that you let us know that you have received the email.
We haven't had a response as yet, so we're checking that the email has been received and is being looked at?
Thanks,
Astley Warehouse Action Group

> On 7 Oct 2025, at 21:22, Astley Action Group <astleyactiongroup@gmail.com> wrote:
>
> Aidan and David,
>
> Thanks for the meeting with us on Thursday.
>
> As requested, please find attached outstanding questions from the Astley Action Group.
>
> There's a request, amongst the list of questions, for you both to meet a selected group at the development on Wednesday 15th October.
>
> Please acknowledge receipt of this email and let us know a timeframe in which you will seek to answer the questions.
>
> Thanks,
> Astley Action Group

>><<



[redacted]

From: Thatcher, Aidan
Sent: 02 October 2025 17:16
To: Proctor, David
Subject: Re: Stop Notice, Astley Business Park

Categories: For info

Yes, that's what I was thinking.

Cheers- Aidan

From: Proctor, David
Sent: Thursday, October 2, 2025 5:04:20 PM
To: Thatcher, Aidan
Subject: RE: Stop Notice, Astley Business Park
I'm inclined to just go back and say there is nothing further we can add on this – is that OK?
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart
Sent: 02 October 2025 10:09
To: Proctor, David ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park
David.
Thank you for your reply regarding the concerns raised about the Astley Business Park development. While I note your comments, I must respectfully disagree with the conclusion that there are no grounds to consider serving a stop notice.
Firstly, although you state there is "no evidence whatsoever of a breach," local residents and committee members have raised legitimate concerns that the development is not in keeping with the approved plans, particularly in relation to its scale, massing, and impact on adjacent residential properties. The visual and environmental harm caused by the works as they currently stand is significant, and there remains reasonable doubt as to whether the development is proceeding in accordance with the spirit and detail of the approval. Where doubt exists, the Council does have the power and indeed the duty to intervene in order to prevent potential irreversible harm.
Secondly, you highlight that members were provided with drawings and cross-sections during the presentation, yet it is clear from subsequent feedback that the extent of the impact was not fully

appreciated. The fact that no site visit was requested does not mean members fully understood the implications, but rather that the information presented at committee did not sufficiently illustrate the development's relationship with surrounding housing and the local environment. If members had been misinformed or inadvertently misled—even unintentionally—that constitutes grounds for reconsideration.
Thirdly, the planning system is designed to balance development with the protection of existing communities. Given the strength of local opposition and the concerns regarding potential non-compliance, it would be premature to allow construction to continue unchecked. A stop notice would not be punitive but precautionary, ensuring that the development can be reviewed in detail before further potentially damaging works proceed.
In light of the above, I urge the Council to reconsider its position and issue a stop notice on the Astley Business Park development until the situation is clarified. This would help restore confidence in the planning process and demonstrate that the Council is acting in the best interests of both residents and proper planning procedure.
Regards
Councillor Gerrard
Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Wednesday, October 1, 2025 5:43:42 PM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park
Councillor Gerrard,
Thank you for your email. As I said in my earlier response, there is no evidence whatsoever of a breach, whether in relation to conformity with the approved plans or otherwise, and so the Council has no basis in the legislation to consider serving a stop notice.
In relation to whether Committee members were misled or did not fully understand what was being proposed, the officer's presentation clearly showed the relationship between the development and adjacent houses, with scaled cross sections being shown relating to Tanhouse Avenue and Norton Nook. Members do of course also have access to the full online planning file including all drawings and assessments. If Members had felt that it was not possible to understand the development from the available information then I would have expected there to be a vote for a site visit – as you know this did not happen.
I hope this is of assistance.
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
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 10:17
To: Proctor, David <D.Proctor@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.
I don't believe the development is being g carried out in accordance with the application, im also angered that a full section of housing wasn't even present on the slides from the meeting.
I don't believe all councillors on the committee had all the full and accurate details on the day as is evident with the missing houses.
The scale is disproportionate to the slides we were presented with and I feel we was misled even though I voted against it.
I understand you are reluctant to issue a stop notice against a company like peel, however no matter what the scale of the application be it a garden fence or a building development, a stop notice should be issued if we believe the application isn't being adhered too.
This would also give an opportunity for the developers to adjust their plans and add features such as a living wall on the side of the warehouses if needed.
I urge you to reconsider and take some positive action for the council rather than being passive and allow this monstrosity to continue in its current form.
Regards
Cllr Gerrard
Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Tuesday, September 30, 2025 10:02:53 AM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park

Councillor Gerrard,
Thank you for your email.
A stop notice is a tool that the Council has to prevent development from continuing, where there is evidence of a breach of planning control that is causing severe harm. In this instance, while we understand the concerns being expressed, there is no evidence of any breach and so the Council has no basis to serve a stop notice.
Our team have visited the site on numerous occasions to carry out proactive monitoring, and we are content that the bunds (and the rest of the development) are being constructed in line with the planning permission. As you know the development is still under construction, and so there is further work for the developer to do to install fencing and the landscape planting.
I've attached a copy of the Council's planning enforcement policy as background. I trust this assists.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 09:38
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park
Importance: High

Good Morning
Your urgent attention to this matter would be most welcome.
It's no time to dither or delay.
Regards
Cllr Gerrard
Sent from Outlook for Android

From: Gerrard, CLLR Stuart
Sent: Monday, September 29, 2025 5:06:12 PM
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: Stop Notice, Astley Business Park

Good Afternoon
Considering the negative coverage of the building activity at Astley Business Park and as a member of the planning committee, I would like a stop notice to be issued immediately so that all concerns that residents, councillors, MP and Mayor are raising are fully investigated, the main ones being the bunds not being installed as per the planning applications and that I believe that the committee was misled in regards to the size and scale of the development is much larger than what was perceived at the application meeting. This emphasises the importance of site visits on sites such as this given the scale and proximity to residents.
Please take this email a formal request that a stop notice is served immediately under TCPA1990 s.171e and if possible, an enforcement notice be brought back before the committee.
Regards
Councillor Gerrard
>><<

[redacted]

From: [redacted]
Sent: 12 September 2025 16:10
To: Proctor, David
Subject: RE: Tyldesley warehouses

Categories: For info

Looks good to me, thanks!

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: Proctor, David
Sent: 12 September 2025 16:09
To: [redacted]
Subject: RE: Tyldesley warehouses

Sorry [redacted], I'd missed this. A couple of tweaks below, trust these are OK.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 12 September 2025 15:12

To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Tyldesley warehouses

Sorry to chase David, just making sure you saw this one too…

Thanks!

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 12 September 2025 08:58
To: [redacted]>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Subject: RE: Tyldesley warehouses

Thanks [redacted].

@Proctor, David would you be happy for the below to be sent to the Journal? We'll also remind them of Aidan's previous comment, rather than providing a new one.

- *We are proactively monitoring the development and the conditions on site, and are liaising with the developer about the timing of the screen landscaping measures.*
- *These measures will significantly mitigate the impact on residents. Although the approved landscaping scheme will naturally take years to fully mature, a level of screening will be achieved immediately and will be enhanced year-on-year. The developer has confirmed that planting will commence within the next planting season, which begins in November.*
- *All elected members receive a weekly list of planning applications from across the borough, allowing them to check for applications that may impact their ward – whether from within their own ward itself, or in neighbouring wards. This list is also available online along with other planning application information.*
- *Members are not notified of an application in their ward going to planning committee as a matter of course. However, all residents who had commented were notified and the committee date was indicated on the website.*
- *Letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal.*

- *The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *The need for a site visit is a matter for the members of the planning committee, who can defer an application if they consider a site visit is necessary.*
- *The Section 106 money was based on the applicant's need to provide a 10% biodiversity net gain (a requirement of Places for Everyone, a part of the Council's Development Plan at the time of determination). This funding is specifically for the improvement of habitats, and was not available to be used for any other purpose. A site in the locality was identified as being suitable for providing the required biodiversity habitat units. No suitable sites within the Astley ward were identified.*
- *All the potential implications and risks of the development were fully considered. The planning officer's report to elected members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.*
- *We take all residents' concerns seriously and have carried out site visits to check compliance, and met with the site manager to discuss concerns.*

Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 11 September 2025 14:06
To: [redacted]
Cc: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Subject: FW: Tyldesley warehouses

Hi [redacted]

Please see notes in blue below. I could add more detail if necessary so let me know if you need anything else.

Regards

[redacted]

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [redacted]
Mobile: [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 11 September 2025 07:12
To: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Subject: Re: Tyldesley warehouses

Hi [redacted]

That should be fine, thank you 🙂

Sent from Outlook for iOS

From: [redacted]
Sent: Wednesday, September 10, 2025 7:47:53 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Subject: RE: Tyldesley warehouses

Yes of course David.

[redacted]Would it be okay to get back to you on this tomorrow afternoon? I have a few things booked in tomorrow morning (including a visit to this site) but if there are any problems with that timeline please let me know.

Regards,

[redacted]

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [redacted]
Mobile: [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 10 September 2025 17:09
To: [redacted]
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
Subject: RE: Tyldesley warehouses

Hi [redacted] would you be able to help with the detail points in [redacted] email below please? The overall shape of the response looks fine to me.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 10 September 2025 14:05
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]

Hi David,

As I believe you're aware, we've received an enquiry from the Leigh Journal following complaints from elected members about the Chaddock Lane warehouse (see email below).

Based on the recent presentation to residents and information already provided to members, I've been drafting some bullet points in response to the questions raised. Please could you take a look at the below and let me know your thoughts? There are also a couple of points for clarification highlighted in red if you're able to assist with those please.

Tree planting plans will not block the warehouses, could damage properties, and will take years to make any difference. The bunds are not reaching the required 3m, and residents themselves are having to measure them.

- We are proactively monitoring the development and the conditions on site, and are liaising with the developer about the timing and efficacy of the screen landscaping measures.
- These measures will significantly mitigate the impact on residents. Although the approved landscaping scheme will naturally take years to fully mature, a level of

screening will be achieved immediately and will be enhanced year-on-year. The developer has confirmed that planting will commence within the next planting season which begins in November.

Councillors were kept in the dark – the application was logged in November 2023 under Tyldesley, not Astley, and we were not informed about the June 2024 planning meeting. Had we known, we'd have attended in person.

- All elected members receive a weekly list of planning applications from across the borough, allowing them to check for applications that may impact their ward – whether from within their own ward itself, or in neighbouring wards. This list is also available online along with other planning application information.
- Members are not notified of an application in their ward going to planning committee as a matter of course. However, all residents who had commented were notified and the committee date was indicated on the website. This information is provided 5 working days in advance of a meeting. (can you confirm this please? Might be good to include!)
- Letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal.
- The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.

Lack of consistency in the planning regulations - residents often get their extension rejected at planning for reasons ignored within this application - air quality, reduction of light, impact on neighbours. The planning committee never visited the area to see the true scale of the development.

- The need for a site visit is a matter for the members of the planning committee, who can defer an application if they consider a site visit is necessary.

Section 106 Money: £200,000 has been allocated to Bedford Colliery, but why is Astley – directly impacted – seeing no benefit?

- The Section 106 money was based on the applicant's need to provide a 10% biodiversity net gain (a requirement of the Places for Everyone, a part of the Council's Development Plan at the time of determination). The costs were calculated by the council's Greenheart team and a site in the locality was identified as being suitable for providing the required Biodiversity Habitat Units. No suitable sites within the Astley ward were identified. (not sure on these acronyms – excuse my ignorance! Can you clarify please?)

The planning report's claim that 60ft units are "not detrimental" to residents is indefensible - and offensive.

Subjective opinion. Suggest we ignore. Agree

Noise, dust, air quality, 24/7 operations and risks to children have not been properly considered - damages to houses are now ignored by the council and PLP, without support to the residents.

- All the potential implications and risks of the development were fully considered. The planning officer's report to elected members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.
- We take all residents' concerns seriously and have acted to confirm and ensure ongoing compliance.

(How have we acted? Can we say anything else about supporting residents? – carried out site visits to check compliance, met with the site manager to discuss concerns,

Many thanks,

[redacted]
Public Relations team, Wigan Council



>>Corporate Logo<<

From: [redacted]
Sent: 10 September 2025 10:34
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehouses

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Hi guys,

I've had an email from Cllr Eastoe regarding the warehouse development in Tyldesley. She said she's attended community meetings with other councillors and is unhappy about aspects of the planning application.

It's quite long so I'll copy over their concerns, to see if the council wanted to address any of these specifically or add any further comments about the development?

At meetings with council officers and through residents' concerns, councillors have challenged the way this application has been handled. Key issues include:

Tree planting plans will not block the warehouses, could damage properties, and will take years to make any difference. The bunds are not reaching the required 3m, and residents themselves are having to measure them.

Councillors were kept in the dark – the application was logged in November 2023 under Tyldesley, not Astley, and we were not informed about the June 2024 planning meeting. Had we known, we'd have attended in person.

Lack of consistency in the planning regulations - residents often get their extension rejected at planning for reasons ignored within this application - air quality, reduction of light, impact on neighbours. The planning committee never visited the area to see the true scale of the development.

Section 106 Money: £200,000 has been allocated to Bedford Colliery, but why is Astley – directly impacted – seeing no benefit?

The planning report's claim that 60ft units are "not detrimental" to residents is indefensible - and offensive.

Noise, dust, air quality, 24/7 operations and risks to children have not been properly considered - damages to houses are now ignored by the council and PLP, without support to the residents.

Thanks,

[redacted]

_____

Newsquest Media Group

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[redacted]

From: [redacted] (Planning)
Sent: 16 September 2025 09:47
To: [redacted]
Cc: [redacted]; Proctor, David
Subject: RE: Warehouses- Letter
Attachments: MP Response MEM005772-2 - M Wheeler MP.docx

Categories: For info

Morning [redacted], [redacted]

This is a copy of a letter that has been sent to the MP by planning also fyi.

Regards,

[redacted]

[redacted] Development Management & Building Control
Place Directorate
Wigan Council

From: [redacted]
Sent: 16 September 2025 09:42
To: [redacted] (Planning)
Cc: [redacted]
Subject: Warehouses- Letter

Hello,

[redacted] has just asked me to share the latest of what we've sent to the press, in case it helps with the letter to the steering group:

Response:
Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

Ends

For context:

- This land has been allocated as employment land since 2006.
- The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.
- The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.

- The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.
- Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.
- The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.

Would you mind sharing the letter with us please, as we'd expect it to be shared with the media?

Thanks

[redacted]

>><<



Michael Wheeler MP
Suit 10 Moorfield House
2a Moorside Road
Swinton
M27 0EW

Our reference: DP/MEM005772-2
Please ask for: David Proctor
Extension: 89126
Direct line: 01942 489126

Date: 7 August 2025

Dear Michael,

Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.

I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.

In direct response to your request, I have attached the following approved documents for reference:

- The site layout plan, showing the location of all approved units.
- The elevational drawing for Unit 1.
- The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.

While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.

In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the

approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:

Search and comment on planning applications

Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.

I hope this response provides clarity and reassurance to both you and your constituents that the Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.

Yours sincerely,



David Proctor
Assistant Director, Planning and Regeneration

[redacted]

From: Roberts, Christine CLLR
Sent: 24 September 2025 14:53
To: Proctor, David
Subject: RE: Wigan Local Plan

Categories: For info

Thank you

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David
Sent: 24 September 2025 14:52
To: Roberts, Christine CLLR
Subject: RE: Wigan Local Plan

They all make up the "local plan" – from a decision making point of view they all have the same status as part of the "development plan" as defined in the legislation, and there are relevant policies in each of them.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 14:40
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Wigan Local Plan

Thanks David. Which is the Local PlAN?

Best wishes
Christine Roberts

Councillor for Astley
07931 308348

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 23 September 2025 16:46
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]
Subject: RE: Wigan Local Plan

Councillor Roberts,

The Planning Committee report went into a lot of detail on which Local Plan policies were relevant and how the development was assessed in relation to them.

The Committee report is here:
https://democracy.wigan.gov.uk/documents/g5625/Public%20reports%20pack%2011th-Jun-2024%2014.00%20Planning%20Committee.pdf?T=10&a=1

And it references policies from various documents that make up the "development plan" (local plan):

The Core Strategy https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf
The remaining policies from the 2006 Unitary Development Plan
https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Latest-Remaining-Policies-UDP-April-2006.pdf
Places for Everyone https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf

Trust this assists
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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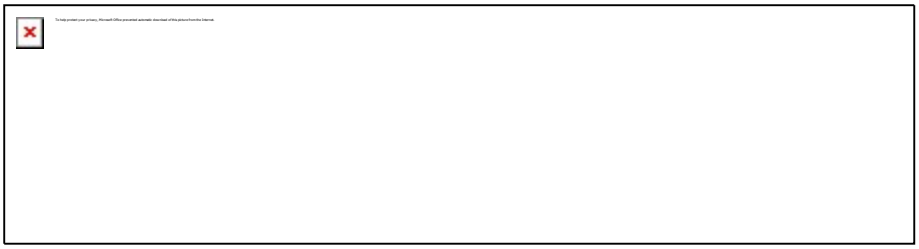
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 23 September 2025 16:20
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; [redacted]
Subject: Wigan Local Plan

Hi David
Could you send me a copy of the Wigan local plan please?
I need to check if the Planning application for Chaddock Lane Warehouses was consistent with the local plan. Could anyone help me with this please?

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted]
Sent: 28 August 2025 16:00
To: [redacted] (Planning)
Cc: [redacted]; Proctor, David
Subject: RE: Withington Drive, Astley- Warehouses

Categories: Dealt with, Read/Respond/Action

Hello,

Assuming this is the same site, please find first draft of a statement below:

XXX, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.
"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.
"Details re consultation…
"We will continue to monitor the site throughout construction."

Ends

Thanks,

[redacted]

From: [redacted]
Sent: 28 August 2025 14:22
To: [redacted] (Planning)
Cc: [redacted] ; Proctor, David
Subject: RE: Withington Drive, Astley- Warehouses

This is the address- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

Assuming it's the same ones?

Thanks

[redacted]

From: [redacted]
Sent: 28 August 2025 14:18
To: [redacted] (Planning) [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Thanks [redacted]- I've had a contact from BBC North West- attached.

Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?

Is there any additional info about any consultation that was carried out please?

Thanks,

[redacted]

[redacted]

From: [redacted] (Planning) [redacted]
Sent: 28 August 2025 13:27
To: [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Afternoon [redacted]

If it's the same development I believe it is, Planning and Regeneration have received correspondence from elected Members on the matter.

The below is the body of text taken form one of those responses – given it was personal to a constituent please do not share or pass on the below. If any queries do come up, we'll be happy to engage with a response, but hopefully the below gives you a bit of context at this stage:

> *Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.*
>
> *I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.*
>
> *Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.*
>
> *In direct response to your request, I have attached the following approved documents for reference:*

- *The site layout plan, showing the location of all approved units.*
- *The elevational drawing for Unit 1.*
- *The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.*

While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.

In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:

Search and comment on planning applications

Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.

I hope this response provides clarity and reassurance to both you and your constituents that the Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.

Hope this helps, regards,

[redacted]

[redacted] Development Management & Building Control
Place Directorate
Wigan Council

From: [redacted]
Sent: 28 August 2025 13:05
To: [redacted] (Planning) [redacted]
Subject: Withington Drive, Astley- Warehouses

Hi [redacted]

We've been tagged into a facebook post about warehouses on Withington Drive- it's getting a lot of engagement so I'm expecting an enquiry on it.

The general jist is that people feel they are bigger and closer than on the plans, and they were not consulted.

Is there any background to this one please?

Thanks

[redacted]

[redacted]

From: Proctor, David
Sent: 17 September 2025 13:46
To: Thatcher, Aidan
Subject: Warehouse slides
Attachments: Astley warehouses Sep 25.pptx; Astley warehouses Sep 25.pdf

This is what I put up on screen this morning. The Cllrs have the pdf version.

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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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

Places Directorate: Economy, Waste and Infrastructure
Environmental Health
Internal Memorandum

To:	**Development Management**	**From:**	Environmental Health
FAO:	[redacted]		
Ref:	**A/23/96226/RM Revised**	**Ref:**	EH/DSM/919762
		Date:	24/06/2024

Development at: Land At Astley Park Way Worsley

Proposal: 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.

Conclusion

No objections subject to the conditions recommended below:

ISSUE	RECOMMENDATION
Land Contamination	**CONF5(Contamination ground investigation and remedial measures) (Variation of)** **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 demolition but prior to any further development commencing:** **1. An updated ground gas risk assessment (considering on-site pressure grouting works and the subsequent ground gas risk), 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.

Informative 1:
The use of vibro/stone columns may not be suitable above grouted mine workings as they may provide a seepage pathway for ground gas (see Chapter 4.5.5, NHBC Standards). If the use of vibro/stone columns is proposed above grouted mine workings, this will need to be fully considered and detailed within the assessment and Gas Protection Design Report.
Informative 2:
All site users should be made aware of any remedial measures incorporated within the development in order to break the pathway between any residual contaminants, including any ground gas, and the importance thereof. Remedial measures may include, but not limited to, clean capping layers to gardens, gas protection measures and water supply barrier pipe. As with all remedial measures, the integrity should be maintained and appropriate precautions taken should any future developments be undertaken at the site, i.e. extensions, conservatories, garages, landscaping and utilities etc., including the appropriate handling and disposal of any contaminated arisings generated by excavations. All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.
Informative 3:
For gas protection measures, the detailed design and specification of the protection measures should also be recorded in a design report (this can be appended to the remediation strategy), with the gas protection design, product specifications and verification plan being clearly defined and justified, as detailed within BS 8485:2015+A1:2019 and CIRIA C735.
Informative 4:
Wigan Council has adopted the latest version of the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Guidance 'Verification requirements for cover systems' (version 4.1, June 2021), which will need to be considered as part of any remediation strategy.
Informative 5:
It is advised that the environmental consultant and landscape architect work together and adopt a holistic approach to a clean cover system (if required) and landscape design in accordance with the Council's Landscape Design SPD.
Informative 6:
Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. (NPPF 2021, s.183-184 and Annex 2).
Informative 7:
A Remediation Strategy needs to consider the impacts of climate change, which has the potential to change the risk profile for Conceptual Site Models (CSM) and associated contaminant linkages. The impact of climate change on a CSM is site-specific. The National Planning Policy Framework (NPPF), Chapter 14, s.158 'Planning for climate change' states "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures…" The Environment Agency's Land Contamination Risk Management (LCRM) guidance in the 'Before you start', 'Sustainability' section, supports a sustainable approach to land contamination risk management. It promotes the industry-led Sustainable Remediation Forum UK

	(SuRF-UK), which has produced a framework for assessing the sustainability of soil and groundwater remediation. The framework also helps to factor in climate change impacts, including extreme weather events to ensure site works and any long-term remediation is sustainably robust. Framework Document (claire.co.uk)
Other Issues	
Complaints	

Places Directorate: Economy, Waste and Infrastructure
Memorandum

To: Development Management	**From:**	[redacted]
		Traffic Group
	Phone/Ext:	
Ref: [redacted]		
	Date:	16th January 2024

Application No: A/23/96226/MAJOR
Proposal: 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
Location: Land At Astley Park Way Worsley
Grid Reference: E 370899 N 401108

Trip generation and forecasting: The application relates to the proposed development for a B2 / B8 land use development comprising a Gross Floor Area [GFA] of circa 32,825sqm across a number of units, situated at Astley Park Way off Chaddock Lane.

The trip rates have been previously agreed and are acceptable.

It should be noted that growth factors and the following committed developments were used in this TA. The committed developments are:

- A/17/84108/OUTMAJ - Land North Of Garrett Lane, East Of Garrett Hall, West Of Mosley Common Road, And South Of The Guided Busway Tyldesley.
- A/17/83702/OUTMES - Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester M29 8PR.
- A/17/84560/OUTMAJ - Land East Of Leigh Road South/West Of Bee Fold Lane.
- A/20/88849/MAJOR - North Leigh Park Nel Pan Lane Leigh.

Local junctions / network impact: The following modelling concerns have been identified:

- In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route.
- The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled.
- The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

Public transport and sustainable travel: The proposed development site is in a reasonably accessible location and is well located to make use of the existing public transport links and pedestrian / cycle routes.

Road safety: The causes of road traffic accidents are random and multifunctional, with each accident having several different reasons and trying to spot one overall contributing factor may not be possible. It is for this reason that Greater Manchester Police (GMP) will normally attend and record accidents that occur on the borough's highway network, where the accident results in an injury to persons. As a part of this process, they will record the details of the accident; and undertake an accident investigation to try and determine the contributory factors that may have caused the accident. The Council will analyse this data over a 5 year period to see if any trends can be identified. It should be noted that 'damage' only incidents will not appear on the accident database.

Details of damage only accidents are held by insurance companies and because of data protection, the Council cannot access this information. Without a detailed accident investigation being undertaken, any information given to the Council cannot be verified and must be regarded as hearsay.

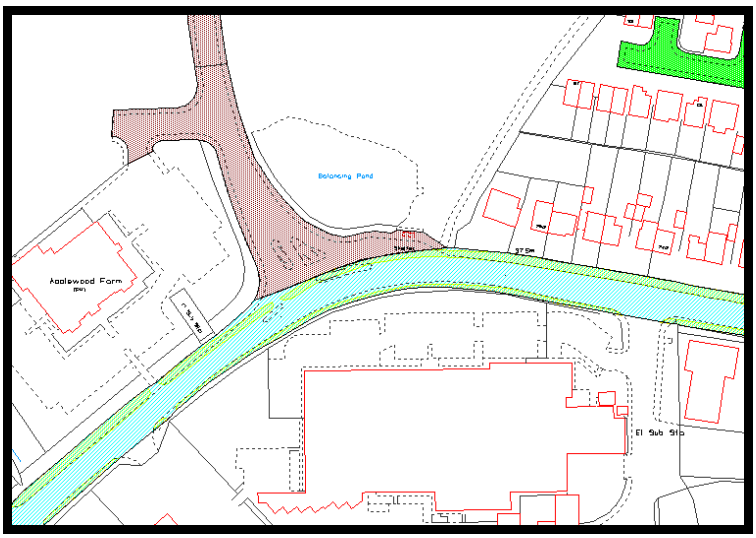
The Police database was checked for the A572 Chaddock Lane, which included its junctions with Coach Road and the A580 East Lancashire Road. During the last five-year period for which data was available, fourteen accidents were recorded. All accidents were attributed to road user behaviour and two accidents involved vulnerable road users.

The following conclusions can be made regarding the accident data:

- An average of 2.8 accident a year have been made per year in the study area.
- No accidents have occurred at the site access.
- No accident cluster have been identified.
- No accident trends have been identified.

Public rights of way: The PRoW Officer should be consulted.

Adoption record: The drawing below shows the extent of the adopted highway, which is depicted in blue/green:



It should be noted that the existing access is still subject to the certification process for adoption.

Visibility: The proposal uses an existing access and the visibility splays comply with Manual for Streets.

Servicing: Based on Drawing No: 21714-HYD-XX-XX-DR-TP-1003, a large articulated vehicle can enter and leave the site in forward gear.

Layout: The site highways layout is acceptable.

Parking: The basic car park layouts will allow for the free flow of traffic and a vehicle can enter and leave a bay in one manoeuvre. However, there are no pedestrian facilities and there should be a footpath at the rear of the parking bays that connects into building entrances.

Cycle parking facilities will require a roof.

The applicant as offered no evidence that the proposed level of parking provision is suitable for the development site. The site should be self-sufficient in parking terms and not lead to inappropriate parking on the proposed highway network. This would raise concerns for highway safety and congestion.

Proposed mitigation measures: It is recommended that a contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane is requested. TfGM anticipate that this would cost in the region of £15k. This would help to futureproof the development by mitigating any increased delay because of the increased traffic flows and changes in traffic patterns. Also, this would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Conclusion on highways matters: No objections in principle, but the modelling concerns are addressed.

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

19 February 2024

Dear [redacted]

Astley Business Park

I have been asked by our client, PLP, to provide some market advice regarding eaves heights for new build industrial units.

By way of background I am a Partner in Gerald Eve's Manchester Office where I head up the Industrial Agency Dept. I have worked in the Industrial agency sector throughout the North West for over 25 years during which time I have advised clients on numerous market facing industrial development schemes from 2 to 200 acres.

I have been assisting PLP with their development plans for Astley Business Park for a number of years and have been asked to provide some market evidence of occupational eaves heights requirements and expectations in new build developments in order to attract occupiers to similar industrial developments. Such marketing evidence ultimately underpins the proposed building heights for which planning consent is sought.

For marketing purposes, a critical factor for occupiers is the internal useable height of the unit (eaves height to underside of haunch), I appreciate the ridge height is a factor for planning purposes but in order to compare like with like I have focussed on the eaves height to underside of haunch. I assume the external ridge heights for the units shown will be comparable to the ridge heights of the proposed units at Astley Business Park.

Set out below are the eaves height (to underside of haunch) for the proposed units at Astley Business Park:

Astley Business Park	Size of unit (sq ft)	Eaves height to underside of haunch
Unit 1	145,548	15m
Unit 2	140,513	15m
Unit 3	35,092	10m
Unit 4	34,979	10m

In order to compare the proposed units at Astley Business Park to the current market and occupational requirements I have set out below eaves heights for a number of new build schemes that are either on site or have recently completed:

Available Speculatively Developed Units 100,000 to 200,000 sq ft:

Address	Size of unit (sq ft)	Eaves height (to underside of haunch)
Viking Park, Widnes, WA8 0PB	200,000	15m
Aviator 200, West Road, Ellesmere Port, CH65 1BL	198,868	15m
T150, Ashburton Point, Trafford Park, M17 1SN	148,240	15m
Skylink, Stanley Green Business Par, Cheadle, SK8 6PT	147,367	15m
Atlantic Park, Dunnings Bridge Road, Liverpool, L33 7RN	134,375	15m
Link 114, Link Logistics Park, North Road, Ellesmere Port, CH64 1BA	114,692	15m

I have also considered the proposed smaller units, tabled below are a number of recently developed speculative schemes with similar size units and their eaves heights to underside of haunch:

Available Speculatively Developed Units 30,000 to 50,000 sq ft:

Address	Size of unit (sq ft)	Eaves height to underside of haunch
1A, 401 Avro Way World Freight Terminal, Manchester, M90 5XR	36,167	10m
ARK 39, Trafford Park Road, Trafford Park, M17 1HJ	39,275	10m
Unit 2, Cobalt 2, Foxdenton Lane, Oldham Broadway, M24 1NN	43,395	10m
Imperial 47, Kingsway BP, Rochdale, OL16 4NZ	47,025	10m
Bolton 45, Panattoni Park, Great Bank Road, Bolton, BL5 3XN	46,940	12m
Q37, George Richards Way, Altrincham, WA14 5GL	37,119	10m

The above demonstrates that the following eaves heights to underside of haunch are required to meet occupational requirements and attract occupiers to and associated employment to new units:

- 15m internal eaves height to underside of haunch for units of 100,000 to 200,000 sq ft
- 10m internal eaves height to underside of haunch for units of 30,000 to 50,000 sq ft

If units are not built to these eaves heights they run the risk of being discounted by some occupiers due to lack of height, which in turn will lead to the loss of additional employment and inward investment in the borough.

The proposed eaves heights for the units are in line with the current market and will be extremely attractive to occupiers. Indeed, we understand from PLP that interest has already been expressed from a number of local employers, which is testament to the suitability and attractiveness of the proposed development.

I hope the above is of interest and please feel free to contact me should you require any additional information.

Yours sincerely

[redacted]

knightwebb

Proposed Construction Works, Astley Business Park – Site Rules

A Vehicular access to the site to be from Astley Park Way, off Chaddock Lane. Suitable directional signs to used to direct vehicles to the site entrance.

B Heras fencing with netting or timber hoarding to be utilised at the site entrance to form a secure and presentable site entrance and prevent unauthorised access onto the site.

C Temporary site fencing to be utilised to maintain public rights of way and prevent unauthorised access.

D Contractor to engage with local councillors before works commence and carry out a letter drop to all affected residents confirming contact details in the case of complaint. The contractor is to nominate a site manager with contact details for residents to contact should issues arise.

E Wheel washing facilities to be utilised during earthworks operations to minimise mud on road from vehicles exiting the site.

F A road sweeper is to be utilised on Astley Park Way and Chaddock Lane during the earthworks operation.

G The contractors site compound is to be situated at the southern end of the site immediately off Astley Park Way. Security lights to be positioned to avoid light spill to adjacent residential properties.

H The site will be registered with the Considerate Constructors Scheme and commit to achieving a rating of 'Excellent'.

I Vehicles entering the site to be managed to avoid vehicles blocking Astley Park Way.

J The contractor is to take all reasonable and practicable measures to prevent nuisance to the adjacent residential properties and school. Measures to include:-

- Use of a bowser to damp down earthworks in dry conditions to minimise dust
- Use of noise insulation to site vehicles where possible
- Limiting noisy site works to 8am to 6pm where practicable.
- Any site lighting or task lighting is to positioned to avoid light spill on to residential areas and only be used during working hours.

K Access to Applewood Farm public house to be maintained 24/7 unless by prior agreement.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Date: 16 February 2024 08:47:08
Attachments: image001.png
WIG-BCA-ELS-XX-DR-L-2266-22-05-S5-Rev P04 - Landscape Concept Proposal (Sheet 1 of 2).pdf
WIG-BCA-ELS-XX-DR-L-2266-22-06-S5-Rev P04 - Landscape Concept Proposal (Sheet 2 of 2).pdf
Importance: High

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

Hi [redacted]

Thanks again for your and [redacted] time yesterday.

I write to respond to the GMEU comments, as follows in red:

- The details of the urban tree planting schedule is provided to ensure that 150 trees are proposed – The submitted landscape plans propose that 319 standard trees are planted across the site. This is over double the 150no. stated in the GMEU response and is hopefully satisfactory to the LPA on this point.

- That at least 56 have the potential to exceed 30cm dbh after 30 years - Please find revised landscape plans 2266-22-05+06 Rev P04 attached. The revised drawings include 56no. Semi mature trees proposed within areas of grassland (individual trees) as opposed to the 26no. semi mature trees previously proposed on Rev P03. The following 'upgrades' in size have been made on Rev P04:
  - 26no. EHS (14-16cm girth) have been upgraded to be of Semi mature standard (20-25cm)
  - 4no. EHS (extra heavy standard) 18-20cm girth have been upgraded to be of Semi mature standard (20-25cm)
  - For the avoidance of doubt these are not additional trees but instead an upgrade to 30no. trees from extra heavy standard to semi mature. As such, the ecologist has confirmed this has no impact on the currently submitted BNG Metric/spreadsheet and/or habitat loss calculations.

- Details on the other neutral grassland proposed to achieve good condition are provided. The other neutral grassland on site is already in 'good' condition. It will be translocated on site. However, in order to maintain it as such the following should be undertaken:
  - The grassland should continue to be consistent with the UK Habs description of other neutral grassland
  - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
  - Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens
  - Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%.
  - Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
  - Ensure Schedule 9 invasive species remain absent from the habitat.
  - There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type

- I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided. This is a matter to be progressed / agreed with WMBC as part of S106 drafting – as a starting point, we will consider with our ecologist what we believe to be an accurate price per unit but we request that WMBC does the same via its own advisors / habitat values charged for other schemes in the Borough.

Please can you confirm receipt and re-consult GMEU as necessary and request their urgent review/response/confirmation that the queries have now been satisfactorily resolved.

Kind regards

wsp

[redacted]

Confidential
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From: [redacted]
Sent: Thursday, February 8, 2024 5:11 PM
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

You may already have seen the comments below as they are online but I just wanted to bring them to your attention.

As you will see further information is required re BNG.

There is now a need for a re-consultation with GMEU, Highways, Transport Policy Team and Salford City Council. In order to manage your client's expectations, its important to point out that all of the above will require a 14 day re-consultation period once the required information is received and as reports for March committee need to be completed by 19th Feb, there is a possibility that this application will not be ready to be presented at that time.

Given the level of objection in the surrounding area, it will be imperative that all outstanding issues are resolved before Officers can bring this before committee.

I am of course not ruling out making the March agenda, but I think its important to be realistic as we go forward.

Regards

[redacted]

From: pa-noreply@wigan.gov.uk <pa-noreply@wigan.gov.uk>
Sent: Wednesday, February 7, 2024 12:49 PM
To: [redacted]
[redacted]/96226/MAJOR

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Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/02/2024 12:49 PM from Mr [redacted] Greater Manchester Ecology Unit (Not Available) on behalf of Greater Manchester Ecology Unit.

Application Summary

Reference:	A/23/96226/MAJOR
Address:	Land At Astley Park Way Worsley
Proposal:	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
Case Officer:	[redacted]

Click for further information

Comments Details

Comments:

Hi [redacted]

Thank you for consulting on the additional information.

1. Great Crested Newts
An unredacted version of the license has been provided. This confirms that Natural England are satisfied that the development is eligible of for district licensing.

Technically no condition is now required as the process is now in the hands of Natural England and their agent for delivery of the new ponds unless the LPA would want mitigation beyond the requirements of DLL. However the developer may decide to change their approach and not enter in to DLL at which point further survey may be required. I therefore recommend a condition along the following lines is applied to any permission.

"The development has the potential to cause harm to great crested newts and entered in to District Level Licensing.

Prior to development confirmation that:

• no changes to this mitigation approach have occurred or;
• if changes have occurred further information on the new mitigation approach to gcn.

should be provided to and agreed in writing by the LPA"

2. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain
Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The defra metric has been provided in excel format as requested.

The baseline value of the site appears fair, I am therefore willing to accept 62.84 biodiversity units (BU) as the baseline.

The post-development value has been calculated at 51.89 BU a loss of 10.95 BU and a shortfall of 17.24 BU to achieve 10% BNG. This includes a significant number of units generated through urban tree planting, 150 trees achieving moderate condition, of which 56 are forecast to achieve medium size after 27 years. It also includes 0.6819 ha of other neutral grassland forecast to achieve good condition. Both are relatively high risk proposals, with a lack of detail (that I could find) on the tree planting schedule or grassland proposals. There is therefore a risk of the loss being higher.

I therefore recommend that prior to determination:

- the details of the urban tree planting schedule is provided to ensure that 150 trees are proposed ;
- that at least 56 have the potential to exceed 30cm dbh after 30 years and;
- details on the other neutral grassland proposed to achieve good condition are provided.

I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided.

[redacted]
Ecologist
GMEU

I

Kind regards

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park
Date: 16 February 2024 15:30:46
Attachments: image001.png
Astley Site Rules.pdf

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[redacted]

Further to the meeting yesterday, please find attached a document that has been prepared setting out a series of commitments and rules/procedures that any appointed building contractor and sub-contractors would need to sign up to as part of the proposed development.

This document should be treated as an addendum to the Initial CEMP submitted at the outset and hopefully provides greater clarity on how the construction phase would be suitably managed to mitigate impacts on residential amenity as far as feasibly possible, however we would be grateful for your review and advice as to whether there are any additional details / details that need embellishing within the document to address resident concerns?

Kind regards

wsp

[redacted]

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From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted] Consultee Comments for Planning Application A/23/96226/MAJOR
Date: 20 February 2024 17:11:27
Attachments: image001.png
Astley BP Planning EH 19 Feb 2024.pdf
4527-014-P1 Site Viewpoint Locations.pdf
Importance: High

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[redacted]

Further to our meeting last week, please find attached 4no. indicative visualisations of the proposed development to assist with the Council's consideration of the scheme from a landscape/visual impact and amenity perspective. The attached Site Viewpoint Locations Plan indicates the locations of the 4no. viewpoints, for reference. I also provide below the following commentary which should be read alongside the visualisations (please also refer the more extensive details provided in the submitted Design & Access Statement and Landscape Design Statement).

Furthermore, as discussed at our meeting and in the event it is required / useful to support the overall planning case, I attach a letter from PLP's commercial agent providing market evidence that supports the proposed building heights sought in this development and confirms that they're entirely consistent with numerous employment schemes of an equivalent floorspace across the North West.

Please can you confirm receipt of the below/attached and let me know if you have any queries.

Commentary to accompany visualisations

A detailed commentary on the design principles adopted for this scheme are demonstrated in the submitted architectural and landscaping drawing pack, Design & Access Statement and Landscape Design Statement.

In summary, the approach to scheme design and landscaping is underpinned by a strong focus on developing a scheme that respects the character of the adjoining local landscape, enhances the ecology of the site and provides a stimulating, coherent and well-structured landscape and resulting in a positive setting for the development. To achieve this the following measures will be adopted:

- A significant proportion of the planting will be native, including the tree, thicket, hedgerow and wildflower/species rich grassland to extend and integrate the surrounding landscape character and species distribution into the site. 319no. new trees are proposed alongside significant landscaped bunding, planting and vegetation.
- Where a higher level of amenity is required, ornamental species are proposed around the building envelope, along key access routes and within prominent locations adjacent to pedestrian paths.
- The area to the north of the site has been proposed to improve screening of Units 1 & 2 from the adjacent housing while also offering ornamental/aesthetic value to pedestrians and workers in the proposed offices.
- The existing vegetation to the east/south east is to be bolstered by native planting atop earth mounding to aid screening of the development. Void spaces are to be filled with trees, thicket structural planting and ecologically rich grass seed to help improve the ecological value the existing on site water bodies & open grassland.
- Existing vegetation G34, T33 & G32 to the south of the site is to be protected and maintained to create a mature frontage for the proposed site, forming a strong landscape frontage to aid screening of views north. Existing trees T28 and T27 are to be removed to create an entry point. Additional tree species & grassland is proposed around the existing water body to enhance and integrate the area with its surroundings.
- The plant mixes proposed have been selected for robustness, to maximise ecological potential and to be commensurate with existing planting. Generally native species will be used in the landscape proposals along with species of benefit to wildlife selected to provide seasonal variation of flower, colour and form. This along with the introduction of hibernacula and nest boxes in the existing trees, in accordance with the ecologist's recommendations, will increase the overall habitat bio-diversity across the site.
- A combination of plant stock and sizes will be used in the proposals to maximise the effectiveness of the new planting within a minimum period. Smaller plants are quicker to establish and more able to cope with new growing conditions. It is therefore intended for the best medium to long term gain to plant the taller growing native trees and under-storey shrubs as bare-rooted (600-800 mm high) transplants with occasional groups of extra heavy standard and feathered trees to provide some immediate impact. The woodland tree / thicket species mixes would be planted on 1 to 1.5 metre grids with the tree species at 3m centres to avoid unnecessary competition during the early establishment period.
- In addition to the significant landscape proposals, to provide visual mitigation of the buildings, each building will be treated with a profiled horizontal cladding panel with a gradated colour scheme becoming gradually lighter towards the parapet of the building. This principle is used to help the warehouse merge into the skyline while breaking up the height horizontally into coloured bands.

Visualisations
To help illustrate the effectiveness of the scheme design and mitigation measures proposed, indicative visualisations of the proposed buildings have been prepared for the 4no. closest / most sensitive viewpoints from the surrounding area. The assessment of effects is based on the mitigation measures being fully implemented and the structure planting achieving typical growth rates as shown on the submitted landscape plans.

It should be noted that existing vegetation to the site boundaries will be retained to the extent shown upon the submitted landscape plans. Existing vegetation beyond the site boundaries outside the applicant's control will remain as featured in the landscape and that their growth and development will be as anticipated in the visualisations. This includes large stature individual trees, belts and blocks of woodland and other vegetation.

Viewpoint 1 – Garrett Hall Road

This view is taken from the point where bridleway ref: 014/153A/20 and 014/144/10 converge and join into Garrett Hall Road to the north-east of the site.

Visual receptors: Users of public bridleway and residents to the north east of the site.

Existing view – To the left of the view the housing estate adjacent to the site currently under construction can be seen whilst in the distance the building and chimney stack of the Aggregate Industries facility can be seen to project just above the sky-line. From this location the overgrown hedge line that runs parallel to the footpath offers a degree of screening of the right hand side of the site whilst the extent of weed growth and un-managed scrub serves to detract from the wider panorama.

Proposed view – Due to the proximity of the view to the development site the presence of the larger Unit 1 will restrict views across the site with the building projecting into the skyline. The retained hedge that runs parallel to the footpath will serve to soften views of the northern elevation of the unit whilst the proposed mounding and mixed species native planting included along the north and eastern boundaries of the site will over time serve to filter views of the lower portion of the building elevation. As this vegetation establishes and the large trees mature the extent of built form visible will reduce. The use of graduated cladding, with darker tones at the base and progressive lighter colours as you move up along the façade will serve to reduce the perceived massing.

Viewpoint 2 – Verdant Green Close

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This view is taken from Verdant Green Close on the edge of a private parking area.

Visual receptors: Residents

Existing view - This view is typical of the residential area that runs parallel to the northern boundary of the application site. Newly built houses can be seen to the left and right of the image whilst parking associated with the estate dominates the foreground. The existing hedgerow running along the northern boundary adjacent to the PROW can also be seen.

Proposed view – From this viewpoint the proposed rear elevation of Unit 1 will be seen to project into the sky. The use of the graduated facade treatment combined with the proposed mounding and mixed species woodland planting along this elevation will help to reduce the massing of the unit. The inclusion of an avenue of extra heavy standard trees along the crest of the bund will also offer some early visual mitigation. As the planting and trees establish this will mature to further soften the visible portions of the elevation.

Viewpoint 3 – Garrett Lane / Bridleway

This view is taken from bridleway 014/146/10 where it heads north away from the application site towards Garrett Lane.

Visual receptors: Users of public bridleway and residents of Mosley Common.

Existing view – The view is looking in a south-easterly direction along the northern boundary of the application site. The recently completed houses can be seen to the left of the image whilst the hedge lines either side of the bridleway restrict views across the site. A gap in the hedge line does allow informal access to the site which seemed to be used by recreational dog walkers whilst the grassland and un-managed scrub dominate the view.

Proposed view – Due to the orientation of Unit 1 running parallel to the northern boundary the western gable and northern portion of the elevation will be seen above the retained hedge line, projecting into the sky. The use of graduated cladding, with darker tones at the base and progressive lighter colours as you move up along the building façade will serve to reduce the perceived massing, especially since views are in a slight upward orientation. The proposed mounding and mixed species native planting included along the north and western boundaries of the site will over time serve to soften the lower portion of the building elevation. As this vegetation establishes and the large trees mature the extent of built form visible will reduce. The inclusion of an avenue of extra heavy standard trees along the crest of the bund will also offer some early visual mitigation.

Viewpoint 4 – Tanhouse Avenue adjacent to PROW 161

The view is taken from the end of the Tanhouse Avenue where PROW 161 meets PROW 159.

Visual receptors: Residents of Tanhouse Avenue and users of the public footpath network west of the site.

Existing view – From this viewpoint, close to the western boundary of the application site the residential properties that back onto the site off Thistle Croft can just be seen the left of the image. Within the foreground the larger stature trees that sit upon the edge of Garrett Hall Primary School can be seen whilst the upper roof line of the recently completed houses that run parallel to the eastern boundary are visible on the horizon.

Proposed view – Due to the close proximity to the application site the western elevation of Unit 2 will be seen and will replace open sky with built form. The use of graduated cladding, with darker tones at the base and progressive lighter colours as you move up along the façade will serve to reduce the perceived massing. The proposed mounding and mixed species native planting included along the western boundary of the site will over time serve to soften the lower portion of the building elevation. As this vegetation establishes and the large trees mature the extent of built form visible will reduce. The inclusion of groups of extra heavy standard trees along the crest of the bund will also offer some early visual mitigation.

Conclusions

Within the wider landscape to the north, east and south views back towards the development site are largely obscured due to a combination of existing vegetation and topography.

The greatest visual effects will be seen from the various footpaths and residential receptors that sit within close proximity to the application site. However, the proposed extensive mitigation measures, both in terms of cladding choice and extent of landscape/bunding will offer a significant amount of visual mitigation at day one, increasing in effectiveness as the landscape establishes over time to the point where only the upper portions of the building will remain visible but due to the careful choice of cladding and graduated colour scheme will effectively merge into the skyline.

In conclusion, we consider that the proposed development with the adoption of the mitigation measures proposed is acceptable in terms of landscape and visual impact, especially when balanced with the requirement to achieve the proposed building heights in order for this longstanding employment allocation to be delivered in the short term, and therefore is in accordance with relevant Local Plan policies and NPPF.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 16, 2024 10:23 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

[redacted]

Thanks for letting me know – we will provide the CGIs with a supporting note (including input from the commercial agent) on Monday 19th (I'll ensure [redacted] s cc'd).

Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, February 15, 2024 5:12 PM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

Further to our meeting today [redacted] is also off next week so please just send the CGIs through to me, copying [redacted] in, and I'll pick up on my return.

Regards

[redacted]

From: [redacted]
Sent: Monday, February 12, 2024 5:08 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

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[redacted]

Further to your email below and the Transport Planning Team Manager's comments attached, I write to set out our position on the various points raised.

As a starting point, whilst I appreciate that you are seeking to manage expectations, we are nevertheless very concerned by the suggestion that we may miss the March Committee date due to outstanding matters and extremely frustrated with the Transport Planning Team Manager's comments (set out further below).

GMEU

Starting with the GMEU comments, I am entirely confident that the GMEU queries can be dealt with either by condition (such as a condition for a detailed landscaping/planting schedule prior to commencement) and legal agreement (i.e. the biodiversity offsetting mechanism, which we await your solicitor's input to) – whilst the ecology consultant is reviewing the queries, I do not see why they need all of the points summarised at the foot of their response clarifying prior to determination and it risk leading to an unnecessary delay to determination. We also disagree with their suggestion of needing to demonstrate full details/scheme of mitigation to achieve a 10% net gain – you and [redacted] are already well aware of our position on this, noting the Core Strategy policy and the fact PfE is not yet adopted (not to mention that our understanding is that the mandatory requirement only comes into effect for major development submitted after 12 February 2024).

Highways

Turning to the highways comments, as mentioned we are extremely frustrated and confused with the content of the Transport Planning Team Manager's response as it seems to conflict with the transport modelling approach and methodology long agreed with Kenny as part of the paid (and prolonged) pre-application advice process (as demonstrated further in the Hydrock responses below). We are also extremely frustrated that despite having signed up to a PPA and paid the additional cost (in addition to a significant application fee), it is one of Wigan Council's own officers (the Transport Planning Team Manager) that has provided a consultation response so very late in the process (not to mention the conflicting view with your own Highways Officer), and it is now being suggested that highways issues could be a contributing factor to potentially missing the March Committee. This is an unacceptable position for the applicant that needs urgently resolving.

A Technical Note is nevertheless being prepared to address the comments raised by [redacted] and SCC, some of which will also address the Transport Planning Team Manager's comments below, however we request that the Transport Planning Team Manager is furnished with the responses below as it will clarify the long agreed methodology for the TA and should therefore address the majority of comments, with the remaining comments (i.e. those raised by [redacted] and SCC) to be addressed in the aforementioned Technical Note, which will be submitted imminently. The parking provision query will be addressed in the Technical Note and we are comfortable that the provision provided is wholly acceptable for the quantum of floorspace and use classes for which permission is sought.

Mindful of the above and the critical point we are at in the determination period / Committee lead-in, I would reiterate my request for an urgent meeting with you and the highway officers to allow us to resolve matters ASAP. We cannot afford to wait until our scheduled meeting on Thursday as we simply cannot afford to miss the March Committee, not least due to a difference of opinion with your highway officers so late in the process and despite the extensive pre-app discussions – this certainly would not align with the collaborative approach to date and that sought in the PPA.

Please can you therefore advise of your availability to meet tomorrow to resolve matters. [redacted] – we will require you in attendance also given the critical nature of this matter.

WMBC Comments on Transport Planning Team Manager Response (Hydrock summary response in red text):

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032). Noted. However, our proposed methodology, including Year of opening and future year assessment was agreed with WC highways officers [redacted] as part of scoping discussions in May 2022.
- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network. The list of committed developments that should be included within our assessment was provided by WC highways officers [redacted] as part of scoping discussions in May 2022.
- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580. Noted. However, evidence within the 2022 observed baseline traffic flow survey indicated that a similar amount of HGVs came from the west of the site access (as per the east), from a combination of Higher Green Lane / A572, and Higher Green Lane / A580 junctions. This is further confirmed by the image shown below at Figure 1.
- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011. Noted. However, the proposed methodology, including proposed distribution was agreed with WC highways officers [redacted]) as part of scoping discussions in May 2022. Additionally, as described above, the HGV distribution is actually based on observed baseline traffic flow surveys.
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue). The numbers are not incorrect. The assessment criteria from WC requested Hydrock to assess any junction which had a total development 'vehicle' impact of greater than 30 2-way trips. Not PCU. Figure 7 within the traffic flow figures presented within the TA illustrates the correct 'vehicle' development traffic.

  Additionally, Salford Council's other query regarding the traffic flow figures presented was around Figures 7, 8 and 9, and the total numbers provided within our assessments. This is due to the lights, and HGVs being converted to PCUs (by a factor of 2.9 for HGVs) as per the industry standard assessment criteria.
- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions. The list of junctions that should be included within our assessment was agreed with WC highways officers [redacted]) as part of scoping discussions in May 2022, based on a total 2-way 30+ vehicle development impact upon surrounding junctions.
- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs. Parking justification to be provided in the aforementioned Technical Note to evidence the appropriateness of a comparable ratio of parking provision for numerous B2/B8 schemes across the North West.

Figure 1 – HGV Image Example from Google Maps in September 2021 from junction of Higher Green Lane / A580



Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, February 8, 2024 5:11 PM
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

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As you will see further information is required re BNG.

There is now a need for a re-consultation with GMEU, Highways, Transport Policy Team and Salford City Council. In order to manage your client's expectations, its important to point out that all of the above will require a 14 day re-consultation period once the required information is received and as reports for March committee need to be completed by 19th Feb, there is a possibility that this application will not be ready to be presented at that time.

Given the level of objection in the surrounding area, it will be imperative that all outstanding issues are resolved before Officers can bring this before committee.

I am of course not ruling out making the March agenda, but I think its important to be realistic as we go forward.

Regards

[redacted]

From: pa-noreply@wigan.gov.uk <pa-noreply@wigan.gov.uk>
Sent: Wednesday, February 7, 2024 12:49 PM
To: [redacted]
Subject: Consultee Comments for Planning Application A/23/96226/MAJOR

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Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/02/2024 12:49 PM from [redacted] Greater Manchester Ecology Unit (Not Available) on behalf of Greater Manchester Ecology Unit.

Application Summary

Reference:	A/23/96226/MAJOR
Address:	Land At Astley Park Way Worsley
Proposal:	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
Case Officer:	[redacted]

Click for further information

Comments Details

Comments:	Hi [redacted] Thank you for consulting on the additional information. 1. Great Crested Newts An unredacted version of the license has been provided. This confirms that Natural England are satisfied that the development is eligible of for district licensing. Technically no condition is now required as the process is now in the hands of Natural England and their agent for delivery of the new ponds unless the LPA would want mitigation beyond the requirements of DLL. However the developer may decide to change their approach and not enter in to DLL at which point further survey may be required. I therefore recommend a condition along the following lines is applied to any permission. "The development has the potential to cause harm to great crested newts and entered in to District Level Licensing. Prior to development confirmation that: • no changes to this mitigation approach have occurred or; • if changes have occurred further information on the new mitigation approach to gcn. should be provided to and agreed in writing by the LPA" 2. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The defra metric has been provided in excel format as requested. The baseline value of the site appears fair, I am therefore willing to accept 62.84 biodiversity units (BU) as the baseline. The post-development value has been calculated at 51.89 BU a loss of 10.95 BU and a shortfall of 17.24 BU to achieve 10% BNG. This includes a significant number of units generated through urban tree planting, 150 trees achieving moderate condition, of which 56 are forecast to achieve medium size after 27 years. It also includes 0.6819 ha of other neutral grassland forecast to achieve good condition. Both are relatively high risk proposals, with a lack of detail (that I could find) on the tree planting schedule or grassland proposals. There is therefore a risk of the loss being higher. I therefore recommend that prior to determination: - the details of the urban tree planting schedule is provided to ensure that 150 trees are proposed ; - that at least 56 have the potential to exceed 30cm dbh after 30 years and; - details on the other neutral grassland proposed to achieve good condition are provided. I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided. [redacted] Ecologist GMEU I

Kind regards

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From: [redacted]
To: [redacted]
Cc: [redacted]

Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Date: 28 February 2024 15:11:20
Attachments: image001.png

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Hi [redacted]

Thanks for confirming receipt / the re-consultation is underway and we trust that the various highways party's will be prioritising their review of the technical notes so that we can resolve matters as soon as feasibly possible. Please can you ensure everyone cc'd to this email is copied in to any highways comments you receive/forward so that we can action accordingly.

On behalf of the Applicant, I agree to the proposed extension of time to 12th April 2024 to enable the application to be taken to the 9th April Planning Committee.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, February 28, 2024 12:30 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Thank you for your email.

The re-consultations will be carried out by the end of the day.

As this application will not go before Members in March, please can you agree to an extension of time until April 12th (which is the Friday following April's planning committee).

Regards

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM

To: [redacted]
Cc: [redacted]
[redacted]
<[redacted]
[redacted]
[redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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

Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted] comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
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- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted]

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

[redacted]

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

[redacted]

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- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
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- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
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- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted]
Cc: [redacted]
[redacted]

[redacted]

Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Hi [redacted]

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Kind regards

[redacted]

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For more information please visit http://www.symanteccloud.com

>><<

From: [redacted]
[redacted] Maguire, Therese
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Date: 28 February 2024 15:25:06
Attachments: image001.png
document-20667573.pdf

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[redacted]

On a separate matter, I write to set out our position in respect of the BNG offsetting and specifically a reasonable value to be ascribed to the biodiversity units to be offset to reach the 'no net loss' position. I note that Wigan Council with input from GMEU will also be providing its own view on this matter.

Having reviewed recent planning permissions in Wigan for comparable examples of offsetting requirements for a logistics scheme, we refer you to the Meridian 6 scheme by Glenbrook (Application Ref: A/21/92036/OUTMAJ) which was allowed on appeal in May 2023 following the refusal of consent.

The appeal decision and Committee report prior to the application being refused both refer to a £125,000 BNG contribution in order to reach a 'net gain' position (but not 10%, just a 'no net loss' – the same approach we are taking with the Astley scheme).

Looking at applicant's Planning Statement (see attached at page 62), it refers to a significant habitat loss of 24.99 units (59% net loss) and a 100% loss of hedgerow units. Dividing the £125k contribution by the habitat loss of 24.99 units it is essentially £5,000 a habitat unit.

Given the similarities of this scheme insofar as the type of development/use classes proposed on a greenfield site, we consider the habitat value of £5,000 per habitat unit to be a useful precedent and one that we feel should be applied to the PLP Astley scheme.

We welcome your view and how we progress matters pertaining to BNG offsetting / the S106 mechanism.

Kind regards

wsp

[redacted]

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Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
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Regards

[redacted]

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[redacted]

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From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards

wsp

[redacted]

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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR Extension of Time
Date: 12 April 2024 17:46:21
Attachments: image001.png

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

Hi [redacted]

Yes, that is fine and, on behalf of the Applicant, I can agree to the extension of time to the 14th June 2024.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, April 12, 2024 5:45 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR Extension of Time

Hi [redacted]

I'm mindful that are working extension of time expires today. I would be grateful if you could agree to a further period, expiring Friday 14th June 2024 (the Friday following the June planning committee).

Regards

[redacted]

[redacted]

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

From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Noise
Date: 30 April 2024 09:17:54
Attachments: image001.png

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Hi [redacted]

Thanks for your email. I've passed on the comments to the acoustic consultant however their note did conclude that the required acoustic mitigation would still be achieved in light of the alterations to the acoustic fencing extents. I'll nevertheless get them to provide a response to address the matter.

Regarding the PPA invoice, I've asked my client for an update and will confirm back to you when I hear back. Incidentally, my client has requested another short Teams meeting with you and [redacted] / David to touch base on the application and for him to provide an update on programme/the commercial aspects. Please could you advise of availability for a 30 minute meeting as soon as conveniently possible for you and [redacted]/David.

In the meantime, we would welcome an update on the Council's position on the BNG contribution and given that [redacted] is now satisfied from a highways perspective we would welcome progress in regards the highway contribution to form part of the S106.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 23, 2024 8:15 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Noise

Hi [redacted]

Please see below. We will need this information submitted and assessed prior to going to committee in June.

Please could you also confirm that payment has now been made on the PPA?

Regards

[redacted]

From: [redacted]

Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Noise
Date: 30 April 2024 09:24:26
Attachments: image001.png

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Thanks [redacted] – noted re [redacted] upcoming leave.

I'll look out for your suggested availability in due course – post 8th May and will update you as soon as I can in advance re PPA invoice.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:23 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email.

[redacted] is on leave until 8th May and I'm involved in helping at the local elections this week, so I'll come back to you next week regarding another short meeting and on other points mentioned below. Please could you let me know about the status of the PPA invoice in advance of the requested meeting.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 30, 2024 9:18 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Noise
Date: 03 May 2024 09:34:23
Attachments: image001.png

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Hi [redacted]

No problem – will do.

I've been advised that the PPA invoice is scheduled to be paid **today** (**3rd May**). Please can you ask your accounts team to check early next week to confirm payment has been received?

In terms of the meeting, my client [redacted] is on leave next week but suggested the afternoon of the 14th or morning of the 17th May, if either of those work for you and [redacted] for the meeting?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:31 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

That would be really helpful, thank you. Please can you also include a list of the most up to date plans also.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 30, 2024 9:25 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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Sorry, just to add, I've been compiling the draft conditions based on conditions we know of at this stage (i.e. those requested by consultees) and I will send a schedule over at some point this week with some comments against so that this side of things can be progressed also.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:24 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Thanks [redacted] – noted re [redacted] upcoming leave.

I'll look out for your suggested availability in due course – post 8th May and will update you as soon as I can in advance re PPA invoice.

Kind regards



[redacted]

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From: [redacted]>
Sent: Tuesday, April 30, 2024 9:23 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email.

[redacted] is on leave until 8th May and I'm involved in helping at the local elections this week, so I'll come back to you next week regarding another short meeting and on other points mentioned below. Please could you let me know about the status of the PPA invoice in advance of the requested meeting.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 30, 2024 9:18 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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Hi [redacted]

Thanks for your email. I've passed on the comments to the acoustic consultant however their note did conclude that the required acoustic mitigation would still be achieved in light of the alterations to the acoustic fencing extents. I'll nevertheless get them to provide a response to address the matter.

Regarding the PPA invoice, I've asked my client for an update and will confirm back to you when I hear back. Incidentally, my client has requested another short Teams meeting with you and [redacted] / David to touch base on the application and for him to provide an update on programme/the commercial aspects. Please could you advise of availability for a 30 minute meeting as soon as conveniently possible for you and [redacted] /David.

In the meantime, we would welcome an update on the Council's position on the BNG contribution and given that [redacted] is now satisfied from a highways perspective we would welcome progress in regards the highway contribution to form part of the S106.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 23, 2024 8:15 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Noise

H [redacted],

Please see below. We will need this information submitted and assessed prior to going to committee in June.

Please could you also confirm that payment has now been made on the PPA?

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ
www.wigan.gov.uk
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Ecological Assessments

Environmental Statements (Biodiversity)

Species Surveys

Phase I Habitat Survey

National Vegetation Classification

Planning Guidance

Habitat Regulation Assessment

Protected Species Licensing

42020 CEMP: Biodiversity

BREEAM LE01 - 05

Bat Report

Astley Park Way, Greater Manchester M28 1FJ





the ecology Practice

Consultant Report on behalf of PLP

Cover Photo: Trees T2 & T3 within HR3, of 'moderate' potential to roosting bats

REPORT STATUS

Issue/revision	DRAFT	FINAL I	FINAL II
Project Location	**Astley Park Way**		
Project No.	**193-14**		
Subject	**Bat Report**		
Report Ref.	19314-BR_A		
Date			
Prepared by	JC		
Signature			
Reviewed by			
Signature			

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 This report provides the results of bat activity surveys and endoscope surveys undertaken 2022, as well as the updated endoscope surveys carried out in 2024.

1.1.2 The surveys are in response to an initial Ground Level Tree Survey (GLTA) carried out by The Environment Partnership on 29th June 2021 (TEP 2021)[1]. The GLTA was then verified through two separate aerial surveys in the 2022 bat active season. Works have now been postponed beyond the 2023 active season and the data is no longer valid (Colins 2016[2]). Based on this a third aerial survey was carried out on 26th February 2024, to ensure that all the conditions on site remained the same.

1.2 SITE DESCRIPTION

Location

1.2.1 The Site (12.6 ha) is at the address Astley Park Way, Parr Bridge, Wigan, Greater Manchester, England, M28 1FJ, with a central grid reference SD 70827 01215. The wider area comprises of urban development with Bolton to the north, Wigan to the west, agricultural land to the south and Manchester to the east. The Site is bounded to the south by Chaddock Lane and Applewood Farm, a school to the north and residential properties from the east and west (see Figure 1).

Proposals

1.2.2 The proposals are for the development of up to 32,825 sqm (353,343 sq ft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road;

[1] **The Environment Partnership 2021** Preliminary Ecological Assessment. Report Ref: 8908.002. August 2021. Consultant report to PLP Investments (North) Ltd.

[2] **Collins, J. (ed.) (2016)** Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd Edition. The Bat Conservation Trust, London. ISBN 13978-1-872745-96-1.

diversion of existing Public Rights of Way; and associated engineering, infrastructure and landscaping. A proposals layout is shown in Figure 2.

1.3 LEGISLATION

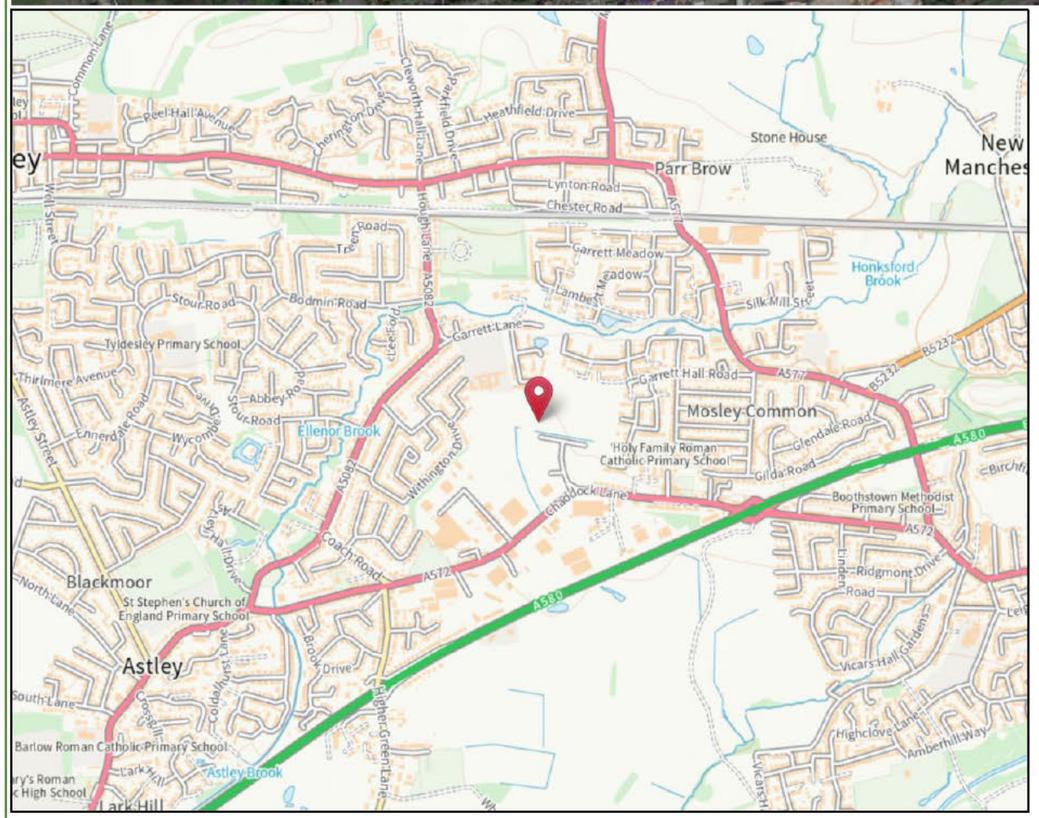
Bat legislation

1.3.1 All species of bat, and their roosts (whether occupied or not), are fully protected in the UK by the Conservation of Habitats and Species Regulations 2017 (as amended), and the Wildlife and Countryside Act 1981 (as amended). Legislation states that you are committing an offence if you:

- Intentionally or recklessly kill, injure, or take a bat.
- Damage or destroy a bat roost.
- Obstruct access to any place of shelter, breeding, or place of rest.
- Disturb a bat occupying a structure or place.
- Possess or control (live or dead bats, or any of their parts); and

Sell, barter, or exchange these species, or parts of





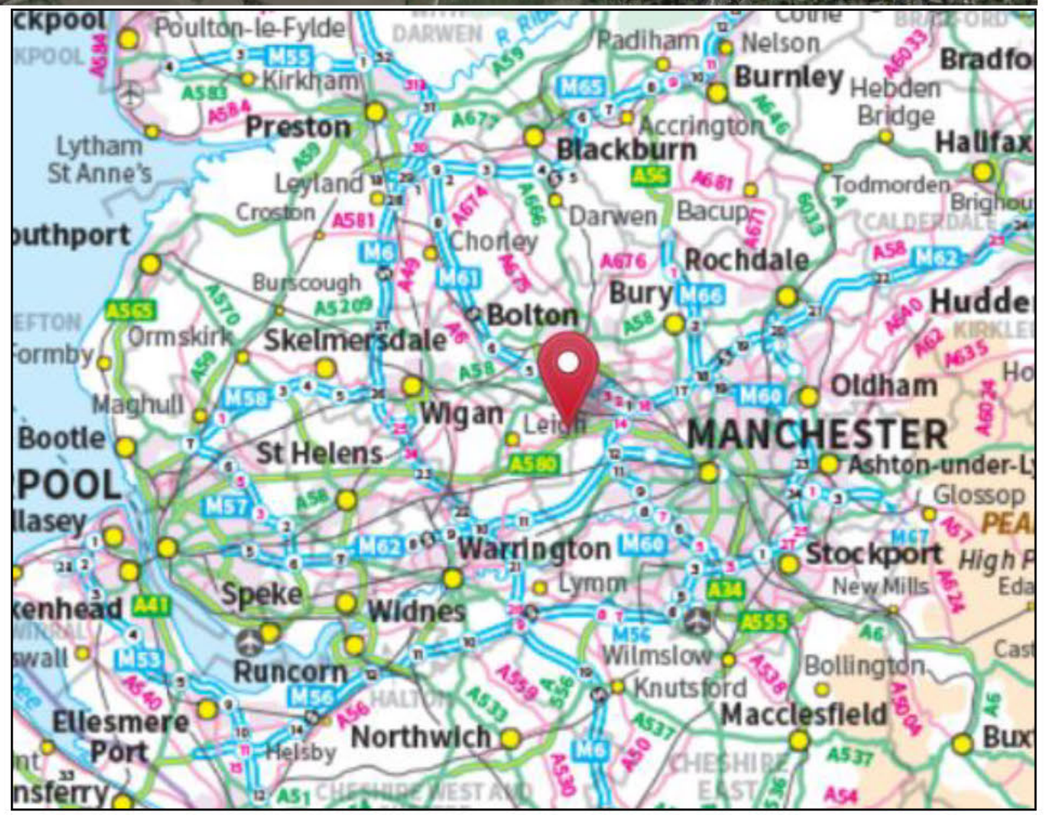


Figure 1
Location

Application Site

Site boundary

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-01BR_A

Drawing date	30/04/24	Version	A
Drawn by	JC		

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Figure 2
Proposals

Client PLP

Project title	Project ID
Astley	193-14

Subject
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Drawing date	30/04/24	Version	A
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2 METHODOLOGY

Transect Surveys

2.1.1 The activity survey methodology was designed in accordance with current bat survey guidelines for 'Low suitability', as a reasonable effort to determine bat activity based on habitat suitability as shown in Table 8.3 in Colins (2016[2]). This required one transect survey visit per season, Spring, Summer, and Autumn. Together with a data logger collecting data for five consecutive nights each of the three seasons.

Ground Level Tree Assessment

2.1.2 A Ground Level Tree Survey (GLTA) was carried out in 2021 and reported in TEP 2021[1]. The survey followed the GLTA survey guidelines provided by Colins (2016[2]).

Endoscope survey

2.1.3 Following the GLTA, the trees were surveyed following endoscope survey guidelines set out by Andrews (2018[3]). The trees were climbed using appropriate methods to access and inspect PRFs using a torch and endoscope, as follows:

1. A Natural England Level 2 licenced surveyor climbed the bat trees to view the PRFs.
2. All visits were separated by at least two weeks apart with surveys conducted during the optimal bat activity period of May to August.
3. PRFs that were not initially visible in the GLTA, were identified and inspected during this aerial survey.
4. The endoscope utilised had motion camera and capture capabilities to record evidence of bats.
5. Each tree was surveyed according to GLTA grade. i.e.

    a) High roost potential was subject to three individual roped access surveys

[3] **Andrews, H. 2018.** Bat Roosts in Trees: A guide to identification and assessment for tree-care and ecology Professionals, 1st Edition. Pelagic Publishing.

b) Moderate roost potential was subject to two individual roped access surveys
c) Low roost potential did not require an endoscope survey and was only required to be soft felled in accordance with Collins (2016[2]).

2.1.4 The aerial technique above is a non-standard method. The method is pragmatic and brings several strengths to the data that nocturnal surveys are limited to, particularly in sites with a deep canopy that would limit visibility:

1. Nocturnal surveys specified by Collins (2016[2]) are weak in identifying field signs within the features as they cannot be identified during a nocturnal survey.
2. Often nocturnal surveys of trees are limited because of tree canopy and clutter leading to low incidence of recording bats and / or specific roost site location during low light conditions.
3. The nocturnal survey method is limited to identification of the species exiting the roost, since if there are other bats flying or a bat leaves/returns to the feature without calling it is likely that it will not be identified.
4. The survey method of nocturnal surveys is also labour intensive in terms of survey particularly with the number of trees on large sites.
5. Other strengths of this type of survey include confidence in a negative result for the series of visits to that tree thereby demonstrating where the colony “is not” as well as where “it is”.
6. This method also identifies presence of competitors as well as unsuitable features that can be downgraded due to the close inspection.

2.1.5 If aerial surveys were not possible due to limited access to the feature or health and safety issues with climbing the tree, a nocturnal survey was undertaken using the methods as identified by Collins (2016[2]).

2.2 SURVEY CONSTRAINTS

2.2.1 It was agreed with the GMEU that there would be no requirement for an autumn transect when submitting for planning, given the low number of bats during the spring and summer transect (see Section 5.1).

2.2.2 Furthermore, other surveyors within the planning team had equipment stolen from the Site and were confronted by members of the public displaying intimidating behaviour. Therefore, the bat static detector was not set out for the second transect survey and the surveyors were accompanied by security to conduct the transects at night.

2.3 PERSONNEL

Table 1: Personnel

Name	Contribution	Qualifications
[redacted]	Phase I survey	BSc., MCIEEM
	Bat activity	
[redacted]	Report writing	BSc (Hons), MSc
	Bat activity	
[redacted]	Bat endoscope	NE Class 2 Bat licence 2016 – 23830. NPTC Tree Climbing and aerial rescue certificate

3 RESULTS

3.1 BAT ACTIVITY SURVEY

3.1.1 In accordance with Collins (2016[2]) the habitat has been graded as low, given the urbanised environment and the low connectivity to the wider area. This is consistent with TEP 2021[1].

3.1.2 Two bat activity surveys were undertaken in the form of walked transects and static detector surveys. The transect surveys were completed on 25th May 2022 and 19th September 2022 by two experienced surveyors in suitable conditions. It was agreed with the local planning authority that the autumn survey was not required due to the low number of bats recorded during the first two surveys (see Section 5.1).

3.1.3 A static detector was left in situ for 7 days from 25th May 2022, located in an area estimated to be the most suitable for bat activity (see Figure 4). Following this survey there were reports of other planning team surveyors having equipment stolen from the Site, therefore the static detector was not set out for the remaining surveys and the surveyors were accompanied by security to conduct the transects at night.

Transect Surveys

3.1.4 The survey parameters are detailed in Table 2. The surveys found low evidence of bats within the Site boundary with most bats recorded in the western portion of the Site, associated with Hedgerows 3a and 4. Activity levels and the overall number of bat calls recorded (either commuting or foraging) were similar for both surveys.

3.1.5 Only common pipistrelle and soprano pipistrelle were recorded commuting across the site during the transects with common pipistrelle being the most frequently recorded. Bat activity was closely associated with hedgerows (predominantly H3a and H4) and associated trees. No recordings of bats were obtained within the eastern portion of the Site during either transects. The transects route and bat activity are shown in more detail in Figure 4 and Figure 5.

Table 2: Transect survey parameters

Parameter	Survey #1	Survey #2
Date	25/05/22	19/07/22
Weather	Overcast, dry	Clear, dry
Wind (Beaufort)	B1	B1
Temp. at start (°C)	14	28
Temp. at end (°C)	13	26
Sunset	21:19	21:28
Survey start	21:19	21:28
Survey end	22:55	23:00

Static Detector

3.1.6 The static data logger recorded 256 passes, the species recorded again only included common and soprano pipistrelle. Common pipistrelle was recorded the most frequently making up 92.5% of the passes and soprano pipistrelle made up the remaining 7.5%. A breakdown of the calls each night is shown Table 3.

Table 3: Static bat detector and analysis

Dates	Species		Total number of passes
	CPIP	SPIP	
25/05/23	27	0	27
26/05/23	57	7	64
27/05/23	54	0	54
28/05/23	9	2	11
29/05/23	23	2	25
30/05/23	32	8	41
31/05/23	28	0	28
01/06/23	7	0	7
Total	**238 (92.5%)**	**19 (7.5%)**	**256**

3.2 GROUND LEVEL TREE ASSESSMENT

3.2.1 A GLTA was carried out in 2021 reported in TEP 2021[1] and the results are shown in Figure 3 and Table 4.

Table 4: 2021 GLTA results

Tree ID	Species	Feature	BCT Category
T1	Ash	Young to semi-mature, multi-stemmed ash with occasional ivy cover on edge of a ditch. No obvious potential roost features and ivy is unlikely to be a feature.	Negligible
T2	Oak	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5m height between two branches while a large cavity is present on a south-facing branch at 4m height.	Moderate
T3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3m height.	Moderate
T4	Ash	Young, multi-stemmed ash located to north of hedgerow with branches overhanging into the site. No obvious potential roost features.	Negligible
T5	Ash	Semi-mature multi-stemmed ash present at the end of a hedgerow. A dead branch is present at 1.5 m height facing west, with a cavity at the end but cracks at the top suggest this is exposed and allows rainwater in.	Negligible
T6	Sycamore	Sycamore tree in hedgerow. A crack is present on the north-west facing branch, which is obscured by foliage.	Low
T7	Sycamore	Semi-mature sycamore in	High

Tree ID	Species	Feature	BCT Category
		hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several small cavities are present along a branch.	
T8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary)

3.3 BAT ENDOSCOPE SURVEY

Further to the GLTA (3.2.1), all trees classified as having High – Moderate potential to support bats, were subject to climbing. During the aerial survey each feature was visually inspected, using an endoscope where possible/necessary.

3.3.1 Each tree was assessed twice during the 2022 bat active season and then checked a third time in 2024.

Endoscope survey

3.3.2 Table 4 shows the results of all three surveys, no bat roosts or evidence of bats were found within any of the trees. During the first visit, T7 was downgraded from 'High' to 'Low' upon a closer inspection with the surveyor noting:

"[The] Cavity on [the] South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection."

3.3.3 A new feature was identified in T3 during the 2024 survey, this did not result in a change to the grading of the tree and no evidence of bats were found.

3.3.4 The grading for all other trees remained as per the GLTA carried out in 2021.

Table 5: Endoscope Survey results

Tree ID	Species	Original Ground based assessment	Original BCT category	1st aerial check 6/5/2022	2nd aerial check 7/6/2022	3rd aerial check 26/2/2024
2	Ash (not oak)	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5 m height between two branches while a large cavity is present on a south-facing branch at 4 m height.	Moderate Remains moderate	North facing crevice negligible. South facing cavity has rams horns which have moderate potential for low numbers of individual small bats.	No change to feature. No evidence of bats	No change to feature. No evidence of bats
3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3 m height.	Moderate Remains moderate	Bark features negligible. Cavity on South facing branch has an entrance of 4cm diameter and extends 15cm into branch. Moderate potential for individual bats.	No change to feature. No evidence of bats	No change to feature. No evidence of bats. **New feature;** broken branch stub in top of crown: no evidence of bats.
7	Sycamore	Semi-mature sycamore in hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several	High Downgraded to low	Cavity on South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection.	N/A	N/A

Tree ID	Species	Original Ground based assessment	Original BCT category	1st aerial check 6/5/2022	2nd aerial check 7/6/2022	3rd aerial check 26/2/2024
		small cavities are present along a branch				
8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary) Remains moderate	Hazard beam on lowest branch on South side of tree. Moderate potential for individual small bats. Hollow dead branch at a height of 3m on west side of tree. Cavity 3cm x 20cm moderate potential for small bats.	No change to features. No evidence of bats	No change to features, no evidence of bats

Figure 3
Ground Level Tree Assessment



Outlined box

High

Moderate

Low

Negligible

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-05BR_A

Drawing date	30/04/24	Version	A
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Figure 4
Bat Transect 1 (25/05/22)

Site boundary

Transect route

Direction of transect

1- 10 — Spot count location (1 minute)

P. pipistrellus activity

P. pipistrellus heard, not seen

Logger location

a - e — Activity reference

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
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Drawing date	30/04/24	Version	A
Drawn by	JC		

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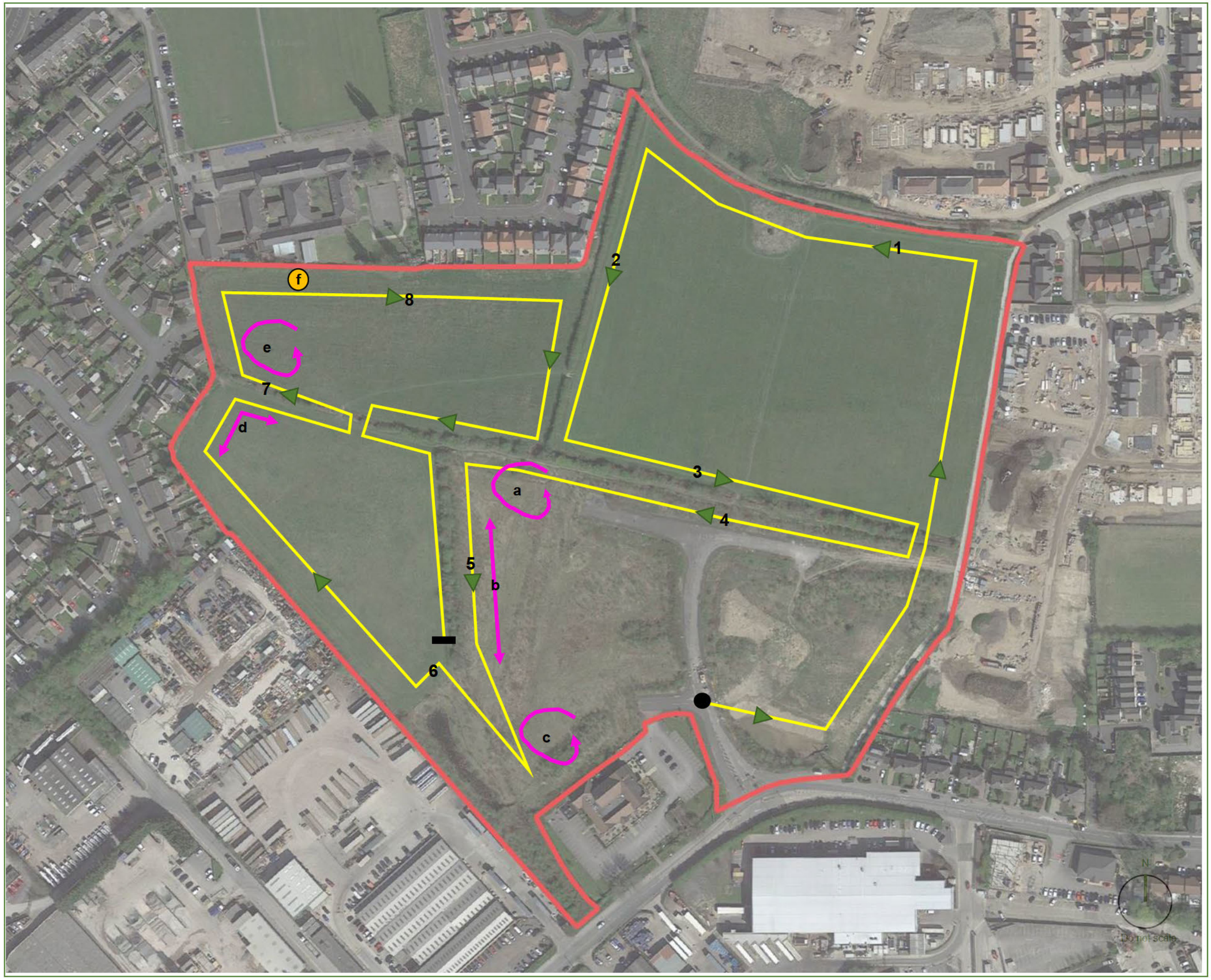

Figure 5
Bat Transect 2
(19/07/22)

Site boundary

Transect route

Direction of transect

1- 10 — Spot count location (1 minute)

P. pipistrellus activity

P. pipistrellus heard, not seen

a - e — Activity reference

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-04BR_A

Drawing date	30/04/24	Version	A
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4 CONCLUSIONS

4.1 STATUS

4.1.1 There are no roosts present on Site, or structures that could provide roosting opportunities for bats.

4.1.2 Three trees have 'Moderate' potential for bats to roost (trees T2, T3 & T8) and two further trees have 'Low' potential (T6 & T7). During the update endoscope surveys, it was shown that there is currently no evidence of bat use in these trees.

4.1.3 The bat foraging and commuting habitat has been graded as 'Low', and the subsequent transect surveys showed that the bat assemblage is unremarkable, dominated by a small number of pipistrelle species.

4.2 RECOMMENDATIONS

4.2.1 The trees that have 'Moderate' potential (T2, T3 & T8) should be removed with a licensed bat person present who may elect to undertake another endoscope assessment prior to felling, and these trees should be soft-felled as follows:

i) The felling work will be undertaken during weather conditions suitable for bats to be active, avoiding the main hibernation period, to minimise the risk of significant disturbance;
ii) A supervising ecologist with appropriate experience (licensed bat ecologist for High to Moderate trees) will be present on site to advise on felling methods and what to do in the event bats are encountered;
iii) Sections of the tree containing features suitable for roosting bats, will be softly lowered to the ground, following which these will be subject to a more detailed inspection by the supervising ecologist to confirm absence of bats;
iv) After felling, the potential roost feature will be retained in a suitable location overnight allowing bats to disperse, in the unlikely event that any are present but undetectable

4.2.2 Trees that are graded 'Low' potential (T6 & T7) should be soft-felled with an ECW present.

4.2.3 Post-construction, at least one bat box / feature lost should be provided, of woodcrete-type construction and maintenance-free as defined by Mitchell-Jones 2004[4]:

- There should be a minimum of five boxes to mitigate the five features removed i.e., T2, T3, T6, T7 & T8.
- The boxes should be provided in advance of tree removal.
- Boxes must not be illuminated by the lighting scheme.
- Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

4.2.4 The landscape scheme should provide linear features at least the length that is being lost. Native species should be used. These features should be interconnected wherever possible and connect to the wider landscape beyond the Site boundaries. The lighting scheme should leave these features in as dark a place as possible, avoiding direct illumination where health and safety allows.

[4] **Mitchell-Jones, A. J. 2004** Bat Mitigation Guidelines. English Nature, ISBN 1 85716 781 3. January 2004.

5 APPENDICES

5.1 APPENDIX I: GMEU CORRESPONDENCE

From: [redacted]
To:
Subject: RE: Autumn Bat Transect
Date: 27 October 2022 12:05:37
Attachments: image001.jpg
image003.png

Hi [redacted]

I agree at this late stage, and given that you have spring and summer data a transect survey now is unlikely to significantly change the results you already have. Do you have the name and address of the site so I can put this on our files?

Kind regards

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

image002

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From: [redacted]
Sent: 27 October 2022 11:58
To: [redacted]
Subject: RE: Autumn Bat Transect

Hi [redacted]

Thanks for your response. To be clear, I am referring to bat habitat/transect surveys and not

emergence surveys. Under the BCT guidelines 'low' suitability habitat requires a spring, summer and autumn transect survey to assess the use of habitat by commuting and foraging bats. Under autumn, the final month is considered as October. See Table 8.3 for further detail.

Our spring and summer transect surveys have identified small numbers of common bats using the site. Since, the developer has put a hold to the project and I was considered that GMEU may wish to see data from an autumn transect also. My personal opinion is that we have sufficient data and that an autumn/October survey will not change the results in any significant way, however, I am concerned that GMEU may wish to see this data and could potentially object without it.

All of our bat roost assessment surveys were completed during the appropriate times of year, with no constraints.

Please do call me if you wish to discuss further.

Best wishes,

[redacted]

Willowgate | Welsh Newton Common | NP25 5RT

From: [redacted]
Sent: 27 October 2022 11:51
To: [redacted]
Subject: Autumn Bat Transect

Hi [redacted]

We would consider it too late in the season to carry out a bat transect.

Kind Regards

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

the ecology Practice

WILLOWGATE
WELSH NEWTON COMMON
HEREFORDSHIRE
NP25 5RT
TELEPHONE: 01989 770400
www.ecologypractice.co.uk

[redacted]

Subject: FW: A/23/96226/MAJOR
Attachments: 193-14 Astley - Bat Report_Draft.pdf

From: [redacted]
Sent: 15 May 2024 10:52
To: [redacted]
Subject: RE: A/23/96226/MAJOR

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[redacted]

Further to my email below, please also find attached an updated Bat Report that was requested by GMEU prior to determination, which (as per the original report) confirms that there are no roosts present on site but includes a number of recommendations that should be adopted when removing the trees – matters that can be controlled by condition/informative.

Please can you confirm receipt?

Kind regards

[redacted]

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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Hours of operation
Date: 17 May 2024 07:58:38
Attachments: image001.png

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Hi [redacted]

I can confirm that the hours of operation required for each of the units would be 24/7 365 days a year. This is a critical aspect of the overall commercial viability of the scheme. There would obviously be management plans and controls in place, that could be secured by condition, to ensure any night time / out of hours working does not cause any impacts on amenity of nearby residents.

Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, May 16, 2024 11:49 AM
To: [redacted]
Subject: A/23/96226/MAJOR - Hours of operation

Hi [redacted]

For the purposes of our records, please can you confirm the hours of operation for each of the units proposed?

Thanks

[redacted]

[redacted]

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

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - BNG
Date: 17 May 2024 16:59:08
Attachments: image001.png
Copy of bedford.xlsx

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Hi [redacted]

Thank you again for your and [redacted] time earlier.

As agreed at the meeting, I can confirm (on behalf of PLP) their agreement to meet the costs as outlined in the attached document in order to achieve a 10% Biodiversity Net Gain.

Please can you instruct your legal team to amend the existing draft to include these costs and issue a copy of the draft S106 for our review, once available.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Monday, May 13, 2024 10:28 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - BNG

Hi [redacted]

My colleagues have now complete a breakdown of the costs of a scheme which could be delivered on Council land and will allow your client to achieve 10% net gain (17.2 habitat units – as outlined in the information submitted) to offset the identified losses on site and to achieve compliance with the adopted local plan.

To put the costs into some context for you, the Council has been charging in the region of [redacted] per unit for some time now, which is comparable to costings across Greater Manchester.

By having the details of the scheme broken down in this way, the cost per unit is less that the aforementioned figure.

As advised previously, I would appreciate confirmation of your agreement to meet the costs as outlined in the attached document and I can instruct our legal team to amend the existing draft to include these. If your client is unable to meet the required costs, please can you provide the reasons why.

Regards

[redacted]

From: [redacted]
Sent: Friday, May 10, 2024 11:20 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - BNG

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Hi [redacted]

Sorry for the delay – I will provide a more fulsome response to your recent emails soon, however in the meantime please could we agree the afternoon of 17th May for the next meeting and I'll hopefully confirm that works for my client Matt on Monday (he's on leave this week).

Do you have a preferred time to meet on the 17th afternoon?



[redacted]

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From: [redacted]
Sent: Friday, May 10, 2024 11:12 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - BNG

Hi [redacted]

Further to my email below, I have asked my colleagues in our Greenheart Projects Team to provide details of a scheme which could be delivered on Council owned land and which would provide net gain (10%) to off set the losses identified by the proposed development. Instead of working on a price per unit basis, I am asking for the total costs of such a scheme (with a breakdown of how this will be spent) so that your client can consider how to move forward. Once I have these figures, I will forward those to you. I appreciate further dialogue around the need to provide 10% net gain may be needed but to speed things up, if this is your client's intention, and as previously advised, I will need a statement from you to show why compliance with the Places for Everyone adopted plan cannot be achieved. For the purposes of presenting this to Members, I would advise that this is based on more than just the timing of your submission.

You are welcome to have your advisors do that same for comparison purposes. I can confirm that we cannot accept your proposed financial contribution for BNG based purely on a previously approved application as each case must be based on its own merits and the general landscape around BNG has changed considerably since the Council's assessment of that particular application.

I propose to continue to prepare this application for the June planning committee. I will however need to present an agreed approach to BNG to Members within my report and we have a couple of weeks to achieve that. The legal agreement to obtain the agreed funds can follow the committee if necessary.

I haven't heard back from you regarding the meeting request and our diaries are filling up; the afternoon of Friday 17th May is still available and so is the afternoon of Friday 24th May.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, May 7, 2024 11:37 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - BNG

Hi [redacted]

[redacted] has been reviewing the BNG requirements for this site and has asked for some further commentary on compliance with our current development plan? This now includes Places for Everyone which set a 10% net gain requirement for new developments.

I appreciate your position has been that this isn't required due to the timing of the submission of the application, but I'm instructed by [redacted] to request a more robust reason for non-compliance with the PfE if 10% net gain cannot be achieved.

Please can you revisit the information submitted to date and advise if whether your client would be willing to meet the current requirements in this regard. If so, I can then ask my colleagues to work out a cost per unit to achieve this level of net gain on Council land, bearing in mind the scheme provided on site. I can advise that this will differ to the example that you provided previously; I'm advised that the landscape around BNG has changed since that time and each case is based on its own merits in any case.

I appreciate that we are hoping to meet next week but I would appreciate a response on this issue beforehand, just to help us progress this prior to that meeting.

I can reconfirm that the Council is committed to working with your client to ensure that this application can be recommended favourably by Officers to the Planning Committee next month.

Regards

[redacted]

From: Maguire, Therese
Sent: Friday, May 3, 2024 1:30 PM

To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email. I'll check in with our accounts department early next week.

I can advise that I'm not available on afternoon of 14th May 2024 and [redacted] has no availability on the morning of 17th May. We both have availability on the afternoon of 17th May if that works for you and your client?

In terms of BNG contribution, I do apologise for the delay in getting back to you on this. The issue I'm having is that the proposals you have put forward (of circa [redacted] per unit) are well below what we have been accepting recently, which is closer to circa [redacted] per unit.

I've had to ask various colleagues to consider your proposals, the case you presented as part of your proposals and the reasoning behind other recent applications brought before Members where the cost per unit was much higher. This is taking some time and ultimately, I will have to take direction from [redacted] when he returns from leave on how to move forward on this point. I will come back to you as soon as I can.

Regards

[redacted]

From: [redacted]
Sent: Friday, May 3, 2024 9:34 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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Hi [redacted]

No problem – will do.

I've been advised that the PPA invoice is scheduled to be paid **today** (**3rd May**). Please can you ask your accounts team to check early next week to confirm payment has been received?

In terms of the meeting, my client [redacted] is on leave next week but suggested the afternoon of the 14th or morning of the 17th May, if either of those work for you and Gareth for the meeting?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:31 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

That would be really helpful, thank you. Please can you also include a list of the most up to date plans also.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 30, 2024 9:25 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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Sorry, just to add, I've been compiling the draft conditions based on conditions we know of at this stage (i.e. those requested by consultees) and I will send a schedule over at some point this week with some comments against so that this side of things can be progressed also.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:24 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Thanks [redacted] – noted re [redacted] upcoming leave.

I'll look out for your suggested availability in due course – post 8th May and will update you as soon as I can in advance re PPA invoice.

Kind regards

[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:23 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email.

[redacted] is on leave until 8th May and I'm involved in helping at the local elections this week, so I'll come back to you next week regarding another short meeting and on other points mentioned below. Please could you let me know about the status of the PPA invoice in advance of the requested meeting.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 30, 2024 9:18 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Noise

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Hi [redacted]

Thanks for your email. I've passed on the comments to the acoustic consultant however their note did conclude that the required acoustic mitigation would still be achieved in light of the alterations to the acoustic fencing extents. I'll nevertheless get them to provide a response to address the matter.

Regarding the PPA invoice, I've asked my client for an update and will confirm back to you when I hear back. Incidentally, my client has requested another short Teams meeting with you and [redacted] / David to touch base on the application and for him to provide an update on programme/the commercial aspects. Please could you advise of availability for a 30 minute meeting as soon as conveniently possible for you and [redacted] /David.

In the meantime, we would welcome an update on the Council's position on the BNG contribution and given that [redacted] is now satisfied from a highways perspective we would welcome progress in regards the highway contribution to form part of the S106.

Kind regards

[redacted]

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From: [redacted]
Sent: Tuesday, April 23, 2024 8:15 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Noise

H[redacted]

Please see below. We will need this information submitted and assessed prior to going to committee in June.

Please could you also confirm that payment has now been made on the PPA?

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
Environmental Health

From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 22 May 2024 18:02:37
Attachments: image001.png

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Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]

>><<



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-LAEmHhHzdUzBlTWfa4Hgs7pbl0

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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 23 May 2024 17:00:45
Attachments: image001.png

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Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

From: [redacted]
To:
Cc: [redacted])
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 24 May 2024 14:58:39
Attachments: image001.png
PLP Astley - Draft Conditions - JW 24.05.24.docx

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Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours [redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards



[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<



_____

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From: [redacted]
To:
Cc:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 24 May 2024 17:36:44
Attachments: image002.png
image003.png
image004.png
image005.png
PLP Astley - Draft Conditions - JW 24.05.24.docx

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[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [A1] [D] [A1]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [A1] [D] [A1]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; [A1] • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* [A1] • sufficiently strong [A1] [B] [A1] to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); [A1] • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* [A1] If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. [A1]

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp | [redacted]

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours[redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
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In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure Gareth is cc'd to any further emails I issue whilst you're away next week.

Kind regards

[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi Therese

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

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properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

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Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]

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From: [redacted]
To:
Cc:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 07 June 2024 10:01:11
Attachments: image007.png
image008.png
image009.png
image010.png
908197bf-00b7-4b41-91bb-8d97473ec7bb.png
Bottom of Bund Longitudinal Fall.pdf

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Hi [redacted]

Please see below a short statement provided by the engineers in relation to your drainage query, with a supporting sketch attached:

"It is anticipated that the planting and vegetation on the embankment will absorb majority of the rainwater, therefore surface water runoff will be minimal. In the event of excess surface water runoff, it is highly unlikely that any residual/excess runoff will reach neighbouring gardens as there is a longitudinal fall along the bottom of the embankment which will direct the runoff to flow along the red line boundary naturally."

Regarding the boundary fences, you're interpretation is correct – i.e. all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways.

Kind regards

WSP

[redacted]

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From: [redacted]
Sent: Thursday, June 6, 2024 5:15 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Following today's briefing, please could you get your drainage consultant to prepare a short statement and/or plan to cover the following point:

Potential run-off from water from the bunds into neighbouring garden land – a short statement to highlight mitigation measures to off-set that concern. Members will be reminded that the development will be bound by a condition requiring full details of a sustainable drainage system.

The Chair has also raised a query regarding fencing and whether any will be located between the proposed bund and the neighbouring residents properties. Having reviewed the plans, I think I'm right in saying that all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways. Can you please confirm that this is correct?

If you could get back to me tomorrow, that would be appreciated.

Regards

[redacted]

From: [redacted]
Sent: Thursday, June 6, 2024 10:27 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

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[redacted]

Further to the below, see attached plan with interface/separation distances added, which I trust is of assistance.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, June 5, 2024 4:29 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Do you happen to have any site plans where the interface distances with neighbouring residential properties are plotted on the plans, especially those from Units 1 and 2? If so could you send them over?

The impact on local residents will likely come up tomorrow and it would be useful to have a plan to walk the Chair and Vice Chair through.

Apologies for the late request.

Regards

[redacted]

From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to Therese last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards



[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; ⟨A1⟩ • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* ⟨A1⟩ • sufficiently strong [A1] [B)] ⟨A1⟩ to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); ⟨A1⟩ • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* ⟨A1⟩ If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

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Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

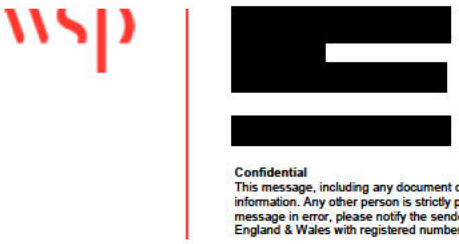
Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours [redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards



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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
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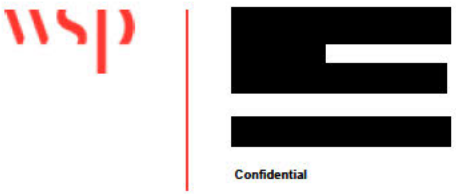

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

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Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

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wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

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I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

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Regards

[redacted]
>><<

From: [redacted]
To:
Cc:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 13 June 2024 09:44:28
Attachments: image001.png
image002.png
image003.png
image004.png
Importance: High

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Good Morning [redacted]

First and foremost, thank you for your Committee presentation on Tuesday, which we felt was excellent and clearly dealt with Members' queries and lead to the overwhelming support for the scheme. We were also really pleased with [redacted] and the Environmental Protection Officer's fielding of questions from the Committee. It was an excellent Committee experience overall, so we wanted to thank you and fellow officers for that in particular, as well as the support throughout the pre-application and application determination stages to get us to this point.

We are now naturally keen to get the S106 finalised and the decision notice released. PLP's solicitors should be in touch imminently (if not already) with the Council's solicitors to finalise the numbers and obligations for the highways and BNG contributions.

Whilst that is progressing in the background, there are two pressing matters that we would be grateful for your assistance with:

Issue 1 - Footpath diversion/closure orders

As you know, we are concurrently progressing (via the Government Officer North East) applications for the various footpath diversions and closure orders required as part of the development. We have an outstanding single objection that is causing issues in terms of progressing the orders, which I think I have mentioned previously.

The Government Office case worker suggests that until evidence of a permission is provided this single objection cannot be overruled.

Whilst I appreciate, we only have a resolution to grant at this stage, we were going to send any documentation we could provide to the Government Office that confirmed the Committee's resolution in writing. To my mind, only the minutes of the Committee will provide such formal documentation of the Committee resolution. Assuming this is the case, please can you advise when the minutes of the Committee are typically published?

Issue 2 - Condition 5

As per the email trail below, I have raised concerns that the team has regarding condition 5 and specifically the requirement for additional gas monitoring requirement and the trigger point for undertaking such works (essentially parts 1 and 2 of condition 5). I appreciate your and the EP Officer's position but perhaps I haven't made the timing issue fully clear and so I set this out below so that we can discuss the matter further and establish what options are available to us post-Committee to resolve the trigger point issue.

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.

As mentioned in my emails previously, the trigger point will affect construction programme – I understand this impact would potentially be severe if not resolved.

The condition, as drafted, would allow the on-site pressure grouting to take place, which is fine. The subsequent requirement to provide an updated site investigation scheme following the on-site pressure grouting is also fine. **However,** the updated site investigation scheme has to include results of subsequent additional gas monitoring – only once such gas monitoring is complete could the updated site investigation scheme be submitted for approval and then subsequent discharge. The issue is that gas monitoring is likely to be a 3-month period (this is a requirement of guidance/legislation I understand and cannot be undertaken for a shorter period). There will also then be additional time required to prepare the report with the results/evidence and submit the report to discharge the condition and await formal approval – potentially a further 2 months. This would lead to a potentially 4-6 month period where the contractors can't progress anything on site if the gas monitoring elements of condition 5 parts 1 and 2 remain as a 'Pre-commencement' condition.

In summary, if the condition remains as pre-commencement then basically the earthworks has to pause after the grouting until the condition is satisfied via the submission and approval of the gas monitoring results/report, which could mean a minimum 6 month period from commencement of on-site pressure grouting and a commencement of the development, which will have a significant impact on build programme overall.

Hopefully, the illustration below will assist with this issue we have currently:

1. Pre-commencement (as per current trigger point)

Grouting works undertaken and completed -> Gas monitoring following grouting (c.3 months) -> Gas monitoring report prepared and submitted to discharge condition (c.2-4 weeks following end of gas monitoring) -> discharge condition (potentially up to 2 months) -> Start of construction (c. 6 months from grouting works being completed)

2. Pre-occupation (if trigger point amended)

Grouting works undertaken and completed -> Gas monitoring (c.3 months) concurrent with start of construction -> Gas monitoring report prepared and submitted to discharge condition -> discharge condition -> Occupation of development

The amended trigger point for submission and approval of the gas monitoring results prior to occupation (as per option 2 above) would enable construction to commence and not impede build programme. **Crucially**, it would still ensure that prior to **any** occupation of the development, the results of the additional ground gas monitoring would have been submitted, reviewed and signed-off by the Environmental Protection Officer before any building is occupied, thereby ensuring the buildings future users would not be at risk (which ultimately is the purpose of the condition and further monitoring).

I'm not sure what bandwidth you have following the Committee resolution to grant in terms of adjusting trigger points, however if we can agree (whether through an amendment now prior to the decision notice issued or via a subsequent amendment application) that the relevant parts of condition 5 are linked to occupation (or at the very least prior to commencement of / installation of floor slab) then we can at least commence the earthworks during the c.3 month gas monitoring period.

Please could we arrange a meeting with you, potentially [redacted] and the Environmental Protection Officer ASAP that to discuss this further and ascertain what options we have to amend the trigger point for the condition to ensure that the build programme is not unduly impeded and the scheme can be implemented as soon as feasibly possible. We are happy to meet in person or via Teams – whichever is quicker and more feasible for all parties – in order to resolve this matter.

Thanks again for your help and hopefully we can get this issue resolved soon.

Kind regards

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

[redacted]

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From: [redacted]>
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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

Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was

appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; ⟨A1⟩ • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* ⟨A1⟩ • sufficiently strong [A1] [B)] ⟨A1⟩ to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); ⟨A1⟩ • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* ⟨A1⟩ If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B)] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. ⟨A1⟩

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]>
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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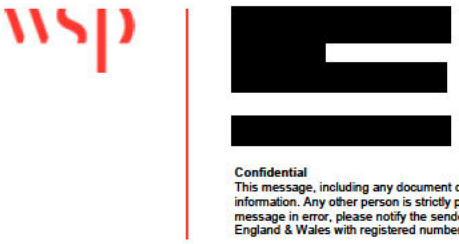

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Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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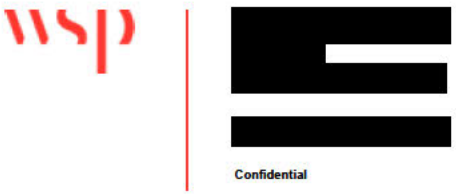

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To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

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Regards

[redacted]
>><<

From: [redacted]
To:
Cc:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 13 June 2024 16:23:25
Attachments: image001.png
image002.png
image003.png
image004.png

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Hi [redacted]

Thanks for your prompt response – noted regarding the Committee minutes, thank you.

Thanks also for coordinating with [redacted] – I'll await your suggested availability and we can hopefully get something diarised soon regarding condition 5.

Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, June 13, 2024 2:42 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Good afternoon [redacted]

Thanks for your email and your positive comments on the process so far; that it appreciated.

With regards to the committee minutes, these should be published before the end of the week. I will send a link once they are available.

With regards to Condition 5, our hands are somewhat tied on this matter now as the condition, as agreed with you on 3rd June, formed part of the permission that Members resolved to approve. Therefore, we couldn't agree to any material changes to the condition without returning the item to Members for consideration.

I'm happy to arrange a meeting with our EP officer and your consultant (and you and I) to discuss the wording of the condition and the process of discharging your requirements on a partial basis if that would help. I'll check Declan's availability for next week and get back to you.

Regards

[redacted]

From: [redacted]
Sent: Thursday, June 13, 2024 9:44 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Good Morning T[redacted]

First and foremost, thank you for your Committee presentation on Tuesday, which we felt was excellent and clearly dealt with Members' queries and lead to the overwhelming support for the scheme. We were also really pleased with [redacted] and the Environmental Protection Officer's fielding of questions from the Committee. It was an excellent Committee experience overall, so we wanted to thank you and fellow officers for that in particular, as well as the support throughout the pre-application and application determination stages to get us to this point.

We are now naturally keen to get the S106 finalised and the decision notice released. PLP's solicitors should be in touch imminently (if not already) with the Council's solicitors to finalise the numbers and obligations for the highways and BNG contributions.

Whilst that is progressing in the background, there are two pressing matters that we would be grateful for your assistance with:

Issue 1 - Footpath diversion/closure orders

As you know, we are concurrently progressing (via the Government Officer North East) applications for the various footpath diversions and closure orders required as part of the development. We have an outstanding single objection that is causing issues in terms of progressing the orders, which I think I have mentioned previously.

The Government Office case worker suggests that until evidence of a permission is provided this single objection cannot be overruled.

Whilst I appreciate, we only have a resolution to grant at this stage, we were going to send any documentation we could provide to the Government Office that confirmed the Committee's resolution in writing. To my mind, only the minutes of the Committee will provide such formal documentation of the Committee resolution. Assuming this is the case, please can you advise when the minutes of the Committee are typically published?

Issue 2 - Condition 5

As per the email trail below, I have raised concerns that the team has regarding condition 5 and specifically the requirement for additional gas monitoring requirement and the trigger point for undertaking such works (essentially parts 1 and 2 of condition 5). I appreciate your and the EP Officer's position but perhaps I haven't made the timing issue fully clear and so I set this out below so that we can discuss the matter further and establish what options are available to us post-Committee to resolve the trigger point issue.

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.

As mentioned in my emails previously, the trigger point will affect construction programme – I understand this impact would potentially be severe if not resolved.

The condition, as drafted, would allow the on-site pressure grouting to take place, which is fine. The subsequent requirement to provide an updated site investigation scheme following the on-site pressure grouting is also fine. **However,** the updated site investigation scheme has to include results of subsequent additional gas monitoring – only once such gas monitoring is complete could the updated site investigation scheme be submitted for approval and then subsequent discharge. The issue is that gas monitoring is likely to be a 3-month period (this is a requirement of guidance/legislation I understand and cannot be undertaken for a shorter period). There will also then be additional time required to prepare the report with the results/evidence and submit the report to discharge the condition and await formal approval – potentially a further 2 months. This would lead to a potentially 4-6 month period where the contractors can't progress anything on site if the gas monitoring elements of condition 5 parts 1 and 2 remain as a 'Pre-commencement' condition.

In summary, if the condition remains as pre-commencement then basically the earthworks has to pause after the grouting until the condition is satisfied via the submission and approval of the gas monitoring results/report, which could mean a minimum 6 month period from commencement of on-site pressure grouting and a commencement of the development, which will have a significant impact on build programme overall.

Hopefully, the illustration below will assist with this issue we have currently:

1. Pre-commencement (as per current trigger point)

Grouting works undertaken and completed -> Gas monitoring following grouting (c.3 months) -> Gas monitoring report prepared and submitted to discharge condition (c.2-4 weeks following end of gas monitoring) -> discharge condition (potentially up to 2 months) -> Start of construction (c. 6 months from grouting works being completed)

2. Pre-occupation (if trigger point amended)

Grouting works undertaken and completed -> Gas monitoring (c.3 months) concurrent with start of construction -> Gas monitoring report prepared and submitted to discharge condition -> discharge condition -> Occupation of development

The amended trigger point for submission and approval of the gas monitoring results prior to occupation (as per option 2 above) would enable construction to commence and not impede build programme. **Crucially**, it would still ensure that prior to **any** occupation of the development, the results of the additional ground gas monitoring would have been submitted, reviewed and signed-off by the Environmental Protection Officer before any building is occupied, thereby ensuring the buildings future users would not be at risk (which ultimately is the purpose of the condition and further monitoring).

I'm not sure what bandwidth you have following the Committee resolution to grant in terms of adjusting trigger points, however if we can agree (whether through an amendment now prior to the decision notice issued or via a subsequent amendment application) that the relevant parts of condition 5 are linked to occupation (or at the very least prior to commencement of / installation of floor slab) then we can at least commence the earthworks during the c.3 month gas monitoring period.

Please could we arrange a meeting with you, potentially [redacted] and the Environmental Protection Officer ASAP that to discuss this further and ascertain what options we have to amend the trigger point for the condition to ensure that the build programme is not unduly impeded and the scheme can be implemented as soon as feasibly

possible. We are happy to meet in person or via Teams – whichever is quicker and more feasible for all parties – in order to resolve this matter.

Thanks again for your help and hopefully we can get this issue resolved soon.

Kind regards

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to Therese last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; ⟨A1⟩ • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* ⟨A1⟩ • sufficiently strong [A1] [B)] ⟨A1⟩ to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); ⟨A1⟩ • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* ⟨A1⟩ If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B)] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. ⟨A1⟩

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]>
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

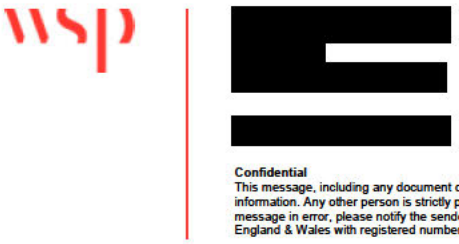
Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours [redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards



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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

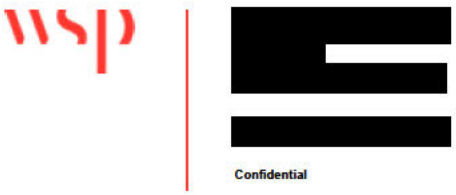
Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure Gareth is cc'd to any further emails I issue whilst you're away next week.

Kind regards



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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

From: [redacted]
To: [redacted]
Cc: [redacted])
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 10 June 2024 14:53:21
Attachments: image001.png
image002.png
image003.png
image004.png

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Hi [redacted]

Further to my email below, I trust that gave you the additional clarifications you needed ahead of Committee.

I was also wondering whether there were any particular areas / common themes raised in the Member briefing that you think it would be worthwhile me addressing in the Committee speech tomorrow? Just want to ensure that I have prepared as tailored a Committee speech as possible to the key areas of interest in the scheme.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, June 7, 2024 10:01 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Please see below a short statement provided by the engineers in relation to your drainage query, with a supporting sketch attached:

"It is anticipated that the planting and vegetation on the embankment will absorb majority of the rainwater, therefore surface water runoff will be minimal. In the event of excess surface water runoff, it is highly unlikely that any residual/excess runoff will reach neighbouring gardens as there is a longitudinal fall along the bottom of the embankment which will direct the runoff to flow along the red line boundary naturally."

Regarding the boundary fences, you're interpretation is correct – i.e. all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways.

Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, June 6, 2024 5:15 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Following today's briefing, please could you get your drainage consultant to prepare a short statement and/or plan to cover the following point:

Potential run-off from water from the bunds into neighbouring garden land – a short statement to highlight mitigation measures to off-set that concern. Members will be reminded that the development will be bound by a condition requiring full details of a sustainable drainage system.

The Chair has also raised a query regarding fencing and whether any will be located between the proposed bund and the neighbouring residents properties. Having reviewed the plans, I think I'm right in saying that all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways. Can you please confirm that this is correct?

If you could get back to me tomorrow, that would be appreciated.

Regards

[redacted]

From: [redacted]
Sent: Thursday, June 6, 2024 10:27 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

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[redacted]

Further to the below, see attached plan with interface/separation distances added, which I trust is of assistance.

Kind regards

[redacted]

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From: [redacted] >
Sent: Wednesday, June 5, 2024 4:29 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Do you happen to have any site plans where the interface distances with neighbouring residential properties are plotted on the plans, especially those from Units 1 and 2? If so could you send them over?

The impact on local residents will likely come up tomorrow and it would be useful to have a plan to walk the Chair and Vice Chair through.

Apologies for the late request.

Regards

[redacted]

From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted])
[redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; ⟨A1⟩ • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* ⟨A1⟩ • sufficiently strong [A1] [B)] ⟨A1⟩ to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); ⟨A1⟩ • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* ⟨A1⟩ If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B)] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. ⟨A1⟩

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours [redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

H[redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]>
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 10 May 2024 17:37:06
Attachments: Copy of bedford.xlsx
image001.png
image002.png

Hi [redacted]

I have attached a breakdown of costs for the provision of 10% Biodiversity Net Gain (17.2 Habitat Units) off site at Bedford Colliery calculated on a full cost recovery basis over 30 years.

Please note that this does not include the full scope of legal and governance costs required for mandatory BNG.

I hope this is of assistance .

Kind Regards

[redacted]

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From: [redacted]
Sent: Thursday, May 9, 2024 3:28 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Thanks for clarifying.

Just to confirm, we're not trying to get the costs down, we just know that the applicant will not accept us putting a set price per unit with no evidence as why each unit will cost that much. This is why [redacted] has suggested that, as the application as submitted pre-mandatory, instead of fixing a price per unit (which may look like we're pulling a figure out a hat to the applicant), we focus instead on how much a scheme would cost, in totality, that will provide net gain (and net gain + 10% as I'm going to try and secure this but expect a strong challenge on that).

All I can do is put that evidenced case to the applicant, tell them how much the total cost is and see what they say!

Thanks

[redacted]

From: [redacted]
Sent: Thursday, May 9, 2024 3:12 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Please disregard the last message as we cannot create the habitat without the ongoing management and maintenance to develop it.

Leave it with me.

Thanks

[redacted]

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From: [redacted]
Sent: Thursday, May 9, 2024 3:00 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Are we then talking capital only and not the full scope of costs, i.e. no contribution to ongoing management and maintenance for 30 years, inflation, risk of remedials etc, as I can only see this being the only way to get the cost down.

Thanks

[redacted]

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From: [redacted]

Sent: Thursday, May 9, 2024 1:51 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

I've had some further discussions on this one with [redacted] this afternoon (and sought some further guidance on the calcs from GMEU below).

[redacted] wants us to forget about a set price per unit and instead would like to understand what a scheme on the Bedford Colliery site would cost in total to provide (i) net gain so 11BHU and (ii) 10% net gain so 17.2 BHU.

Would you be able to provide those costings? I need to provide a break down to the applicant as to the total cost we are seeking; they have offered in the region of £5k per unit but have not provided any evidence to support that and I'll be asking them to do the same thing.

They are likely to go to David Proctor on this which is why [redacted] has asked for, I suppose, a pragmatic approach to sorting this last remaining issue out.

Thanks

[redacted]

From: [redacted]
Sent: Thursday, May 9, 2024 11:39 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Hi [redacted]

I was simply quoting off the defra metric forwarded on the 31st January. The headline results page shows both the net loss which was 10.95 BU and at the bottom it calculates the deficit to achieve 10% which is quoted at 17.24 BU

The 10% is calculated off the baseline, which is 62.84. So you add 6.284 to give you a target of 69.124

The on-site value post developmentwas calculated at 51.89 so the shortfall is 69.124 – 51.89 = 17.234.

So a slight discrepancy between the metric and the maths, but that is possibly due to metric hiding decimal points beyond 2 so in reality the baseline and post development figures are slightly different.

I am unsure whether we have received any updated metrics beyond the one I commented on.

[redacted]
Ecologist
Planning
Investment, Development and Housing
Place

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[redacted]

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From: [redacted]>
Sent: 09 May 2024 09:09
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Sorry to bother you again with this one, but we're really struggling to finalise the financial contribution for the identified loss.

We're going to seek a 10% again (but expect the applicant to challenge this as it was submitted pre-mandatory) and I'm trying to work out what that translates to as a financial sum on the basis that we will charge c.20K per unit.

Please see email trail below, I can't get my head around how to apply the 10% gain. Please can you help? I have a meeting later today with [redacted] and would like to have some answers for him if possible!

Thanks

[redacted]

[redacted]

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From: [redacted]>
Sent: Thursday, May 9, 2024 8:28 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

I'm with you on the maths. I didn't understand GMEU calculation of 51.89 BU a loss of 10.95 BU and a shortfall of 17.24 BU to achieve 10% BNG.

I'm at the dentist at 9 and have a BNG Finance meeting from 10 -12. I can have a look this afternoon but can't promise anything today.

Thanks

[redacted]

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From: [redacted]
Sent: Wednesday, May 8, 2024 5:49 PM
To: [redacted]>
Cc: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted],

I'm going to sound really stupid here so my apologies in advance…would 10% on top of the 10.95 unit not result in needed to provide 1.09 units? I'm sorry, I appreciate I'm being really simplistic there and you have way more experience in working such matters out.

Yes to the other part of your question; we need to evidence the scheme that the (finally) agreed sum of money will go to that will offset the loss + 10% on Council land.

Thanks

[redacted]

From: [redacted]>
Sent: Wednesday, May 8, 2024 5:39 PM
To: [redacted]>
Cc: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

For clarity, does this now mean 17.24BU shortfall in achieving 10% and am I being asked to provide a scheme to show how full mitigation/compensation will be provided on council land?

Thanks

[redacted]

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From: [redacted]>
Sent: Wednesday, May 8, 2024 3:21 PM
To: [redacted]>
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Sorry to bother you again with this but [redacted] has asked for your help please.

We have previously identified that the proposed development will result in the loss of 10.95 units which needs to be off site by way of financial contributions. You have helpfully advised that the money could be spent at Bedford Colliery and Silk Street (see attached email). I'm pretty sure this is on top of what is being provided on site given what GMEU has advised.

I previously advised you that the applicant would have to provide net gain only, but [redacted] has confirmed that they should seek to provide a 10% net gain given the adoption of the PfE. The applicant is challenging this but in the interim [redacted] has asked:

If we're collecting money on the basis of spending it on Council land (on the basis the application came in before mandatory BNG and the land doesn't need to be formally registered – because no Council land is in respect of the latter), then between [redacted] and GMEU, we need to agree an ecological scheme that (with whatever they're putting on site) achieves 10% gain (that the applicant is in agreement with), then ask for a financial amount through a UU to implement such a scheme on Council land (no need to work out credits or units, just a scheme to get 10% and what that'll cost). This will need coordinating with [redacted] GMEU and the applicant – [redacted] in his emails, has identified Council sites, in my mind what can he do on that land to achieve 10% and how much will it cost?

I spoke to [redacted] earlier and she helpfully provided the email below whereby you have confirmed that each replacement unit should cost 20k and what the money will be spent on.

I need something similar for this application please which I use to defend our position to the applicant. I am meeting [redacted] tomorrow afternoon on this point and would welcome your advice beforehand if at all possible.

Thank you.

[redacted]

From: [redacted]
Sent: Wednesday, May 8, 2024 2:56 PM
To: [redacted]
Subject: BNG - Bedford Colliery

Hi [redacted]

As discussed, I spoke with [redacted] this morning to confirm the policy position and his view is 10% net gain in line with PfE. If there is any scope they can include some on-site provision, this could lessen their off-site contribution but I appreciate time is tight for you.

In terms of off-site contributions to Bedford Collery, in respect of my site, [redacted] had advised the following:

I note that this request came in before statutory requirements but yes, considering the £20-25k estimates floating around for mandatory, I would suggest £20k per unit related to the actual work needed for off-site mitigation and the management and ongoing monitoring/ maintenance of the interventions.

This was to be directed to Bedford Colliery, and with further breakdown of what specifically it was for full cost recovery, inclusive of management plan, legal and surveying fees, project management, fencing, grassland set up/planting, hay cutting, monitoring grassland quality, and inflation over 30 years.

Hope that helps.

[redacted]

[redacted]

[redacted]

[redacted]

Subject: FW: A/22/93349/PREAPP - Land at Astley Park Way

From: [redacted] >
Sent: Thursday, November 2, 2023 11:42 AM
To: [redacted]
Subject: RE: A/22/93349/PREAPP - Land at Astley Park Way

Hi [redacted]

Can you outline precisely what you need to know about a PPA as I will have to discuss with a manager before we meet.

It will have to be later next week I'm afraid, just building up to Planning Committee here so it's a busy few days. I could do early on Thursday 9th Nov, about 9am?

[redacted]

From: [redacted] >
Sent: Thursday, November 2, 2023 10:09 AM
To: [redacted]
Subject: RE: A/22/93349/PREAPP - Land at Astley Park Way

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Hi [redacted]

I hope you enjoyed your recent leave. I've been informed by [redacted] that the application is now valid.

I still have some queries (as per my email below) relating to the PPA that I need clarity on before we progress with PLP. Are you free for a quick call today/tomorrow to discuss? I can speak by mobile or Teams, whichever is your preference.

I also had a productive meeting with Councillors Roberts and Taylor (Astley Ward) yesterday which I can bring you up to speed on.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, October 19, 2023 5:35 PM
To: [redacted]
Subject: RE: A/22/93349/PREAPP - Land at Astley Park Way

Hi [redacted]

Apologies, I've been in meetings this afternoon and I'm finishing this evening until next Tuesday.

Regards

[redacted]

From: [redacted]>
Sent: Thursday, October 19, 2023 2:43 PM
To: [redacted]
Subject: RE: A/22/93349/PREAPP - Land at Astley Park Way

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Hi [redacted]

Further to our recent dialogue and your feedback in respect of the PPA cost. Are you free for a quick call (5-10 mins max) this afternoon or tomorrow so I can raise a few follow up queries with you on the PPA? It'll help my client then decide whether it is worth pursuing or not.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, September 29, 2023 12:19 PM
To: [redacted]>
Subject: RE: A/22/93349/PREAPP - Land at Astley Park Way

Hi [redacted]

Thanks for letting me know. I will make a note to speak to the validation team next week.

[redacted] has confirmed that the cost of a PPA would be 20% of the application fee. There are of course no set rules with what would be contained within it. You're welcome to outline what you would expect to achieve/the terms etc and then my manager can consider resource etc.

Regards

[redacted]

From: [redacted]
Sent: Friday, September 29, 2023 11:05 AM
To: [redacted]
Subject: RE: A/22/93349/PREAPP - Land at Astley Park Way

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Hi [redacted]

I hope you're well.

Further to our meeting last week, I'm just letting you know that we are submitting the application today, however I suspect payment of the fee might slip into next week and therefore it won't be transferred to the Council immediately. I doubt it would be validated within a week anyway but mindful of our consultation letter drop inviting comments up to 9th October, please can you ensure your validation team don't validate the application before that date.

Separately, did you manage to speak to [redacted] regarding a cost for the potential PPA? My client is keen to understand the costings of this and whether it is worth pursuing.

Kind regards

[redacted]

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-----Original Appointment-----
From: [redacted]
Sent: Tuesday, September 19, 2023 4:42 PM
To: [redacted]
Subject: A/22/93349/PREAPP - Land at Astley Park Way
When: 22 September 2023 09:15-09:45 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

From: [redacted]
To: [redacted]
Subject: A/23/96226/MAJOR - Land at Astley Park Way Extension of time
Date: 02 February 2024 13:39:00

Hi [redacted]

For our records, please could you agree an extension of time until Friday 15th March 2024; this is the Friday following the March planning committee.

Regards

[redacted]

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

[redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way, Worsley
Date: 02 February 2024 14:53:00
Attachments: image001.png

Good afternoon [redacted]

The following bullet points reflect the views of the Transport Planning Team Manager. This needs to be considered in line with the previously provided comments by the Highways team and those from Salford Council.

Regards

[redacted]

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).
- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.
- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.
- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)
- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.
- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.

From: [redacted]
Sent: Wednesday, January 31, 2024 11:08 AM
To: [redacted]
Subject: RE: Planning Application Determined - Ref. OTH/2023/0494

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Hi [redacted]

Further to our meeting last week, I'm just wondering if you've had any feedback yet from Wigan's Transport Policy Manager?

Separately, in addition to the BNG spreadsheet provided under separate cover, I attach the unredacted signed (and counter-signed) GCN License agreed with Natural England and as requested by GMEU in their consultation response (attached). Please can you pass this on? We've also commissioned the requested additional bat endoscope survey (requested pre-determination) and should have a supplementary letter/survey to submit to this effect in the next week or so.

Kind regards



[redacted]

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From: [redacted]
Sent: Thursday, January 25, 2024 10:43 AM
To: [redacted]>
Subject: FW: Planning Application Determined - Ref. OTH/2023/0494

Hi [redacted]

Please see attached comments from Salford Council. These have also gone over to our highways and transport policy teams.

Regards

[redacted]
>><<

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From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way
Date: 07 February 2024 14:32:00
Attachments: image001.png
image002.png

Hi [redacted]

We have had reports (see comment below) of a manhole cover missing on land which I think may be within your client's control. Can you please raise this with them and get back to me with their response as soon as possible please? This has a come from a local Councillor so a speedy solution would be appreciated.

Thanks

The road that runs off Applewood farm in Astley Astley. (apparently has concrete blocks) has a manhole cover missing making this extremely hazardous for walkers etc.
can we get this made safe and if on unadopted land inform the landowners.

[redacted]

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: Tuesday, February 6, 2024 10:17 AM
To: [redacted]>
Subject: FW: A/23/96226/MAJOR - Land at Astley Park Way

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Hi [redacted]

Please can you confirm receipt of the attached and below? I can try and send the pack of plans via another means if there is an issue.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 2, 2024 4:02 PM
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Land at Astley Park Way
Importance: High

Hi [redacted]

Further to our recent meeting, please find attached/via the link provided the following:

- **Planning Statement Addendum** (attached)
    - Prepared to address the recent update to NPPF (December 2023) and the latest draft Places for Everyone Plan. For the reasons set out within, we maintain our conclusions from the originally submitted Planning Statement and the Addendum should therefore be read alongside it.

- **Revised architectural plans/drawings** (link: PLP Astley - Updated Architectural Drawing Pack (02.02.24)):
    - As discussed, some (very) minor design tweaks have been made to the proposed units since the application was submitted in September 2023 (summary of changes set out below) however the fundamentals of the scheme remain unchanged, including the siting/footprint of the units/buildings, building heights, the quantum of B2/B8 floorspace proposed, proposed footpath diversions/alterations, boundary treatments or landscaping areas.
    - These very minor design tweaks have necessitated slight revisions to all submitted architectural plans/drawings with the exception of the Application Red Line Plan which remains unchanged (Rev P4) and are summarised as follows:
        - Unit 1-4 Roof Plans –
            - Updated to show roof access hatches to enable roof inspection access and a Fall Restraint System to be installed around the perimeter of the unit roof – alterations required for health and safety reasons;
            - Also updated to show areas of potential PV provision indicated on roof plans for units 1-4;

- Unit 3 & 4 Elevations –
  - Updated to show the omission of dock levellers and inclusion of 2no. level access doors. Roof hatch positions shown to accord with updated Roof Plans.
  - Updated to show increased glazing to the relevant facades to compliment the increased office area – in our view this design tweak will have a positive impact on the elevations.
- Unit 3 & 4 GA Plans – Office –
  - Updated to show increased first floor office compartment / area and roof access point (for roof inspections).
- Unit 3 & 4 GA Plans – Ground Floor Plan –
  - Updated to show increased first floor office compartment / area above ground floor.
- Unit 3 & 4 GA Section Plan –
  - Updated to show roof access hatch.
- Other plans -
  - Site Plan – Updated to include acoustic fencing (in accordance with the submitted Noise Assessment Addendum), as well as footpath, fencing and external plant area annotations/key added.
  - Site Finishes – Updated to include the acoustic fencing specification.
  - Site Sections – Key Plan updated.
  - Plot Demise Plan – Updated to include acoustic fencing (in accordance with the submitted Noise Assessment Addendum), as well as footpath, fencing and external plant area annotations/key added.

- To assist with your upload of the revised plans/drawings, I attach a table listing out the new plan/drawing references as a result of the above design tweaks.

Please can you confirm receipt and upload the documents to the planning register, superseding any earlier versions of plans referenced above. I trust you agree that the minor tweaks made to the plans are limited and do not change any of the scheme fundamentals, such that any re-consultation needed would be limited in scope and timeframe.

Kind regards

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[redacted]

Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

From: [redacted] >
Sent: Wednesday, February 14, 2024 2:47 PM
To: [redacted] >
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

[redacted]

Thank you for the submission of additional of additional information; I will re-consult accordingly.

I can confirm that [redacted] myself and [redacted] are available to meet at 12pm tomorrow. You will need to bring the scheduled meeting forward at your end as [redacted] is not available from 1pm onwards. I will forward the link before close of play today.

[redacted] is on leave this week and therefore will not be available to meet tomorrow.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, February 14, 2024 9:11 AM
To: [redacted] >
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

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[redacted]

Further to my emails below, please now find attached the Technical Note I referred to (prepared by Hydrock) which addresses [redacted] comments (attached). The response, when read alongside the content of my email dated 12 February 2024 (below in this email trail) also addresses a number of the points raised by SCC and Wigan's Transport Planning Team Manager.

Given the urgency in needing to resolve these matters, please can the attached note be shared with [redacted] et al ASAP and can you please advise whether you've been able to coordinate a meeting with the various highways officers / arrange for them to attend our scheduled meeting tomorrow?

Kind regards

[redacted]

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From: [redacted]
Sent: Tuesday, February 13, 2024 9:00 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

Thank you for confirming receipt of my email.

Just to clarify, I haven't requested that Thursday's meeting be cancelled – I suggested that we can't afford to wait until then to meet to discuss/resolve these issues. However, on the basis you're on leave today, unless a meeting can be coordinated for tomorrow (Wednesday) – which we hope it can be – the Thursday slot would surely be the next available option and therefore needs to stay in the diary as a fall-back.

I'll await yours/[redacted] further contact regarding the potential for a meeting on Wednesday, otherwise – whilst less than ideal as it delays matters a further day - perhaps the highways officers can be brought along to the scheduled Thursday meeting.

Kind regards

[redacted]

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From: [redacted]>
Sent: Monday, February 12, 2024 8:43 PM
To: [redacted]>
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Good afternoon [redacted],

Thank you for your email, the content of which is noted. I will circulate appropriately.

Unfortunately, I am on annual leave tomorrow and [redacted] is attending planning committee so a meeting tomorrow will not be possible. I will cancel the scheduled meeting on Thursday as requested and seek a

time and date when myself, [redacted] and members of the highway team are available/proceed as directed by [redacted]

Regards

[redacted]

From: [redacted]
Sent: Monday, February 12, 2024 5:08 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

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[redacted]

Further to your email below and the Transport Planning Team Manager's comments attached, I write to set out our position on the various points raised.

As a starting point, whilst I appreciate that you are seeking to manage expectations, we are nevertheless very concerned by the suggestion that we may miss the March Committee date due to outstanding matters and extremely frustrated with the Transport Planning Team Manager's comments (set out further below).

GMEU

Starting with the GMEU comments, I am entirely confident that the GMEU queries can be dealt with either by condition (such as a condition for a detailed landscaping/planting schedule prior to commencement) and legal agreement (i.e. the biodiversity offsetting mechanism, which we await your solicitor's input to) – whilst the ecology consultant is reviewing the queries, I do not see why they need all of the points summarised at the foot of their response clarifying prior to determination and it risk leading to an unnecessary delay to determination. We also disagree with their suggestion of needing to demonstrate full details/scheme of mitgation to achieve a 10% net gain – you and [redacted] are already well aware of our position on this, noting the Core Strategy policy and the fact PfE is not yet adopted (not to mention that our understanding is that the mandatory requirement only comes into effect for major development submitted after 12 February 2024).

Highways

Turning to the highways comments, as mentioned we are extremely frustrated and confused with the content of the Transport Planning Team Manager's response as it seems to conflict with the transport modelling approach and methodology long agreed with [redacted] as part of the paid (and prolonged) pre-application advice process (as demonstrated further in the Hydrock responses below). We are also extremely frustrated that despite having signed up to a PPA and paid the additional cost (in addition to a significant application fee), it is one of Wigan Council's own officers (the Transport Planning Team Manager) that has provided a consultation response so very late in the process (not to mention the conflicting view with your own Highways Officer), and it is now being suggested that highways issues could be a contributing factor to potentially missing the March Committee. This is an unacceptable position for the applicant that needs urgently resolving.

A Technical Note is nevertheless being prepared to address the comments raised by [redacted] and SCC, some of which will also address the Transport Planning Team Manager's comments below, however we request that the Transport Planning

Team Manager is furnished with the responses below as it will clarify the long agreed methodology for the TA and should therefore address the majority of comments, with the remaining comments (i.e. those raised by [redacted] and SCC) to be addressed in the aforementioned Technical Note, which will be submitted imminently. The parking provision query will be addressed in the Technical Note and we are comfortable that the provision provided is wholly acceptable for the quantum of floorspace and use classes for which permission is sought.

Mindful of the above and the critical point we are at in the determination period / Committee lead-in, I would reiterate my request for an urgent meeting with you and the highway officers to allow us to resolve matters ASAP. We cannot afford to wait until our scheduled meeting on Thursday as we simply cannot afford to miss the March Committee, not least due to a difference of opinion with your highway officers so late in the process and despite the extensive pre-app discussions – this certainly would not align with the collaborative approach to date and that sought in the PPA.

Please can you therefore advise of your availability to meet tomorrow to resolve matters. [redacted] – we will require you in attendance also given the critical nature of this matter.

WMBC Comments on Transport Planning Team Manager Response (Hydrock summary response in red text):

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032). Noted. However, our proposed methodology, including Year of opening and future year assessment was agreed with WC highways officers ([redacted]) as part of scoping discussions in May 2022.

- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network. The list of committed developments that should be included within our assessment was provided by WC highways officers ([redacted]) as part of scoping discussions in May 2022.

- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580. Noted. However, evidence within the 2022 observed baseline traffic flow survey indicated that a similar amount of HGVs came from the west of the site access (as per the east), from a combination of Higher Green Lane / A572, and Higher Green Lane / A580 junctions. This is further confirmed by the image shown below at Figure 1.

- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011. Noted. However, the proposed methodology, including proposed distribution was agreed with WC highways officers ([redacted]) as part of scoping discussions in May 2022. Additionally, as described above, the HGV distribution is actually based on observed baseline traffic flow surveys.

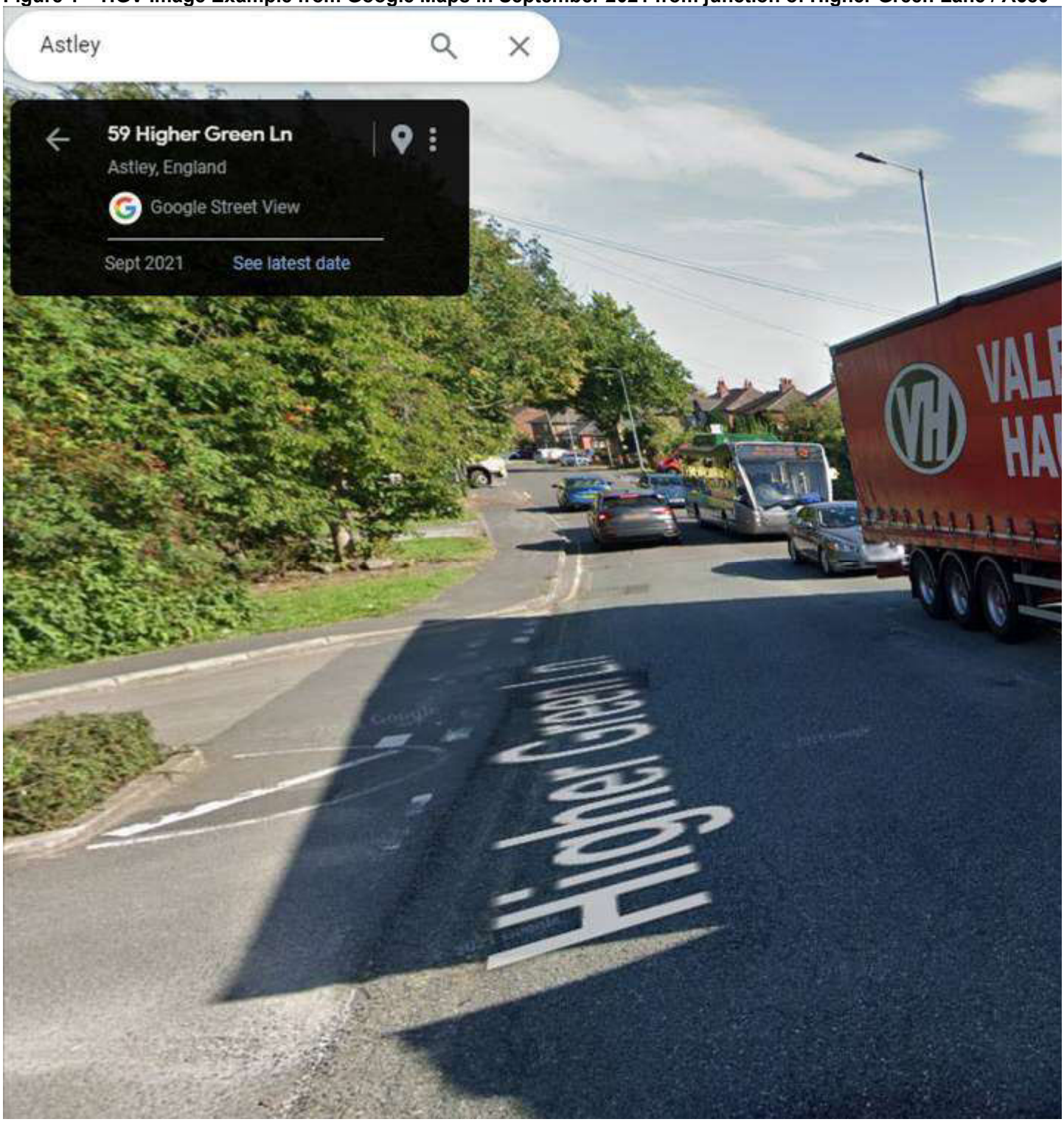
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue). The numbers are not incorrect. The assessment criteria from WC requested Hydrock to assess any junction which had a total development 'vehicle' impact of greater than 30 2-way trips. Not PCU. Figure 7 within the traffic flow figures presented within the TA illustrates the correct 'vehicle' development traffic.

  Additionally, Salford Council's other query regarding the traffic flow figures presented was around Figures 7, 8 and 9, and the total numbers provided within our assessments. This is due to the lights, and HGVs being converted to PCUs (by a factor of 2.9 for HGVs) as per the industry standard assessment criteria.

- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions. The list of junctions that should be included within our assessment was agreed with WC highways officers ([redacted]) as part of scoping discussions in May 2022, based on a total 2-way 30+ vehicle development impact upon surrounding junctions.

- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs. Parking justification to be provided in the aforementioned Technical Note to evidence the appropriateness of a comparable ratio of parking provision for numerous B2/B8 schemes across the North West.

Figure 1 – HGV Image Example from Google Maps in September 2021 from junction of Higher Green Lane / A580



Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, February 8, 2024 5:11 PM
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

You may already have seen the comments below as they are online but I just wanted to bring them to your attention.

As you will see further information is required re BNG.

There is now a need for a re-consultation with GMEU, Highways, Transport Policy Team and Salford City Council. In order to manage your client's expectations, its important to point out that all of the above will require a 14 day re-consultation period once the required information is received and as reports for March committee need to be completed by 19th Feb, there is a possibility that this application will not be ready to be presented at that time.

Given the level of objection in the surrounding area, it will be imperative that all outstanding issues are resolved before Officers can bring this before committee.

I am of course not ruling out making the March agenda, but I think its important to be realistic as we go forward.

Regards

[redacted]

From: pa-noreply@wigan.gov.uk <pa-noreply@wigan.gov.uk>
Sent: Wednesday, February 7, 2024 12:49 PM
To: [redacted]>
Subject: Consultee Comments for Planning Application A/23/96226/MAJOR

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Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/02/2024 12:49 PM from [redacted] Greater Manchester Ecology Unit (Not Available) on behalf of Greater Manchester Ecology Unit.

Application Summary

Reference:	A/23/96226/MAJOR
Address:	Land At Astley Park Way Worsley
Proposal:	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
Case Officer:	[redacted]

Click for further information

Comments Details

Comments:

Hi [redacted]

Thank you for consulting on the additional information.

1. Great Crested Newts
An unredacted version of the license has been provided. This confirms that Natural England are satisfied that the development is eligible of for district licensing.

Technically no condition is now required as the process is now in the hands of Natural England and their agent for delivery of the new ponds unless the LPA would want mitigation beyond the requirements of DLL. However the developer may decide to change their approach and not enter in to DLL at which point further survey may be required. I therefore recommend a condition along the following lines is applied to any permission.

"The development has the potential to cause harm to great crested newts and entered in to District Level Licensing.

Prior to development confirmation that:

• no changes to this mitigation approach have occurred or;
• if changes have occurred further information on the new mitigation approach to gcn.

should be provided to and agreed in writing by the LPA"

2. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain
Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The defra metric has been provided in excel format as requested.

The baseline value of the site appears fair, I am therefore willing to accept 62.84 biodiversity units (BU) as the baseline.

The post-development value has been calculated at 51.89 BU a loss of 10.95 BU and a shortfall of 17.24 BU to achieve 10% BNG. This includes a significant

number of units generated through urban tree planting, 150 trees achieving moderate condition, of which 56 are forecast to achieve medium size after 27 years. It also includes 0.6819 ha of other neutral grassland forecast to achieve good condition. Both are relatively high risk proposals, with a lack of detail (that I could find) on the tree planting schedule or grassland proposals. There is therefore a risk of the loss being higher.

I therefore recommend that prior to determination:

- the details of the urban tree planting schedule is provided to ensure that 150 trees are proposed ;
- that at least 56 have the potential to exceed 30cm dbh after 30 years and;
- details on the other neutral grassland proposed to achieve good condition are provided.

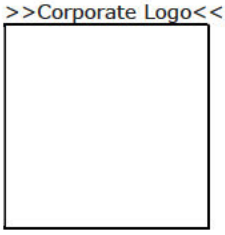
I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided.

[redacted]
Ecologist
GMEU

I

Kind regards

>>Corporate Logo<<



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[redacted]

Subject: FW: [Hydrock: 21714-HIGH] PLP Astley - Footway Diversions

From: [redacted]
Sent: 16 February 2024 10:21
To: [redacted]>
Subject: RE: [Hydrock: 21714-HIGH] PLP Astley - Footway Diversions

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Thanks [redacted] – [redacted] had also emailed Hydrock directly on this point, which is in hand/in the process of being responded to. I'll ensure any responses are via you, copying in [redacted] to avoid duplication.

Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, February 15, 2024 5:20 PM
To: [redacted]>
Subject: FW: [Hydrock: 21714-HIGH] PLP Astley - Footway Diversions

[redacted]

See below as discussed.

Regards

[redacted]

From: [redacted]>
Sent: Friday, February 9, 2024 8:46 AM
To: [redacted]
Subject: RE: [Hydrock: 21714-HIGH] PLP Astley - Footway Diversions

Good Morning [redacted]

Thank you for the plan, which is more informative. However, as mentioned earlier it would be helpful if details of surface type and barriers; as appropriate, could be given.

Regards

[redacted]

[redacted]
Places: Environment
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Date: 28 February 2024 12:30:00
Attachments: image001.png

Hi [redacted]

Thank you for your email.

The re-consultations will be carried out by the end of the day.

As this application will not go before Members in March, please can you agree to an extension of time until April 12th (which is the Friday following April's planning committee).

Regards

[redacted]

From: [redacted]>
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted] comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted] comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted]

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

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

[redacted]

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- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW*

information from 2011.

- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]>
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards

wsp | [redacted]

From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Date: 11 March 2024 17:40:00
Attachments: image001.png

Hi [redacted]

Thanks for your email. Will discuss the meeting request and get back to you. Please note we have Planning Committee tomorrow, but I'll get back to you as soon as possible.

I note you mention the PPA below, please can you confirm the date of payment on this?

Thanks

[redacted]

From: [redacted]
Sent: Monday, March 11, 2024 3:37 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

I write further to your email below containing the Transport Policy Team's latest comments. We have reviewed the latest comments and given the technical responses we have provided it is extremely frustrating that we appear to be no closer to resolving highways matters.

As for the suggestion that the responses provided were 'a reiteration of the initial TA', it has come to light that [redacted] (and others at the Council) were copied into the attached email exchange with [redacted] at pre-app stage in which a draft TA and FTP were both submitted, reviewed and commented on by [redacted] – comments which were factored into the submission version TA and FTP. I could have potentially understood there being a difference of opinion between [redacted] and the other highway officers/team had they not been party to the pre-application discussions with [redacted], but the attached email trail quite clearly shows that they were. So, yes, in places we are reiterating points made in the initial TA because those same points were agreed with [redacted] and other highways officers were party to the same initial TA and associated email exchange, yet raised no issues/concerns at the time in terms of assessment years, HGV trip distribution, distribution methodology, traffic flow figures, junction assessments and proposed car parking provision. Had issues been raised at pre-app stage then they could have been resolved well in advance of submission of the application.

I also recall from the last meeting on 15/02/24, in which [redacted] attended, he had suggested that further assessment work for this scheme would be somewhat of an academic exercise given the already substantial committed highway mitigation schemes on the surrounding highway network. We are therefore not clear why the Transport Team are insisting on this further work being undertaken if it

is likely to reach the same conclusion as the current TA?

Given the Applicant has entered into a costly PPA, part of which is designed to resolve such issues in a timely manner, we therefore request an **urgent meeting** with you, [redacted] / the Transport Team to discuss the latest response and get to the bottom of why exactly this additional assessment work is being requested given the history of highways discussions on this project.

We are also disappointed that the Transport Policy Team is dismissive of the parking justification based on market evidence – the meeting requested above could be used to discuss this matter further and identify potential solutions.

I look forward to hearing of your earliest availability to meet.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, March 6, 2024 12:57 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

The additional information has been assessed by our Transport Policy Team and their comments are below. Unfortunately, it has been identified that the recent submission did not provide the information needed but was more of a reiteration of the initial TA. The following information is required :

1. *Assessment Years – consultant is arguing that a year of app and 5+ year assessment is ok as end user is unknown and this is a consistent approach taken at other local authorities in the NW. The fact that the end user is unknown only strengthens my point. Its going to be a minimum of 3 years before the development is operational. We need to understand the impact growth in traffic will have on the adjacent transport network.*

2. *Committed Developments – fine to exclude Mosley Common, as noted in your email Therese.*

3. *HGV Trip Distribution – Observed count data from June 2022 was used to identify HGV movements. This needs to be explained in greater detail (where in the TA, the split between east and west movements, the locations). The further evidence of HGV movements travelling westbound is a Google image taken from September 2021. This cannot be considered conclusive evidence.*

4. *Distribution Methodology – JTW information taken from 2011 should be used to support a planning application submitted in 2023. Turning count data or another form of relevant information must be used instead.*

5. *Traffic Flow Figures – Response noted, conversion of HGVs to PCUs not accounted for within assessment. As a PCU is equivalent to one standard LGV trip junctions experiencing 30 or more PCU movements should be assessed to accord with the initial response from Network Management.*

6. *Junction Assessments – Must be updated to account for assessment years and potentially updated HGV distribution.*

7. *Proposed Car Parking Provision – with no end supplier identified it is difficult to determine the appropriate level of parking provision. A list of recently consented developments taken from various locations across the north west is not adequate justification. Once operational these sites could have issues with on-street parking for example. There will also be a number of speculatively developed sites with more parking.*

Regards

[redacted]

From: [redacted]>
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]>
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted] comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02

- 3rd Response to WC comments (i.e. [redacted] comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

wsp

[redacted]

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From: [redacted]>
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]>
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted]

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I

accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

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On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

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WN1 1NJ

[redacted]

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- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*

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- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*

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- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*

- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted]>
Cc: Maguire, [redacted]
[redacted]>
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards





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From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR Extension of Time
Date: 12 April 2024 17:45:00

Hi [redacted]

I'm mindful that are working extension of time expires today. I would be grateful if you could agree to a further period, expiring Friday 14th June 2024 (the Friday following the June planning committee).

Regards

[redacted]

[redacted]

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

[redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Noise
Date: 23 April 2024 20:14:00

Hi [redacted]

Please see below. We will need this information submitted and assessed prior to going to committee in June.

Please could you also confirm that payment has now been made on the PPA?

Regards

[redacted]

From: [redacted]>
Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]>
Cc: [redacted]>
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
Environmental Health
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From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise
Date: 30 April 2024 09:22:00
Attachments: image001.png

Hi [redacted]

Thanks for your email.

[redacted] is on leave until 8th May and I'm involved in helping at the local elections this week, so I'll come back to you next week regarding another short meeting and on other points mentioned below. Please could you let me know about the status of the PPA invoice in advance of the requested meeting.

Regards

[redacted]

From: [redacted]>
Sent: Tuesday, April 30, 2024 9:18 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Noise

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Hi [redacted]

Thanks for your email. I've passed on the comments to the acoustic consultant however their note did conclude that the required acoustic mitigation would still be achieved in light of the alterations to the acoustic fencing extents. I'll nevertheless get them to provide a response to address the matter.

Regarding the PPA invoice, I've asked my client for an update and will confirm back to you when I hear back. Incidentally, my client has requested another short Teams meeting with you and [redacted] / David to touch base on the application and for him to provide an update on programme/the commercial aspects. Please could you advise of availability for a 30 minute meeting as soon as conveniently possible for you and [redacted] /David.

In the meantime, we would welcome an update on the Council's position on the BNG contribution and given that [redacted] is now satisfied from a highways perspective we would welcome progress in regards the highway contribution to form part of the S106.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 23, 2024 8:15 PM
To: [redacted]>
Subject: FW: A/23/96226/MAJOR - Noise

Hi [redacted]

Please see below. We will need this information submitted and assessed prior to going to committee in June.

Please could you also confirm that payment has now been made on the PPA?

Regards

[redacted]

From: [redacted]>
Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]>
Cc: [redacted]>
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
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From: [redacted]
To: [redacted]
Subject: FW: A/23/96226/MAJOR - BNG
Date: 07 May 2024 11:37:00
Attachments: image001.png

Hi [redacted]

[redacted] has been reviewing the BNG requirements for this site and has asked for some further commentary on compliance with our current development plan? This now includes Places for Everyone which set a 10% net gain requirement for new developments.

I appreciate your position has been that this isn't required due to the timing of the submission of the application, but I'm instructed by [redacted] to request a more robust reason for non-compliance with the PfE if 10% net gain cannot be achieved.

Please can you revisit the information submitted to date and advise if whether your client would be willing to meet the current requirements in this regard. If so, I can then ask my colleagues to work out a cost per unit to achieve this level of net gain on Council land, bearing in mind the scheme provided on site. I can advise that this will differ to the example that you provided previously; I'm advised that the landscape around BNG has changed since that time and each case is based on its own merits in any case.

I appreciate that we are hoping to meet next week but I would appreciate a response on this issue beforehand, just to help us progress this prior to that meeting.

I can reconfirm that the Council is committed to working with your client to ensure that this application can be recommended favourably by Officers to the Planning Committee next month.

Regards

[redacted]

From: [redacted]
Sent: Friday, May 3, 2024 1:30 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email. I'll check in with our accounts department early next week.

I can advise that I'm not available on afternoon of 14th May 2024 and [redacted] has no availability on the morning of 17th May. We both have availability on the afternoon of 17th May if that works for you and your client?

In terms of BNG contribution, I do apologise for the delay in getting back to you on this. The issue I'm having is that the proposals you have put forward (of circa £5k per unit) are well below what we have been accepting recently, which is closer to circa £20k per unit.

I've had to ask various colleagues to consider your proposals, the case you presented as part of your proposals and the reasoning behind other recent applications brought before Members where the cost per unit was much higher. This is taking some time and ultimately, I will have to take direction from [redacted] when he returns from leave on how

to move forward on this point. I will come back to you as soon as I can.

Regards

[redacted]

From: [redacted]
Sent: Friday, May 3, 2024 9:34 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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Hi [redacted]

No problem – will do.

I've been advised that the PPA invoice is scheduled to be paid **today** (**3rd May**). Please can you ask your accounts team to check early next week to confirm payment has been received?

In terms of the meeting, my client [redacted] is on leave next week but suggested the afternoon of the 14th or morning of the 17th May, if either of those work for you and [redacted] for the meeting?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:31 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

That would be really helpful, thank you. Please can you also include a list of the most up to date plans also.

Regards

[redacted]

From: [redacted]

Sent: Tuesday, April 30, 2024 9:25 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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

Sorry, just to add, I've been compiling the draft conditions based on conditions we know of at this stage (i.e. those requested by consultees) and I will send a schedule over at some point this week with some comments against so that this side of things can be progressed also.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:24 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Thanks [redacted] – noted re [redacted] upcoming leave.

I'll look out for your suggested availability in due course – post 8th May and will update you as soon as I can in advance re PPA invoice.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, April 30, 2024 9:23 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email.

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Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 30, 2024 9:18 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Noise

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Regarding the PPA invoice, I've asked my client for an update and will confirm back to you when I hear back. Incidentally, my client has requested another short Teams meeting with you and [redacted] / David to touch base on the application and for him to provide an update on programme/the commercial aspects. Please could you advise of availability for a 30 minute meeting as soon as conveniently possible for you and [redacted] /David.

In the meantime, we would welcome an update on the Council's position on the BNG contribution and given that [redacted] is now satisfied from a highways perspective we would welcome progress in regards the highway contribution to form part of the S106.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, April 23, 2024 8:15 PM
To: [redacted]>
Subject: FW: A/23/96226/MAJOR - Noise

Hi [redacted],

Please see below. We will need this information submitted and assessed prior to going to committee in June.

Please could you also confirm that payment has now been made on the PPA?

Regards

[redacted]

From: [redacted]>
Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

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From: [redacted]
To: [redacted]
Subject: FW: A/23/96226/MAJOR - BNG
Date: 10 May 2024 11:12:00
Attachments: image001.png

Hi [redacted]

Further to my email below, I have asked my colleagues in our Greenheart Projects Team to provide details of a scheme which could be delivered on Council owned land and which would provide net gain (10%) to off set the losses identified by the proposed development. Instead of working on a price per unit basis, I am asking for the total costs of such a scheme (with a breakdown of how this will be spent) so that your client can consider how to move forward. Once I have these figures, I will forward those to you. I appreciate further dialogue around the need to provide 10% net gain may be needed but to speed things up, if this is your client's intention, and as previously advised, I will need a statement from you to show why compliance with the Places for Everyone adopted plan cannot be achieved. For the purposes of presenting this to Members, I would advise that this is based on more than just the timing of your submission.

You are welcome to have your advisors do that same for comparison purposes. I can confirm that we cannot accept your proposed financial contribution for BNG based purely on a previously approved application as each case must be based on its own merits and the general landscape around BNG has changed considerably since the Council's assessment of that particular application.

I propose to continue to prepare this application for the June planning committee. I will however need to present an agreed approach to BNG to Members within my report and we have a couple of weeks to achieve that. The legal agreement to obtain the agreed funds can follow the committee if necessary.

I haven't heard back from you regarding the meeting request and our diaries are filling up; the afternoon of Friday 17th May is still available and so is the afternoon of Friday 24th May.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, May 7, 2024 11:37 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - BNG

Hi [redacted]

[redacted] has been reviewing the BNG requirements for this site and has asked for some further commentary on compliance with our current development plan? This now includes Places for Everyone which set a 10% net gain requirement for new developments.

I appreciate your position has been that this isn't required due to the timing of the submission of the application, but I'm instructed by [redacted] to request a more robust reason for non-compliance with the PfE if 10% net gain cannot be achieved.

Please can you revisit the information submitted to date and advise if whether your

client would be willing to meet the current requirements in this regard. If so, I can then ask my colleagues to work out a cost per unit to achieve this level of net gain on Council land, bearing in mind the scheme provided on site. I can advise that this will differ to the example that you provided previously; I'm advised that the landscape around BNG has changed since that time and each case is based on its own merits in any case.

I appreciate that we are hoping to meet next week but I would appreciate a response on this issue beforehand, just to help us progress this prior to that meeting.

I can reconfirm that the Council is committed to working with your client to ensure that this application can be recommended favourably by Officers to the Planning Committee next month.

Regards

[redacted]

From: [redacted]
Sent: Friday, May 3, 2024 1:30 PM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Noise

Hi [redacted]

Thanks for your email. I'll check in with our accounts department early next week.

I can advise that I'm not available on afternoon of 14th May 2024 and [redacted] has no availability on the morning of 17th May. We both have availability on the afternoon of 17th May if that works for you and your client?

In terms of BNG contribution, I do apologise for the delay in getting back to you on this. The issue I'm having is that the proposals you have put forward (of circa £5k per unit) are well below what we have been accepting recently, which is closer to circa £20k per unit.

I've had to ask various colleagues to consider your proposals, the case you presented as part of your proposals and the reasoning behind other recent applications brought before Members where the cost per unit was much higher. This is taking some time and ultimately, I will have to take direction from [redacted] when he returns from leave on how to move forward on this point. I will come back to you as soon as I can.

Regards

[redacted]

From: [redacted]
Sent: Friday, May 3, 2024 9:34 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Noise

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

Hi [redacted]

No problem – will do.

I've been advised that the PPA invoice is scheduled to be paid **today** (**3rd May**). Please can you ask your accounts team to check early next week to confirm payment has been received?

In terms of the meeting, my client [redacted] is on leave next week but suggested the afternoon of the 14th or morning of the 17th May, if either of those work for you and [redacted] for the meeting?

Kind regards



[redacted]

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From: [redacted]
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Hi [redacted]

That would be really helpful, thank you. Please can you also include a list of the most up to date plans also.

Regards

[redacted]

From: [redacted]
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[redacted]

[redacted]

[redacted]

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From: [redacted]
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To: [redacted]>
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wsp

[redacted]

[redacted]

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wsp

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Please could you also confirm that payment has now been made on the PPA?

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To: [redacted] >
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Many Thanks
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[redacted]
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www.facebook.com/WiganCouncilOnline

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-LAEmHhHzdJzBlTWfa4Hgs7pbKl

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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - BNG
Date: 13 May 2024 10:28:00
Attachments: Copy of bedford.xlsx
image001.png

Hi [redacted].

My colleagues have now complete a breakdown of the costs of a scheme which could be delivered on Council land and will allow your client to achieve 10% net gain (17.2 habitat units – as outlined in the information submitted) to offset the identified losses on site and to achieve compliance with the adopted local plan.

To put the costs into some context for you, the Council has been charging in the region of £20,000 per unit for some time now, which is comparable to costings across Greater Manchester.

By having the details of the scheme broken down in this way, the cost per unit is less that the aforementioned figure.

As advised previously, I would appreciate confirmation of your agreement to meet the costs as outlined in the attached document and I can instruct our legal team to amend the existing draft to include these. If your client is unable to meet the required costs, please can you provide the reasons why.

Regards

[redacted]

From: [redacted]>
Sent: Friday, May 10, 2024 11:20 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - BNG

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Hi [redacted]

Sorry for the delay – I will provide a more fulsome response to your recent emails soon, however in the meantime please could we agree the afternoon of 17th May for the next meeting and I'll hopefully confirm that works for my client [redacted] on Monday (he's on leave this week).

Do you have a preferred time to meet on the 17th afternoon?

[redacted]

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From: [redacted]>
Sent: Friday, May 10, 2024 11:12 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - BNG

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To: [redacted]>
Subject: FW: A/23/96226/MAJOR - BNG

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[redacted]

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Sent: Friday, May 3, 2024 1:30 PM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Noise

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Sent: Friday, May 3, 2024 9:34 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Noise

[redacted]

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[redacted]

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[redacted]
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-LAEmHhHzdJzBlTWfa4Hgs7pbKl

From: [redacted]
To: [redacted]
Subject: LLFA and UU - A/23/96226/MAJOR
Date: 16 May 2024 11:22:00

Hi [redacted]

Please can you re-send the information you submitted to address the original comments from UU and LLFA?

Thanks

[redacted]

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Hours of operation
Date: 17 May 2024 16:48:00
Attachments: image001.png

Hi [redacted]

Further to our discussion earlier, I wondered if it would be possible to provide a brief statement from your client on the typical differences between day time and night time use on a site of this nature.

I appreciate that it is not possible to be exact and I'm not seeking to impose any such restrictions but in the event that I'm asked a question around that at planning committee, it would be useful to have some sort of comparable information to hand.

Thanks

[redacted]

From: [redacted]>
Sent: Friday, May 17, 2024 7:58 AM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Hours of operation

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Hi [redacted]

I can confirm that the hours of operation required for each of the units would be 24/7 365 days a year. This is a critical aspect of the overall commercial viability of the scheme. There would obviously be management plans and controls in place, that could be secured by condition, to ensure any night time / out of hours working does not cause any impacts on amenity of nearby residents.

Kind regards

wsp

[redacted]

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From: [redacted]>
Sent: Thursday, May 16, 2024 11:49 AM
To: [redacted]>
Subject: A/23/96226/MAJOR - Hours of operation

Hi [redacted]

For the purposes of our records, please can you confirm the hours of operation for each of the units proposed?

Thanks

Therese

[redacted]

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

[redacted]

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

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[redacted]

Subject: FW: A/23/96226/MAJOR - Astley Business Park

From: [redacted]>
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]>
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

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From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 03 June 2024 13:50:00
Attachments: image001.png
image002.png
image003.png
image004.png

Hi [redacted]

Thank you for your email.

I have spoken again to my colleague in EP and we remain of the view that the purpose of Condition 5 is best captured with the existing wording. My colleagues remain of the view that insufficient information has been submitted to remove parts 1 and 2 entirely (and part 2 ties in with part 3 so this remains necessary). We can discuss some tweaks to part 1 but I'm struggling to understand why that would make any difference to what you will be required to do post decision in any event (especially as there are other pre-commencement conditions to deal with).

Regards

[redacted]

From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]>
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]>
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]>
Cc: [redacted]
[redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas

monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; ⟨A1⟩ • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* ⟨A1⟩ • sufficiently strong [A1] [B)] ⟨A1⟩ to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); ⟨A1⟩ • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* ⟨A1⟩ If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B)] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. ⟨A1⟩

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]>
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours/[redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by Gareth Jones and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 03 June 2024 14:35:00
Attachments: image001.png
image002.png
image003.png
image004.png

Hi [redacted]

Some comments from EP to explain my earlier email.

[redacted]

Points 1 and 2 of the condition cannot be removed with the information submitted. The current approach in the condition is for further monitoring post earthworks, risk assess, and revise the remediation strategy to include the specific required gas protection measures.

The other approach given in my previous email, would be to submit a detailed ground gas risk assessment with evidenced justification of the predicted gas risk post earthworks. If this risk is suitably justified and agreed, then monitoring could be avoided depending on the outcome, and a precautionary gas protection measure could be installed. The remediation strategy would need to be revised to incorporate this proposal.

Depending on which approach is taken, points 1 and 2 of the condition remain valid as an updated ground gas risk assessment is required.
Also, both options require a revised remediation strategy & verification plan prior to commencement of the build phase (Point 2 & 3 of condition).

Therefore, the current condition remains appropriate.

If approved, then a condition discharge consultation will be required in future to resolve this condition with either of the above approaches taken and the reports submitted for approval prior to commencement of the build phase.

The details relating to cover systems, ground gas design reports, and other technical guidance within my previous email should be fully considered and included.

From: [redacted]
Sent: Monday, June 3, 2024 1:50 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Thank you for your email.

I have spoken again to my colleague in EP and we remain of the view that the purpose of Condition 5 is best captured with the existing wording. My colleagues remain of the view that insufficient information has been submitted to remove parts 1 and 2 entirely (and part 2 ties in with part 3 so this remains necessary). We can discuss some tweaks to part 1 but I'm struggling to understand why that would make any difference to what you will be required to do post decision in any event (especially as there are other pre-commencement conditions to deal with).

Regards

[redacted]

From: [redacted]>
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]>

Cc: [redacted]
[redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]>
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]>
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Cc: [redacted]
[redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

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

Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted] >
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious 〈A1〉, both in the sheet material A) and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; 〈A1〉 • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • 〈A1〉 *Text deleted* 〈A1〉 • sufficiently strong 〈A1〉 B) 〈A1〉 to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); 〈A1〉 and to withstand in-service stresses (e.g. settlement if placed below a floor slab); 〈A1〉 • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. 〈A1〉 *Text deleted* 〈A1〉 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

A) 〈A1〉 A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

B) For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. 〈A1〉

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours/[redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

From: [redacted]
To:
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 06 June 2024 17:14:00
Attachments: image001.png
image002.png
image003.png
image004.png

Hi [redacted]

Following today's briefing, please could you get your drainage consultant to prepare a short statement and/or plan to cover the following point:

Potential run-off from water from the bunds into neighbouring garden land – a short statement to highlight mitigation measures to off-set that concern. Members will be reminded that the development will be bound by a condition requiring full details of a sustainable drainage system.

The Chair has also raised a query regarding fencing and whether any will be located between the proposed bund and the neighbouring residents properties. Having reviewed the plans, I think I'm right in saying that all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways. Can you please confirm that this is correct?

If you could get back to me tomorrow, that would be appreciated.

Regards

[redacted]

From: [redacted]>
Sent: Thursday, June 6, 2024 10:27 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

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[redacted]

Further to the below, see attached plan with interface/separation distances added, which I trust is of assistance.

Kind regards

wsp

[redacted]

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From: [redacted]>
Sent: Wednesday, June 5, 2024 4:29 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Do you happen to have any site plans where the interface distances with neighbouring residential properties are plotted on the plans, especially those from Units 1 and 2? If so could you send them over?

The impact on local residents will likely come up tomorrow and it would be useful to have a plan to walk the Chair and Vice Chair through.

Apologies for the late request.

Regards

[redacted]

From: [redacted]>
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]>
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas

monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [A1] [D] [A1]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [A1] [D] [A1]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious 〈A1〉, both in the sheet material A) and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; 〈A1〉 • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • 〈A1〉 *Text deleted* 〈A1〉 • sufficiently strong 〈A1〉 B) 〈A1〉 to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); 〈A1〉 and to withstand in-service stresses (e.g. settlement if placed below a floor slab); 〈A1〉 • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. 〈A1〉 *Text deleted* 〈A1〉 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

A) 〈A1〉 A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

B) For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. 〈A1〉

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
[redacted]>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

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Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

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Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

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Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

From: [redacted]
To:
Cc: Jones, Gareth (Planning); Matthew Fitton (mfitton@plproperty.com)
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 10 June 2024 16:22:49
Attachments: image001.png
image002.png
image003.png
image004.png

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Thanks [redacted] – all noted and I've allowed some time in my speech to cover highway and amenity matters, including mitigation and matters controlled through conditions.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Monday, June 10, 2024 4:17 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Thanks for your email. There was nothing over and above that which we discussed last week i.e the impact of run-off water from the bunds.

As previously discussed, I suspect the main points of discussions tomorrow will centre on impact on the highway network and neighbouring amenity.

Regards

[redacted]

From: [redacted]
Sent: Monday, June 10, 2024 2:53 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Hi [redacted]

Further to my email below, I trust that gave you the additional clarifications you needed ahead of Committee.

I was also wondering whether there were any particular areas / common themes raised in the Member briefing that you think it would be worthwhile me addressing in the Committee speech tomorrow? Just want to ensure that I have prepared as tailored a Committee speech as possible to the key areas of interest in the scheme.

Kind regards



[redacted]

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From: [redacted]
Sent: Friday, June 7, 2024 10:01 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Please see below a short statement provided by the engineers in relation to your drainage query, with a supporting sketch attached:

"It is anticipated that the planting and vegetation on the embankment will absorb majority of the rainwater, therefore surface water runoff will be minimal. In the event of excess surface water runoff, it is highly unlikely that any residual/excess runoff will reach neighbouring gardens as there is a longitudinal fall along the bottom of the embankment which will direct the runoff to flow along the red line boundary naturally."

Regarding the boundary fences, you're interpretation is correct – i.e. all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways.

Kind regards



[redacted]

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From: [redacted]
Sent: Thursday, June 6, 2024 5:15 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Following today's briefing, please could you get your drainage consultant to prepare a short statement and/or plan to cover the following point:

Potential run-off from water from the bunds into neighbouring garden land – a short statement to highlight mitigation measures to off-set that concern. Members will be reminded that the

development will be bound by a condition requiring full details of a sustainable drainage system.

The Chair has also raised a query regarding fencing and whether any will be located between the proposed bund and the neighbouring residents properties. Having reviewed the plans, I think I'm right in saying that all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways. Can you please confirm that this is correct?

If you could get back to me tomorrow, that would be appreciated.

Regards

[redacted]

From: [redacted]
Sent: Thursday, June 6, 2024 10:27 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

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

[redacted]

Further to the below, see attached plan with interface/separation distances added, which I trust is of assistance.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, June 5, 2024 4:29 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Do you happen to have any site plans where the interface distances with neighbouring residential properties are plotted on the plans, especially those from Units 1 and 2? If so could you send them over?

The impact on local residents will likely come up tomorrow and it would be useful to have a plan to walk the Chair and Vice Chair through.

Apologies for the late request.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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

Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]

Cc: [redacted]

Subject: RE: A/23/96226/MAJOR - Astley Business Park

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

Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as

such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] A1 [D] A1	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] A1 [D] A1	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious [A1], both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; ⟨A1⟩ • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • [A1] *Text deleted* ⟨A1⟩ • sufficiently strong [A1] [B)] ⟨A1⟩ to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); [A1] and to withstand in-service stresses (e.g. settlement if placed below a floor slab); ⟨A1⟩ • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. [A1] *Text deleted* ⟨A1⟩ If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] [A1] A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B)] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. ⟨A1⟩

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

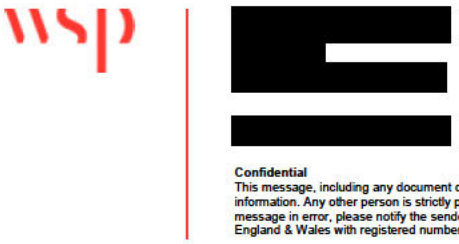
Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours [redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards



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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

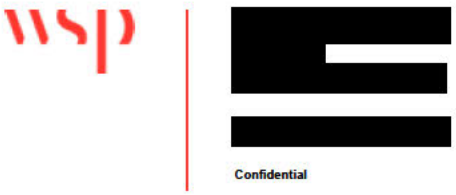
Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure Gareth is cc'd to any further emails I issue whilst you're away next week.

Kind regards



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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

[redacted]

Subject: FW: A/23/96226/MAJOR - Astley Business Park

From: [redacted]
Sent: Thursday, June 13, 2024 2:42 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Good afternoon [redacted]

Thanks for your email and your positive comments on the process so far; that it appreciated.

With regards to the committee minutes, these should be published before the end of the week. I will send a link once they are available.

With regards to Condition 5, our hands are somewhat tied on this matter now as the condition, as agreed with you on 3rd June, formed part of the permission that Members resolved to approve. Therefore, we couldn't agree to any material changes to the condition without returning the item to Members for consideration.

I'm happy to arrange a meeting with our EP officer and your consultant (and you and I) to discuss the wording of the condition and the process of discharging your requirements on a partial basis if that would help. I'll check Declan's availability for next week and get back to you.

Regards

[redacted]

From: [redacted] >
Sent: Thursday, June 13, 2024 9:44 AM
To: [redacted] >
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Good Morning [redacted]

First and foremost, thank you for your Committee presentation on Tuesday, which we felt was excellent and clearly dealt with Members' queries and lead to the overwhelming support for the scheme. We were also really pleased with [redacted] and the Environmental Protection Officer's fielding of questions from the Committee. It was an excellent Committee experience overall, so we wanted to thank you and fellow officers for that in particular, as well as the support throughout the pre-application and application determination stages to get us to this point.

We are now naturally keen to get the S106 finalised and the decision notice released. PLP's solicitors should be in touch imminently (if not already) with the Council's solicitors to finalise the numbers and obligations for the highways and BNG contributions.

Whilst that is progressing in the background, there are two pressing matters that we would be grateful for your assistance with:

Issue 1 - Footpath diversion/closure orders

As you know, we are concurrently progressing (via the Government Officer North East) applications for the various footpath diversions and closure orders required as part of the development. We have an outstanding single objection that is causing issues in terms of progressing the orders, which I think I have mentioned previously.

The Government Office case worker suggests that until evidence of a permission is provided this single objection cannot be overruled.

Whilst I appreciate, we only have a resolution to grant at this stage, we were going to send any documentation we could provide to the Government Office that confirmed the Committee's resolution in writing. To my mind, only the minutes of the Committee will provide such formal documentation of the Committee resolution. Assuming this is the case, please can you advise when the minutes of the Committee are typically published?

Issue 2 - Condition 5

As per the email trail below, I have raised concerns that the team has regarding condition 5 and specifically the requirement for additional gas monitoring requirement and the trigger point for undertaking such works (essentially parts 1 and 2 of condition 5). I appreciate your and the EP Officer's position but perhaps I haven't made the timing issue fully clear and so I set this out below so that we can discuss the matter further and establish what options are available to us post-Committee to resolve the trigger point issue.

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.

As mentioned in my emails previously, the trigger point will affect construction programme – I understand this impact would potentially be severe if not resolved.

The condition, as drafted, would allow the on-site pressure grouting to take place, which is fine. The subsequent requirement to provide an updated site investigation scheme following the on-site pressure grouting is also fine. **However,** the updated site investigation scheme has to include results of subsequent additional gas monitoring – only once such gas monitoring is complete could the updated site investigation scheme be submitted for approval and then subsequent discharge. The issue is that gas monitoring is likely to be a 3-month period (this is a requirement of guidance/legislation I understand and cannot be undertaken for a shorter period). There will also then be additional time required to prepare the report with the results/evidence and submit the report to discharge the condition and await formal approval – potentially a further 2 months. This would lead to a potentially 4-6 month period where the contractors can't progress anything on site if the gas monitoring elements of condition 5 parts 1 and 2 remain as a 'Pre-commencement' condition.

In summary, if the condition remains as pre-commencement then basically the earthworks has to pause after the grouting until the condition is satisfied via the submission and approval of the gas monitoring results/report, which could mean a minimum 6 month period from commencement of on-site pressure grouting and a commencement of the development, which will have a significant impact on build programme overall.

Hopefully, the illustration below will assist with this issue we have currently:

1. Pre-commencement (as per current trigger point)

Grouting works undertaken and completed -> Gas monitoring following grouting (c.3 months) -> Gas monitoring report prepared and submitted to discharge condition (c.2-4 weeks following end of gas monitoring) -> discharge condition (potentially up to 2 months) -> Start of construction (c. 6 months from grouting works being completed)

2. Pre-occupation (if trigger point amended)

Grouting works undertaken and completed -> Gas monitoring (c.3 months) concurrent with start of construction -> Gas monitoring report prepared and submitted to discharge condition -> discharge condition -> Occupation of development

The amended trigger point for submission and approval of the gas monitoring results prior to occupation (as per option 2 above) would enable construction to commence and not impede build programme. **Crucially**, it would still ensure that prior to **any** occupation of the development, the results of the additional ground gas monitoring would have been submitted, reviewed and signed-off by the Environmental Protection Officer before any building is occupied, thereby ensuring the buildings future users would not be at risk (which ultimately is the purpose of the condition and further monitoring).

I'm not sure what bandwidth you have following the Committee resolution to grant in terms of adjusting trigger points, however if we can agree (whether through an amendment now prior to the decision notice issued or via a subsequent amendment application) that the relevant parts of condition 5 are linked to occupation (or at the very least prior to commencement of / installation of floor slab) then we can at least commence the earthworks during the c.3 month gas monitoring period.

Please could we arrange a meeting with you, potentially [redacted] and the Environmental Protection Officer ASAP that to discuss this further and ascertain what options we have to amend the trigger point for the condition to ensure that the build programme is not unduly impeded and the scheme can be implemented as soon as feasibly possible. We are happy to meet in person or via Teams – whichever is quicker and more feasible for all parties – in order to resolve this matter.

Thanks again for your help and hopefully we can get this issue resolved soon.

Kind regards

[redacted]

[redacted]

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted] >
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

[redacted]

[redacted]

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From: [redacted] >
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]>
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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

Good Morning [redacted]

I hope you're well.

Further to my emails below to [redacted] last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious 〈A1〉 , both in the sheet material A) and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; 〈A1〉 • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • 〈A1〉 *Text deleted* 〈A1〉 • sufficiently strong 〈A1〉 B) 〈A1〉 to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); 〈A1〉 and to withstand in-service stresses (e.g. settlement if placed below a floor slab); 〈A1〉 • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. 〈A1〉 *Text deleted* 〈A1〉 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

A) 〈A1〉 A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

B) For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. 〈A1〉

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours/[redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards



[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by Gareth Jones and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]

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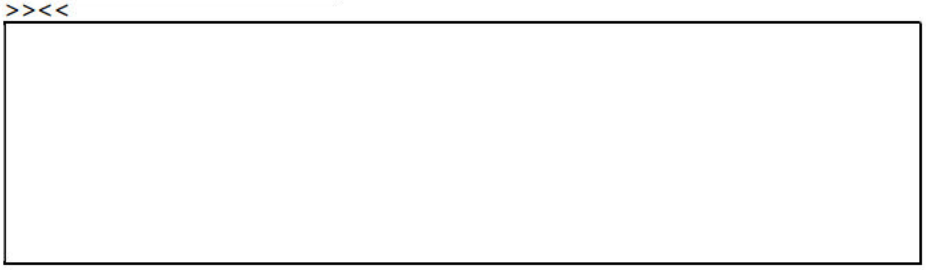

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From: [redacted]
To: [redacted]
Subject: FW: Minutes for Planning Committee, Tuesday, 11th June, 2024, 2.00 pm
Date: 18 June 2024 12:21:00

Hi [redacted]

Please see link below, as promised.

Regards

[redacted]

[redacted]

To see the publicly available information, follow the link: Minutes details on public web site

From: [redacted]
To: [redacted]

Subject: FW: A/23/96226/MAJOR - Land at Astley Park Way - Planning Meeting
Start: 15 February 2024 12:00:00
End: 15 February 2024 13:00:00
Location: Microsoft Teams Meeting

Hi [redacted]

Please can you use this link for the meeting tomorrow.

[redacted] is on leave so [redacted] has asked if you can pick up the points of concern raised by the applicant (previously forwarded to you). [redacted] is attending too and has all the relevant information.

Thanks

[redacted]

-----Original Appointment-----
From: [redacted]
Sent: Thursday, January 25, 2024 12:24 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Land at Astley Park Way - Planning Meeting
When: 15 February 2024 12:00-13:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

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Microsoft Teams meeting

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Meeting ID: 354 554 804 029
Passcode: 6PoLM6

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[redacted]

From: Proctor, David
Sent: 23 October 2025 17:29
To: [redacted]
Cc: [redacted], Aidan; [redacted]
Subject: Astley Business Park

Hello all,

In view of the number of questions still being asked about this, Aidan and I could do with increasing the level of detail that we know about it – evolution through pre-app, consultation on the application etc.

Would it be possible please to a set up a full morning or afternoon, for us to sit in a room and have you talk us through the background with images / files up on screen as we need?

[redacted] can help arrange this – we'll need all those included in this email, in a room with a decent screen that you can actually see – so maybe Room C in WLCS.

Ideally if we can try for the end of the first week back after half term or the start of w/c 10th Nov, so that colleagues have time to prepare but we keep moving with it. We'll all need to prioritise this so please help [redacted] as far as possible in moving other things around.

Thanks
David

David Proctor
Assistant Director, Planning and Regeneration
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Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
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[redacted]

From: [redacted]
Sent: 10 September 2025 17:25
To: Planning
Subject: Astley industrial development PLP

Follow Up Flag: Follow up
Flag Status: Flagged

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Application number A/23/96226/MAJOR

Hello,

My name is [redacted] and I am raising serious questions of concern here about this project.

You have opened the doors to x4 B2/B8 warehouses which a simple Google search shows you that is shouldn't be anywhere near a residential zone.

We bought this house in 2021 and it didn't show up on any searches. My neighbour moved in Christmas 2024 and it didn't show up on her searches.
How have you been able to not give out full disclosure when solicitors applied for searches of the area.?

You are our local authority and you have a duty of care to everyone who sits inside the boundary walls of wigan borough.

I've tried to sell my house twice and failed due to this project. I've had to remortgage my house to pay off a help to buy scheme for a view I never asked for. My mental health has suffered massively because of this and because of this I am on anti depression medication. Yet your planning officers deemed all this to be acceptable and it wouldnt be that bad to local residents.

The brochure showed at the planning meeting showed an out of date o&s mapping as none of the houses are there.

Youve shaved numbers off the true objections to merit an easier push through on the proposed project.

The landscaping doesn't do anything to protect us as the trees that have been picked aren't tall enough and ultimately will be bare for six months out of the year.

I know you dont realise this but you've ruined our lives with this development. When this was being discussed it should have been canvassed by an independent company to go door to door and be honest with residents about the planning application and not print a notice in the leigh journal when we dont live in leigh. The voice of the residents should have been heard and it should have been a factor.

This should have never been passed, you are meant to protect us. If we have an issue with a development or private works we are meant to come to you and you as the local authority looks into it for us. The council are there to help not cause damage to our lives and strip us of the value of our homes.

Your home is a place of sanctuary its meant to be a happy place. You shouldn't have to not look out of the window and feel palpitations in your chest because you're trapped in your own home and nobody wants to buy it.

I really dont understand why Mr Proctor and Mr Thatcher think this project was a good idea.

I await your response.

Kindest regards

[redacted]

[redacted]

From: Proctor, David
Sent: 17 September 2025 13:46
To: [redacted]
Subject: Astley slides
Attachments: Astley warehouses Sep 25.pdf

As discussed, these are the slides we have been using to guide the briefings.

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: 14 October 2025 13:11
To: [redacted] Davies, Janet (Solicitors)
Cc: Thatcher, Aidan; [redacted]
Subject: Astley warehouses - residents' questions
Attachments: Questions for Wigan Council Oct 25.docx

Hi all,

We now have the list of questions from residents (their first attempt went into my junk and I assume Aidan's as well); attached is a starter for 10 on the replies.

[redacted] would you be able to pick up the ones I've assigned to DM please; like [redacted] and Janet there are a few in here where we need input from you. Views on any of the bits I've had a go at welcome too.

If you can send contributions back to me and [redacted] please, [redacted] will collate into a master version. By the end of this week would be great please, so we can hit our timeframe of next Thursday (23rd) to get it out to them.

Many thanks
David

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

From: Proctor, David
Sent: 25 September 2025 11:57
To: Thatcher, Aidan; [redacted], [redacted] DMenquiries
Cc: Prescott, Paul CLLR; Kenny, Paul, CLLR; Harding, John CLLR
Subject: FW: Answers

All,

See below, which has now gone to Cllr Roberts. Should help with the FAQ's too.

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: Proctor, David
Sent: 25 September 2025 11:56
To: Roberts, Christine CLLR
Subject: RE: Answers

Councillor Roberts,

Please see the information in red below, relating to each question you asked. I hope this is of assistance.

Regards
David

1 The communication system to councillors is poor and needs to be changed as we have been let down badly in this particular case. The application was listed in November 23 but under Tyldesley and did not include Astley.
The weekly list is circulated to all members on a Monday; all members receive a borough wide list so they are able to see all applications. Councillors are able to review to the list to see if any applications of

interest are in surrounding wards. The IT system that we use does not allow a site to be recorded as being in two wards – the "main" ward within which the site falls is used based on the site area. Planning Application information including the weekly list is also available online, and it is possible to set up "alerts" based on a boundary drawn by the user. If the Councillors would like a demonstration of this please let us know and we can arrange.

We were not informed about the planning committee on 11 June 24 otherwise we would have put in objections and attended. Under our current processes members are not notified of an application in their ward going to Planning Committee as a matter of course. This is not something that has been asked for before, but we will investigate the possibility of doing this and whether members would find it useful. All residents who had commented were notified and the committee date was indicated on the website.

2 A site visit should have been made to make sure the committee members understood the scale of the development.
Other than for extremely large strategic developments (Wigan Galleries and Mosley Common are examples), site visits are only arranged where a motion to do so is moved, seconded and voted for in the Committee meeting. Members can decide to do this if they feel that the development is difficult to envisage from the information in the planning file and in the officer's presentation. In this instance no site visit was proposed and the Committee proceeded on the basis that it understood the development proposed.

3 Regarding the sect 106 monies for Bedford Colliery,(£200,000), who decides this ? Was it on the original 2017 plan? Why does Astley not benefit from it instead of Bedford?
The Section 106 funding referred to relates to a specific policy requirement, for the development to achieve 10% biodiversity net gain. This is now a mandatory requirement but was not in 2017 when the previous outline application was determined. It is important to note that the recent planning approval is completely separate from the earlier outline permission – the outline permission from 2017 expired without being implemented and so a brand new full application was required. This was then assessed against the policies existing in 2024, including the biodiversity net gain requirement. The national legislation relating to biodiversity net gain is very prescriptive as to the type of works required to improve habitats, and following consultation with the Council's Greenheart team no suitable site in Astley was identified. It is important to note that the funding secured through a Section 106 agreement for this purpose could not have been used for any other type of project.

4 Prior to the committee on 11 June 24, we were contacted by residents as there was evidence of work going on. How could this be allowed? Councillor Taylor and myself assumed the work was permitted under the 2017 application but evidently this was not the case. I will be able to provide members enquiry numbers to prove this. There are no registered enforcement cases relating to this site dating from 2024. Members Enquiry Ref. MEM021704, from 4th October 2023, related to a resident who had contacted Councillor Taylor to raise objections in relation to the warehouses. This was in advance of the Council receiving the planning application, and was triggered by the fact that the developer had undertaken their own round of consultations. Having searched our records we cannot find any other Members Enquiries that relate to this site and date from any time prior to the committee, but if Councillors have other information we can look into this further.

5 May we have a copy of the minutes of the 11 June 2024 committee meeting.
The minutes are available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

6 There have been suggestions of laughing taking place as a result of the MPs objection. Can someone check the video to see if there is evidence?
Planning Committee meetings are not recorded but Officers do not recall anyone laughing during the course of the meeting.

7 Page 143 of the report states that the height is not detrimental to the residential area. How can any professional person think that?
The relevant paragraph of the report acknowledges that this was a finely balanced issue, but concludes that with the conditions proposed (relating to landscaping, noise management and so on), the development would not impact on residents' amenity to an unacceptable degree. This was the officer's professional judgement, and Committee accepted the recommendation having had the opportunity to review the application and the officer's presentation.

8 It was pointed out that even if the bunds are 3m and trees are planted on them, what about the loss of light to the properties and the effect of the tree roots. Also it would take years for the trees to mask the warehousing.
The bunds and landscaping are essential to assist in screening the approved units. Our assessment is that these features are unlikely to cause significant loss of light to local residents, and certainly no more than would occur if trees had simply been planted along the site boundary, which would not have needed any permission at all. The impact on neighbouring residential properties is outlined in the *Design and Layout in relation to amenity* section of the officer's report, and it is concluded that on balance, any impact was acceptable subject to the proposed landscaping.

The approved planting scheme will ensure that the tree roots are suitably protected. It is inevitable that the approved landscaping scheme will take a period of time to fully mature, but a level of softening and screening will be achieved immediately and will be enhanced year on year. Following discussions with the Council the developer has proposed to bring forward the planting of the landscape buffer, and provided stock is available from their nursery, this should now start in November.

9 There is no mention of the noise, dust and potential health risks and danger to children in an operational site working 24/7 – The Officer's report to Members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.

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: Proctor, David
Sent: 25 September 2025 10:58
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts, sorry for not replying sooner, the team are on with this and we are aiming to have it with you by the end of this week.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 18:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Answers

Hi David
Please may I have written answers to the points I raised regarding the warehouses before next week's meeting

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<

[redacted]

From: [redacted]
Sent: 01 October 2025 09:25
To: [redacted]
Subject: FW: Astley industrial development PLP

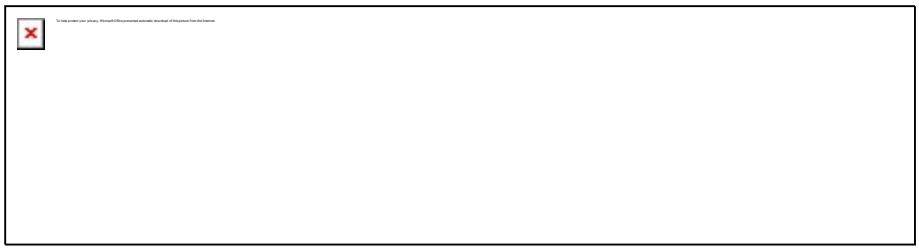
Hi [redacted]
I know you've been tied up with training so I'm not chasing, just checking this one hasn't dropped off the radar?

Kind regards

[redacted]

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 18 September 2025 14:23
To: [redacted]
Subject: FW: Astley industrial development PLP

Hi [redacted]
See below – we agreed (I think) that you will pick this up and provide a detailed response based on the FAQs.
If so could you send him another holding response please?

Kind regards

[redacted]

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

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 18 September 2025 12:31
To: [redacted]
Subject: Re: Astley industrial development PLP

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

Hello [redacted]

Im still waiting on a response from my email!

Kind regards

[redacted]

On Fri, 12 Sept 2025, 08:25 Truman, Alison, [redacted] wrote:

Good Morning [redacted]

Thank you for your email, this has been received and a full response will be provided in due course.

Kind regards

Development Management

Place Directorate

Wigan Council
Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

www.wigan.gov.uk

www.twitter.com/wigancouncil

www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 10 September 2025 17:25
To: Planning <Planning@wigan.gov.uk>
Subject: Astley industrial development PLP

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Application number A/23/96226/MAJOR

Hello,

My name is [redacted] and I am raising serious questions of concern here about this project.

You have opened the doors to x4 B2/B8 warehouses which a simple Google search shows you that is shouldn't be anywhere near a residential zone.

We bought this house in 2021 and it didn't show up on any searches. My neighbour moved in Christmas 2024 and it didn't show up on her searches.

How have you been able to not give out full disclosure when solicitors applied for searches of the area.?

You are our local authority and you have a duty of care to everyone who sits inside the boundary walls of wigan borough.

I've tried to sell my house twice and failed due to this project. I've had to remortgage my house to pay off a help to buy scheme for a view I never asked for. My mental health has suffered massively because of this and because of this I am on anti depression medication. Yet your planning officers deemed all this to be acceptable and it wouldnt be that bad to local residents.

The brochure showed at the planning meeting showed an out of date o&s mapping as none of the houses are there.

Youve shaved numbers off the true objections to merit an easier push through on the proposed project.

The landscaping doesn't do anything to protect us as the trees that have been picked aren't tall enough and ultimately will be bare for six months out of the year.

I know you dont realise this but you've ruined our lives with this development. When this was being discussed it should have been canvassed by an independent company to go door to door and be honest with residents about the planning application and not print a notice in the leigh journal when we dont live in leigh. The voice of the residents should have been heard and it should have been a factor.

This should have never been passed, you are meant to protect us. If we have an issue with a development or private works we are meant to come to you and you as the local authority looks into it for us. The council are there to help not cause damage to our lives and strip us of the value of our homes.

Your home is a place of sanctuary its meant to be a happy place. You shouldn't have to not look out of the window and feel palpitations in your chest because you're trapped in your own home and nobody wants to buy it.

I really dont understand why Mr Proctor and Mr Thatcher think this project was a good idea.

I await your response.

Kindest regards

[redacted]

[redacted]

From: Planning
Sent: 13 October 2025 09:06
To: [redacted] Proctor, David
Cc: DMenquiries
Subject: FW: Environmental Freedom of information request

Morning
See below for information – I assume it will come through from FOI in due course.

Kind regards

[redacted]

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 12 October 2025 22:40
To: foi@wigan.gov.uk; Planning ; developmentmanagement@wigan.gov.uk; michael.wheeler.mp@parliament.uk
Subject: Environmental Freedom of information request

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**Full Disclosure of LVIA, EIA Screening and Related Correspondence for Application A/23/96226/MAJOR (Astley Park Way, Worsley)

Dear Sir/Madam,

I am submitting this request under the Environmental Information Regulations 2004 (EIR), which impose a statutory duty on public authorities to make environmental information available to the public in a timely and transparent manner.

This request relates to planning application A/23/96226/MAJOR, submitted by Astley Unit Trust for the "Development of warehousing units (Use Classes B2/B8) and associated works" at Land at Astley Park Way, Worsley.

After reviewing the published Committee Report, it is apparent that no Landscape and Visual Impact Assessment (LVIA) or Environmental Impact Assessment (EIA) screening was undertaken or published. Given the scale (approx. 12.5 ha), height (up to 18.3 m), and proximity to sensitive receptors (residential areas and Garrett Hall Primary School), this omission raises concerns about the Council's compliance with statutory planning and environmental assessment duties.

Accordingly, I request all recorded information held by Wigan Council relating to the following points:

Landscape and Visual Impact Assessment (LVIA) Requirements

Please provide:
• Any LVIA, visual appraisal, photomontage, or related visual analysis prepared or received by Wigan Council for this application.
• Any internal or external correspondence (emails, reports, meeting minutes, or officer notes) discussing whether an LVIA was required, not required, or substituted by a "Landscape Statement."
• Any written comments or advice from the following officers or consultees:
• Urban/Landscape Design Officer (as referenced in the Committee Report, p. 53);
• Planning Case Officer and Principal Planning Officer responsible for A/23/96226/MAJOR;
• Any external landscape consultants or Greater Manchester Ecology Unit (GMEU) who provided landscape-related input;
• Any correspondence with the Head of Planning and Regeneration or Assistant Director of Growth and Housing referring to the visual impact, design mitigation, or landscape character assessment.
• Any internal draft or review notes discussing landscape sensitivity, visual receptors, or cumulative impact.

Environmental Impact Assessment (EIA) Screening

Please provide:
• The EIA Screening Opinion (if one exists) or any informal internal record evidencing that a screening determination was made under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
• Any correspondence, minutes, or emails between:

• Planning officers, including the Development Manager and Environmental Protection Officer, discussing whether EIA screening was required;
• Any consultation responses from Statutory Consultees (e.g., Environment Agency, Natural England, Lead Local Flood Authority) relating to EIA considerations;
• The applicant or their agents (Astley Unit Trust, Hydrock Consultants, or any other named planning or design consultants) about the need for an EIA.
• Any references to Schedule 2, Category 10(a) ("industrial estate development projects exceeding 5 hectares") within the Council's internal screening deliberations.

Comparative and Policy Context

Please also provide:
• Any internal guidance, checklists, or policy notes used by Wigan Council to determine when an LVIA or EIA screening is required for major developments.
• Any comparative records or officer communications referencing other applications that were required to provide an LVIA or undergo EIA screening for example:
• A/20/88849/MAJOR – North Leigh Park
• A/17/83910/RMMAJ – Garrett Hall Residential Phase
• A/19/87155/RMMAJ – Chaddock Lane Employment Area
• Any officer or legal advice referring to consistency of decision-making or precedent regarding landscape and environmental assessment requirements in the borough.

Decision-Making and Oversight

Please include:
• Any internal meeting notes, draft reports, or emails between planning officers, senior management, and the Chair or Members of the Planning Committee relating to the omission of an LVIA or EIA screening.
• Any records referring to public concerns, objections, or representations that specifically questioned the absence of an LVIA or EIA.
• Any correspondence between Wigan Council and the Local Government Association (LGA), Planning Advisory Service (PAS), or Greater Manchester Combined Authority (GMCA) regarding the handling of environmental assessments for this site or similar developments.

Under Regulations 5(1) and 12 of the EIR 2004, Wigan Council is legally required to disclose environmental information unless an exception applies, and any exceptions must be narrowly interpreted and subject to the public interest test.

If any information is withheld, please identify:
• The specific exception being relied upon;
• The reasoning for its application; and
• The public interest factors considered in deciding to withhold it.

If parts of the information are readily available on the planning portal, please still confirm their location and provide the remainder in full.

Please treat this as a formal request for environmental information, to be responded to within 20 working days in accordance with Regulation 5(2) of the EIR 2004.

Kind regards

[redacted]

[redacted]

From: [redacted]
Sent: 23 October 2025 14:19
To: [redacted]
Subject: FW: Stop Notice, Astley Business Park

From: Gerrard, CLLR Stuart
Sent: 02 October 2025 10:09
To: Proctor, David ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.

Thank you for your reply regarding the concerns raised about the Astley Business Park development. While I note your comments, I must respectfully disagree with the conclusion that there are no grounds to consider serving a stop notice.

Firstly, although you state there is “no evidence whatsoever of a breach,” local residents and committee members have raised legitimate concerns that the development is not in keeping with the approved plans, particularly in relation to its scale, massing, and impact on adjacent residential properties. The visual and environmental harm caused by the works as they currently stand is significant, and there remains reasonable doubt as to whether the development is proceeding in accordance with the spirit and detail of the approval. Where doubt exists, the Council does have the power and indeed the duty to intervene in order to prevent potential irreversible harm.

Secondly, you highlight that members were provided with drawings and cross-sections during the presentation, yet it is clear from subsequent feedback that the extent of the impact was not fully appreciated. The fact that no site visit was requested does not mean members fully understood the implications, but rather that the information presented at committee did not sufficiently illustrate the development’s relationship with surrounding housing and the local environment. If members had been misinformed or inadvertently misled—even unintentionally—that constitutes grounds for reconsideration.

Thirdly, the planning system is designed to balance development with the protection of existing communities. Given the strength of local opposition and the concerns regarding potential non-compliance, it would be premature to allow construction to continue unchecked. A stop notice would not be punitive but precautionary, ensuring that the development can be reviewed in detail before further potentially damaging works proceed.

In light of the above, I urge the Council to reconsider its position and issue a stop notice on the Astley Business Park development until the situation is clarified. This would help restore confidence in the

planning process and demonstrate that the Council is acting in the best interests of both residents and proper planning procedure.

Regards
Councillor Gerrard

Sent from Outlook for Android

From: Proctor, David
Sent: Wednesday, October 1, 2025 5:43:42 PM
To: Gerrard, CLLR Stuart ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: RE: Stop Notice, Astley Business Park

Councillor Gerrard,
Thank you for your email. As I said in my earlier response, there is no evidence whatsoever of a breach, whether in relation to conformity with the approved plans or otherwise, and so the Council has no basis in the legislation to consider serving a stop notice.
In relation to whether Committee members were misled or did not fully understand what was being proposed, the officer's presentation clearly showed the relationship between the development and adjacent houses, with scaled cross sections being shown relating to Tanhouse Avenue and Norton Nook. Members do of course also have access to the full online planning file including all drawings and assessments. If Members had felt that it was not possible to understand the development from the available information then I would have expected there to be a vote for a site visit – as you know this did not happen.
I hope this is of assistance.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart
Sent: 30 September 2025 10:17
To: Proctor, David ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.
I don't believe the development is being g carried out in accordance with the application, im also angered that a full section of housing wasn't even present on the slides from the meeting.

I don't believe all councillors on the committee had all the full and accurate details on the day as is evident with the missing houses.
The scale is disproportionate to the slides we were presented with and I feel we was misled even though I voted against it.
I understand you are reluctant to issue a stop notice against a company like peel, however no matter what the scale of the application be it a garden fence or a building development, a stop notice should be issued if we believe the application isn't being adhered too.
This would also give an opportunity for the developers to adjust their plans and add features such as a living wall on the side of the warehouses if needed.
I urge you to reconsider and take some positive action for the council rather than being passive and allow this monstrosity to continue in its current form.
Regards
Cllr Gerrard
Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Tuesday, September 30, 2025 10:02:53 AM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park
Councillor Gerrard,
Thank you for your email.
A stop notice is a tool that the Council has to prevent development from continuing, where there is evidence of a breach of planning control that is causing severe harm. In this instance, while we understand the concerns being expressed, there is no evidence of any breach and so the Council has no basis to serve a stop notice.
Our team have visited the site on numerous occasions to carry out proactive monitoring, and we are content that the bunds (and the rest of the development) are being constructed in line with the planning permission. As you know the development is still under construction, and so there is further work for the developer to do to install fencing and the landscape planting.
I've attached a copy of the Council's planning enforcement policy as background. I trust this assists.
Regards
David

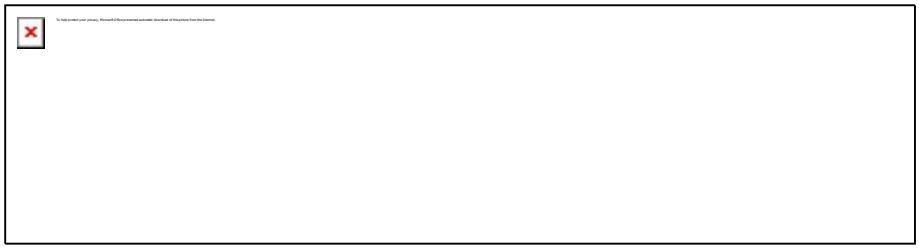
David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
[redacted]
d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 09:38
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park
Importance: High

Good Morning
Your urgent attention to this matter would be most welcome.
It's no time to dither or delay.
Regards
Cllr Gerrard
Sent from Outlook for Android

From: Gerrard, CLLR Stuart
Sent: Monday, September 29, 2025 5:06:12 PM
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: Stop Notice, Astley Business Park

Good Afternoon
Considering the negative coverage of the building activity at Astley Business Park and as a member of the planning committee, I would like a stop notice to be issued immediately so that all concerns that residents, councillors, MP and Mayor are raising are fully investigated, the main ones being the bunds not being installed as per the planning applications and that I believe that the committee was misled in regards to the size and scale of the development is much larger than what was perceived at the application meeting. This emphasises the importance of site visits on sites such as this given the scale and proximity to residents.
Please take this email a formal request that a stop notice is served immediately under TCPA1990 s.171e and if possible, an enforcement notice be brought back before the committee.
Regards
Councillor Gerrard
>><<



[redacted]

From: [redacted]
Sent: 01 October 2025 11:13
To: [redacted]
Cc: Proctor, David; DMenquiries
Subject: FW: Warehouse Group
Attachments: RE: Warehouse Group

Hi Michelle
Please could this be logged and responded to.
You might be best placed to advise in terms of the total number of contributors? [redacted]'s response is attached but I'm still not entirely clear.
It might need clarifying on the website going forward.

Kind regards

[redacted]

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

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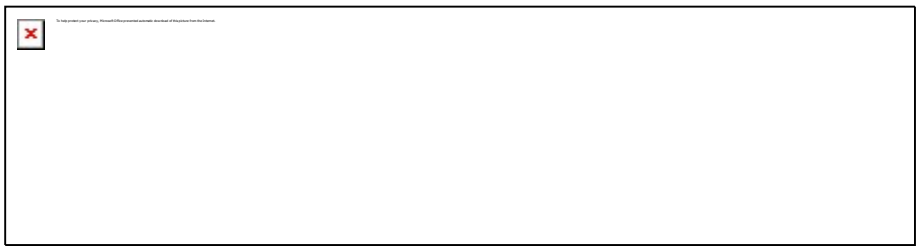
www.facebook.com/WiganCouncilOnline



From: Roberts, Christine CLLR
Sent: 01 October 2025 09:14
To: Proctor, David ; [redacted]
Subject: Fw: Warehouse Group

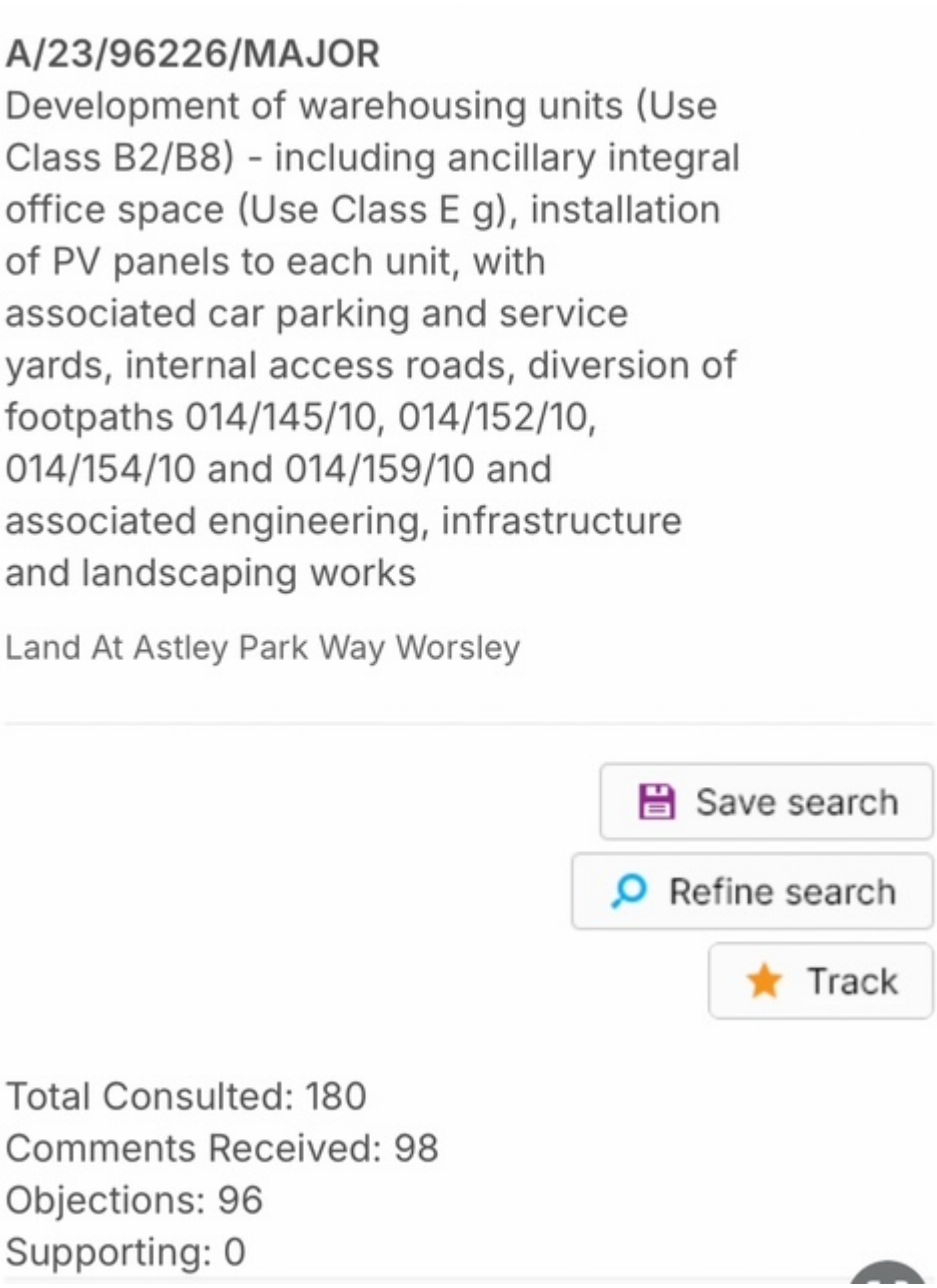
Please advise re below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Tuesday, September 30, 2025 8:36:55 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Warehouse Group

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

Hi Christine,
Thank you for all your help so far. I've been checking about letters but I don't understand this:



It says total consulted 180?? 99 letters were sent to local residents and businesses on the list of addresses you previously sent me. What or who make up the other 81 ? Or is this something totally different from the residents letters?
Thanks
[redacted]
Sent from my iPhone
>><<

[redacted]

From: [redacted]
Sent: 01 October 2025 10:59
To: [redacted]
Subject: RE: Warehouse Group

Hi [redacted]

When you go into the consideration then contributors screen on uniform it shows 181 neighbours/contributors. 99 original consultees and 105 contributors. This could be where it is coming from

Thanks

[redacted]
Economy and Skills
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ
[redacted]

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

www.wigan.gov.uk
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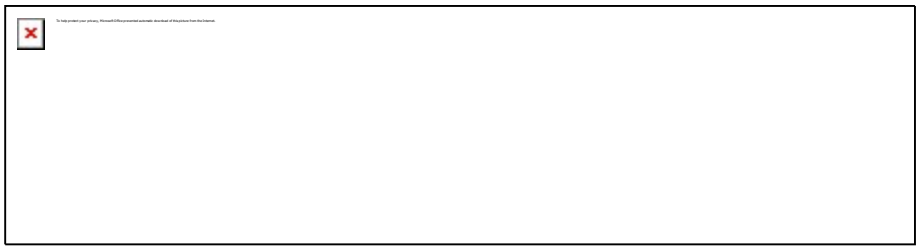
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 01 October 2025 10:31
To: [redacted]
Subject: FW: Warehouse Group

Sorry, there was just this – could you let me know where the 180 number comes from please?

Kind regards

[redacted]

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

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 01 October 2025 09:14
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]
Subject: Fw: Warehouse Group

Please advise re below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Tuesday, September 30, 2025 8:36:55 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Warehouse Group

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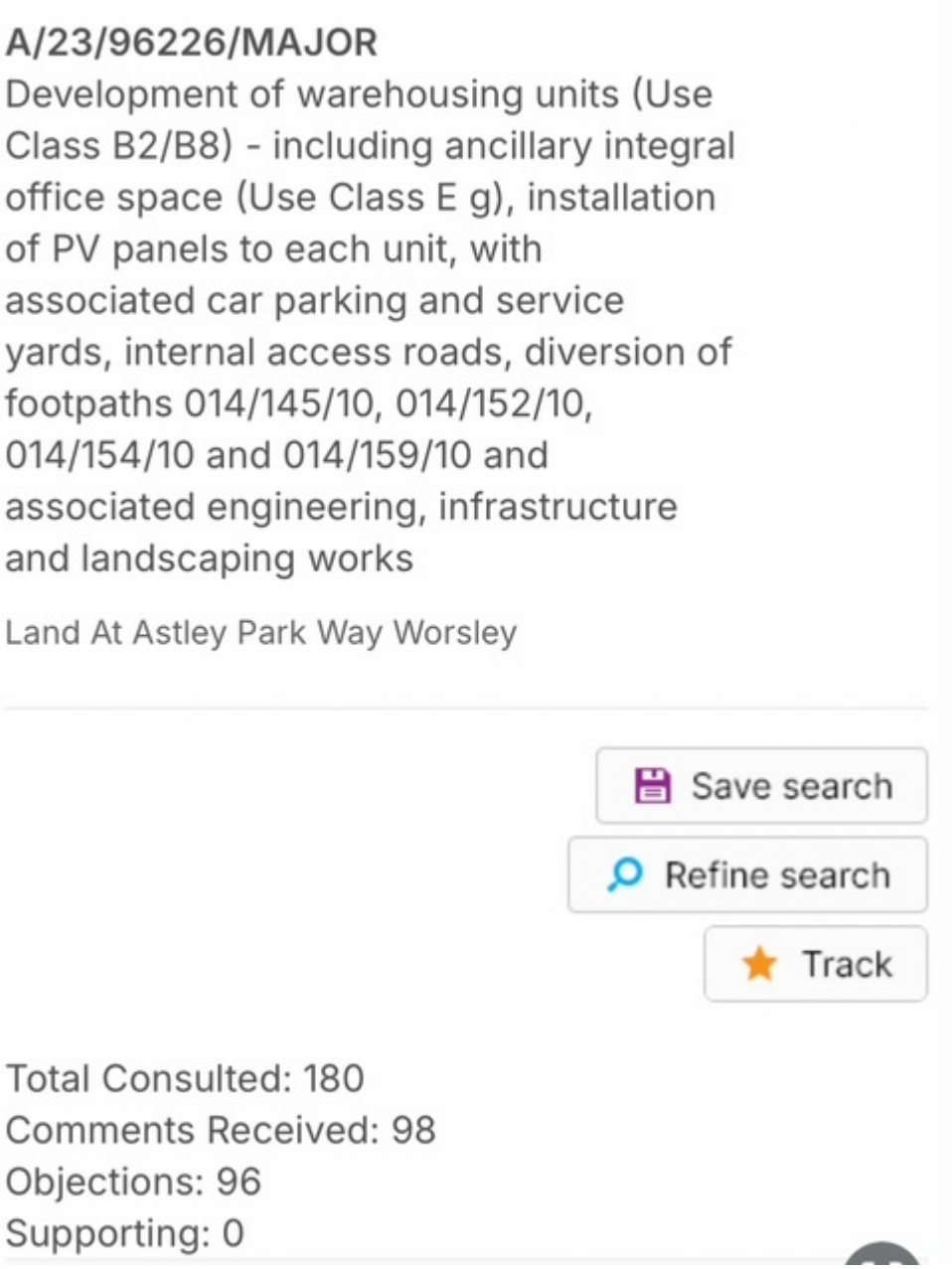
Hi Christine,
Thank you for all your help so far. I've been checking about letters but I don't understand this:



It says total consulted 180?? 99 letters were sent to local residents and businesses on the list of addresses you previously sent me. What or who make up the other 81 ? Or is this something totally different from the residents letters?
Thanks
[redacted]
Sent from my iPhone
>><<

[redacted]

From: Planning
Sent: 19 September 2025 13:38
To: [redacted]
Subject: Re A/23/9226/MAJOR -Astley Park Way

Dear [redacted]
Thank you for your email.
I can confirm that the Council did not consult with the Fire Service on the above application, and there was no statutory requirement to do so.
Fire safety regulations is a matter which will be addressed through the building regulations application process.

Regards

Development Management Team

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

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www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 18 September 2025 12:26
To: Planning <Planning@wigan.gov.uk>
Subject: Re A/23/9226/MAJOR -Astley Park Way

You don't often get email from [redacted]

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

Good afternoon,

I've been trying to search the wigan planning online portal for the document for the Fire service consultation for the above project. I have contacted Socotec who are the building control company however they have confirmed that I need to speak to yourselves to request these documents. Is this possible please?

Many thanks

[redacted]

>><<



[redacted]

From: [redacted]
Sent: 29 October 2025 17:01
To: [redacted]
Cc:
Subject: RE: A/25/099628/ADV - Amended Signage Plan

Hi [redacted]
Thanks for your email.
The siting has changed completely (to the other side of the access road) so it will require a new application I'm afraid.

Kind regards

[redacted]

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

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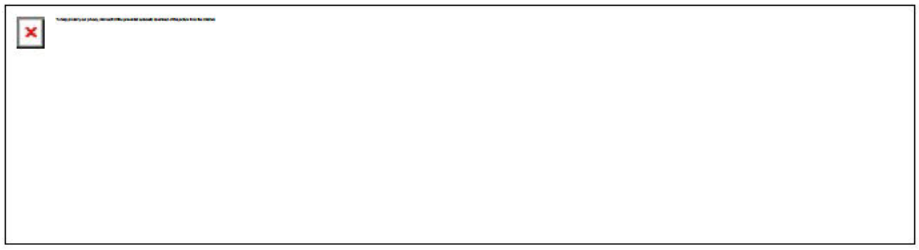

From: [redacted]
Sent: 29 October 2025 15:11
To: [redacted]
Cc: [redacted]
Subject: FW: A/25/099628/ADV - Amended Signage Plan

You don't often get email from [redacted]

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

Hi [redacted]

Thanks for your response on the NMA application relating to the Astley Park Way site. On a separate matter, we have an advertisement consent application in that [redacted] is currently dealing with. There has been a slight alteration to the proposed siting of the single signage totem that we seek consent for but no change to the design of the sign itself (as indicated in my colleague's email attached).

Unfortunately, [redacted] has advised that a new application is required, despite this current application not yet being determined. We would ordinarily expect it to be common practice for a revised plan to be submitted during the application determination period, therefore I would be grateful for your confirmation that the revised plan can be accepted in place of the originally submitted version and the advertisement consent application progressed accordingly?

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 28 October 2025 11:59
To: [redacted]
Subject: RE: A/25/099628/ADV - Amended Signage Plan

Hi [redacted]

A new application is required.

Kind regards,

[redacted]

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

[redacted]

Progress with Unity

From: [redacted]
Sent: 27 October 2025 14:43
To: [redacted]
Cc: [redacted]
Subject: A/25/099628/ADV - Amended Signage Plan

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Hi [redacted]

I hope you're well. I just wanted to follow up on the email below to see if you're able to supersede the previously submitted signage plan on application A/25/099628/ADV with the attached updated plan. The design of the totem has remained the same as the previous plan, but the proposed location will now be slightly further east, across from entrance road.

I would be grateful if you could confirm receipt of this email and let me know if this is acceptable.

Kind Regards,

[redacted]

wsp

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 20 October 2025 11:54
To: [redacted]
Cc: [redacted]
Subject: A/25/099628/ADV - Amended Signage Plan

Hi [redacted]

I hope you're well. Just to introduce myself, I'm an [redacted] at WSP working with [redacted] on the applications on Land at Astley Park. I'm just getting in touch regarding the advertisement consent application (Ref: A/25/099628/ADV) as there has been a slight amendment to the location of the proposed totem sign. The design of the totem has remained the same as the previous plan, but the proposed location will now be slightly further east, across from entrance road. As a result, please could you supersede the existing site signage plan (Ref: WIG-PHP-00-00-DR-A-4557-022-P3) with the attached updated plan.

I would be grateful if you could confirm receipt of this email and let me know if this is acceptable. Do let me know if you have any queries.

Kind regards,

[redacted]

WSP
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool, L2 2QP
United Kingdom

wsp.com

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[redacted]

From: [redacted]
Sent: 11 September 2025 17:38
To: Proctor, David
Subject: RE: Astley warehouse - neighbours consulted
Attachments: Astley industrial development PLP

Hi David
We've also received the attached email from a resident.
Shall I advise him to submit a Stage 1 complaint?

Kind regards

[redacted]

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

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From: Proctor, David
Sent: 11 September 2025 17:28
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Thanks, that's really helpful.

My aim tomorrow is to get my head back around all the enquiries that we've had, then I might give you a shout for a catch up tomorrow or Monday.

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
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From: [redacted]
Sent: 11 September 2025 15:52
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Hi David,

An update following my visit to the site this morning, along with [redacted]

The bunds are largely in place with the exception of a small section within the south eastern corner of the site which is going in over the next couple of days.

Having reviewed the approved plans, the height of the bund varies across the site and is higher internally than it is externally, so the height the neighbours see will differ from the height viewed within the site. It's really difficult to measure on site as there's quite a slope in places. We would need some electronic equipment to do so, perhaps [redacted] might have something but visually, I was happy with what I seen. From within the site, as approved the bunds should range from 2.5. to 4.5m and, comparing it against other sites features, I'm happy it's reaching that. The site manager admitted that it was 30cm higher in one section and whilst he's happy to lower it I've advised to retain it as such for the moment.

The landscaping contractor is on site and is will be starting to peg out the planting areas in the coming weeks. This will involve clearing the naturalised vegetation of the bunds. The site manager has confirmed that planting will begin this November (i.e. the beginning of the planting season). This is earlier that they need to as the approved landscaping scheme requires planting to take place after practical completion; whilst the site won't reach practical completion by November, he's happy that the planting can go ahead safely. He is expecting the construction phase to be completed in Feb 26.

I've reminded him of the importance of carrying out the planting as approved and offered myself and [redacted] assistance if needed at any time. I've also advised that I will be returning to carry out further checks in the future.

The approved PROWs are also taking shape, and they are located where approved.

The site manager refuted all allegations about working outside of the hours approved under the CEMP. He said that some employees may turn up to site earlier than they are permitted to start work and he tried keeping the gate locked but this resulted in a back up on the highway so whilst some may enter the site early, they do not start work until the permitted time, according to the site manager.

I've attached some photos to give you a sense of the bunding when viewed from the site; the first is taken at rear of Unit 1 looking towards Norton Nook/Verdant Green Close and the second is taken look out the rear of Unit 2 which is not yet complete, towards Tanhouse Avenue.

Regards,

[redacted]

Place Directorate

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

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 08 September 2025 18:18
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Hi [redacted]

Thanks again for this. A couple of points from our meeting with the ward Cllrs just now:

- Which ward Cllrs did we write to – the website says just Tyldesley but isn't the site part in Astley as well?
- As part of our site checks on Thursday, can we confirm the dimensions of the bunds constructed please – essential that these are exactly as per the approved plan throughout with no exceptions

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
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From: [redacted]
Sent: 08 September 2025 16:04
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Astley warehouse - neighbours consulted

Hi David,

Apologies for the delay in getting back to you on this but wanted to get the information right as I know you're meeting with Cllrs later today. The principle of the landscaping scheme was established through the full grant of permission, but as you know a condition was attached requiring the specific detail. The details were subsequently approved under application A/25/098808/CON which was led by [redacted] but [redacted] assisted in ensuring the inclusion of the right mix within the bund. Here is his detailed account:

Generally, there is a woodland mix and woodland thicket mix proposed for the bund areas. This is supplemented by individual extra heavy standard trees (sycamore, alder, birch, cherry, rowan, oak and elm) 4-4.5m high, individual feathered trees – with lateral branches from the ground up (birch, alder, field maple and oak) 1.75-3m high and individual coniferous trees (Scots and black pine) 2-2.5m high which I requested were added to get some year-round greenery. The woodland mix contains 90% whips (600 – 800mm high) with 10% feathered trees (1.75-2m high) placed throughout it contains a variety of native tree species such as quicker growing birch and dense shrubs with slower growing oak and cherry.

On average faster growing trees like birch and alder can usually grow 40-60cm a year and reach maximum height after 20 years which can be between 15-25m making them a good choice for screening. Sycamore is also fast growing and can reach 20m high in 20 years before going on to be 25-30m high. Oak and coniferous trees are slower growing but ultimately can reach greater heights.

The overall planting mix therefore contains a mixture of tree species looking to provide some initial screening/softening with the ultimate aim of establishing a woodland belt with shrub understorey in the long term which further filters and softens views although this will probably take around 25 years to achieve there should be increasing screening and softening provided as planting grows.

Planting season is between November and the end of March (depending on the weather conditions), planting outside of this period is not recommended as it puts trees at a higher likelihood of failure, whilst there may be pressure to undertake planting a soon as possible it could ultimately be counterintuitive to do so.

In terms of implementation, it was agreed through the above conditions application that this would take place during the first available planting season after practical completion. I am due to visit the site on Thursday with [redacted] and can ask if there is any possibility if this can relate to each unit rather than the site as a whole.

Regards,

[redacted]

Place Directorate

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

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 08 September 2025 11:49
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Sorry, and another one – the screen planting on top of the bunds:

- Do we know when it will go in
- And what size will the trees / plants be when they go in

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: 08 September 2025 11:45
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Quick question on this, sorry I've forgotten what [redacted] told me last week – what's the difference between the red crosses and the blue squares on this?

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: 03 September 2025 13:56
To: [redacted]
Cc: [redacted]
Subject: RE: Astley warehouse - neighbours consulted

Hi David

Attached is a screenshot of the neighbours notified – those highlighted by a blue box.

Regards,

[redacted]

Place Directorate

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

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 03 September 2025 10:44
To: [redacted]
Subject: Astley warehouse - neighbours consulted

Hiya,

It used to be possible to get a map out of Uniform, showing the addresses that had been consulted on a planning application. Is this doable for the Astley development that we've all been discussing, as visualising it may well help?

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: 10 September 2025 17:25
To: Planning
Subject: Astley industrial development PLP

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Application number A/23/96226/MAJOR

Hello,

My name is [redacted] and I am raising serious questions of concern here about this project.

You have opened the doors to x4 B2/B8 warehouses which a simple Google search shows you that is shouldn't be anywhere near a residential zone.

We bought this house in 2021 and it didn't show up on any searches. My neighbour moved in Christmas 2024 and it didn't show up on her searches.
How have you been able to not give out full disclosure when solicitors applied for searches of the area.?

You are our local authority and you have a duty of care to everyone who sits inside the boundary walls of wigan borough.

I've tried to sell my house twice and failed due to this project. I've had to remortgage my house to pay off a help to buy scheme for a view I never asked for. My mental health has suffered massively because of this and because of this I am on anti depression medication. Yet your planning officers deemed all this to be acceptable and it wouldnt be that bad to local residents.

The brochure showed at the planning meeting showed an out of date o&s mapping as none of the houses are there.

Youve shaved numbers off the true objections to merit an easier push through on the proposed project.

The landscaping doesn't do anything to protect us as the trees that have been picked aren't tall enough and ultimately will be bare for six months out of the year.

I know you dont realise this but you've ruined our lives with this development. When this was being discussed it should have been canvassed by an independent company to go door to door and be honest with residents about the planning application and not print a notice in the leigh journal when we dont live in leigh. The voice of the residents should have been heard and it should have been a factor.

This should have never been passed, you are meant to protect us. If we have an issue with a development or private works we are meant to come to you and you as the local authority looks into it for us. The council are there to help not cause damage to our lives and strip us of the value of our homes.

Your home is a place of sanctuary its meant to be a happy place. You shouldn't have to not look out of the window and feel palpitations in your chest because you're trapped in your own home and nobody wants to buy it.

I really dont understand why Mr Proctor and Mr Thatcher think this project was a good idea.

I await your response.

Kindest regards

[redacted]

[redacted]

From: [redacted]
Sent: 28 October 2025 09:13
To: Roberts, Christine CLLR
Cc: DMenquiries
Subject: RE: Astley Warehouses ref 45072

Morning Councillor Roberts
Apologies for any confusion.
The pre-application consultation referred to in the Masterplan was carried out by the developer. The Council doesn't carry out consultation until the formal application stage.

Kind regards

[redacted]

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

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From: Roberts, Christine CLLR
Sent: 27 October 2025 21:54
To: [redacted]
Subject: Fw: Astley Warehouses ref 45072

Hi [redacted]
See below

Members enquiries please add emails to above reference and keep open.

Best wishes
Christine Roberts
Councillor for Astley

From: [redacted]
Sent: Monday, October 27, 2025 8:45:13 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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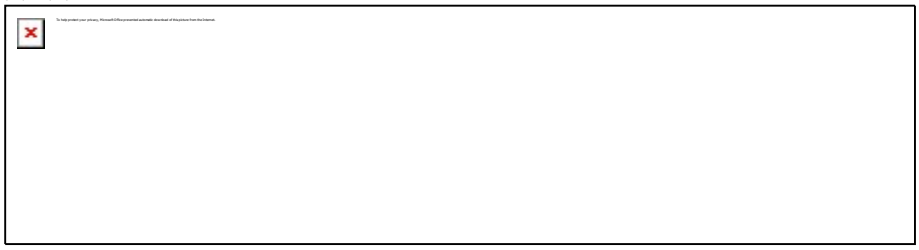
Hi Christine,
Thanks for the email reply. Unfortunately it did not answer my question.

What I am asking is -
What did Wigan Council do in terms of consultation for the 2022 Mosley Common housing development :
How many letters to neighbouring residents?
What criteria was used to identify those neighbours who needed to be sent a letter?
How many lamppost notices? Where?
In which newspaper(s) was the notice placed?
Thanks
[redacted]

Sent from my iPhone
>><<



[redacted]

From: [redacted]
Sent: 29 October 2025 10:27
To: [redacted]
Cc: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22) - A/25/099520/NMAS

Hi [redacted]
Thanks for your emails.
We will hold the application until the addendum is provided, then take a final view on whether the amendments are non-material.

Kind regards

[redacted]

Place Directorate
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Wigan Life Centre (South Site)
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From: [redacted]
Sent: 28 October 2025 14:36
To: [redacted]
Cc: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22) - A/25/099520/NMAS
Importance: High

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[redacted]) – please could you advise of a suitable time for me to call you to discuss how we urgently resolve the below?

So that you are aware, we are having a noise assessment addendum produced which the noise consultant has already confirmed will demonstrate that the louvres have no impact / change to the noise impacts and mitigation requirements previously deemed to be acceptable in the 2024 Noise Assessment – indeed, this has already been confirmed once already in my email dated 7th October 2025 (see below). As there will be no impact / change to the previously acceptable conclusions, this surely supports the fact that the introduction of louvres to the building elevations is non-material and therefore we hope the additional information will facilitate the positive determination of A/25/099520/NMAS. To refuse the application before this information can be provided, especially given the dialogue below which gave no indication that an NMA was not an appropriate route for seeking approval for the louvres, having gone way beyond the statutory determination deadline and given there is no impact, is unreasonable and we trust that the application can be kept 'live' until the additional information is submitted, at which point the EP team can review and respond accordingly.

As I have flagged below, we also have the approval of the revised lighting scheme forming part of this same NMA application – the updated lighting scheme which significantly reduces the extent of lighting columns required at the site and therefore reduces glare/spillage to surrounding area etc. The contractor needs to order the lighting columns to maintain programme and ensure the development is sufficiently lit in time for first occupation of the development – the approval of this NMA is required before the lighting can be ordered with any certainty.

PLP have asked me to discuss this matter with you further in order to resolve and ensure the Council has all the information it needs to determine the application, rather than prematurely refuse the application.

Please can you advise of a suitable time to discuss further?

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 27 October 2025 12:32
To: [redacted]
Cc: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22) - A/25/099520/NMAS

Hi [redacted]

This is disappointing, particularly given how long we have waited for an update. [redacted], is it being suggested that we need to submit a S73 with a Noise Assessment for the louvres?

Unfortunately, it isn't as simple as just withdrawing the current NMA application as we also have Condition 22 (Lighting) forming part of the same NMA and which we still await a clear position from the Council on and which to my mind should be considered acceptable and entirely within the remit of an NMA application. [redacted] could we agree to withdraw the louvres element to allow the updated lighting scheme to be approved as part of this NMA?

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 24 October 2025 12:26
To: [redacted]
Cc: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22) - A/25/099520/NMAS

Hi [redacted]

Thank you for your patience on this.

Our EP team have concluded that consideration of the impact of the louvres would require the submission of an updated noise assessment. On this basis I have concluded that the proposed NMA cannot be accepted as the proposed amendments fall outside of the remit of an NMA.

I will be issuing a refusal of the application on this basis but unfortunately, I do not have the capacity to do so today and I'm on leave next week. I can action this on my return, but I wanted to let you know in the first instance as I appreciate you may wish to now withdraw this application.

I have copied in my team leader who may be able to assist in my absence.

Regards,

[redacted]

Place Directorate

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

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From: [redacted]
Sent: 10 October 2025 14:52
To: [redacted]
Cc: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Thanks for the update, [redacted]

Understandable, hopefully the EP response can be provided soon.

[redacted] – FYI, this is relating to the louvres query.

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 10 October 2025 14:49
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

Hi [redacted]

Following further internal discussions, I've consulted with our EP team to consider the technical information submitted earlier this week.

I'm afraid this will delay our final decision, but I will let you know the outcome as soon as possible.

Regards

[redacted]

Place Directorate

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

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From: [redacted]
Sent: 07 October 2025 14:38
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Ok thanks, noted.

[redacted]



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 07 October 2025 14:14
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

Hi [redacted]

Thank you for your emails. This has to be considered by my senior officers given the current circumstances so I will get back to you as soon as I can.

Regards,

[redacted]

Place Directorate

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

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From: [redacted]
Sent: 07 October 2025 12:09
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Hi [redacted]

I've spoken with Tanro and they've provided me with the attached technical specification data of the louvres and the following commentary:

> *The VAM800 at high speed is 36dba, the velocity at the WL is approximately 1.6m/s which is less than would be selected at an indoor diffuser which is normally 2.5m/s.*
>
> *The combined extract on the first floor if they are all running at the same time is 0.21m3/s at approx 2m/s face velocity at the WL, again this is very low, the largest fan is located 10.8m down the duct strean so there will be no real breakout noise.*
> *The two combined extracts on the GF are 100dia and 125dia inline fans that can be used for domestic properties this would be at approximatly 1.5m/s velocity if both are running at the same time.*

The silencers are duct sized accordingly and 600mm long.

There would be no material change to the outcome of the Tetra Tech Noise Assessment dated May 2024.

Please can you confirm this gives the Council sufficient comfort to now proceed with the application?

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 30 September 2025 08:21
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

Hi [redacted]

Having reviewed the proposed NMA further, I am concerned that the provision of louvres could have an impact on the noise assessment which was submitted, assessed and agreed through the assessment of the parent permission.

Do you have any information/evidence to assist in the Council's consideration of this matter further? As you'll know, if there is any conflict with the details of the assessment undertaken for the parent permission or it would require consideration by consultees (i.e. EP), this would take that particular matter outside of the remit of a non-material amendment but this is a decision we can make once you have had the opportunity to respond.

Regards,

[redacted]

Place Directorate

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

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From: [redacted]
Sent: 26 September 2025 11:59
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Hi [redacted]

Just following up on the email below and whether your line manager has now had chance to review the NMA application / if it can be processed for approval (even if the decision notice will follow next week)?

Kind regards

[redacted]



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 24 September 2025 17:49
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

Hi [redacted]

Thanks for letting me know – hopefully you can confirm back re determination before the end of the week.

Sorry, yes, to clarify, the NMA application also seeks the inclusion of louvres on the 4 units, which are indicated by the bubbles on the plans.

Kind regards

[redacted]



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 23 September 2025 16:05
To: [redacted]
Subject: FW: PLP Astley - Lighting (Condition 22)

Hi [redacted]

Thanks for your emails and my apologies for the delay in getting back to you. I'm just waiting for the okay from my line manager to determine this application; she is in an informal hearing for the next couple of days but hopefully I'll be able to get back to you before the end of the week.

Can I just check that the first part of the description of the application remains applicable as you've only mentioned the lighting scheme in your previous emails (see below):

Non-Material Amendment application for previously approved application A/23/96226/MAJOR - The applicant is seeking to update the approved building elevation plans for all four units on the site to reflect the proposed inclusion of Louvres on each unit. Additionally, this NMA is seeking to supersede the approved lighting strategy produced by WSP (Ref: ABP-WSP-00-XX-RP-E-630001) with the External Lighting with Lux Levels plan produced by Arc Mechanical and Electrical Ltd (Ref: 1150-E-10 Rev A). As a result, condition 22 should only refer to the External Lighting with Lux Levels plan produced by Arc Mechanical and Electrical Ltd (Ref: 1150-E-10 Rev A).

If so, please can you confirm that the affected areas are highlighted ('bubbled') on the submitted plans?

Regards

[redacted]

Place Directorate

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

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From: [redacted]
Sent: 16 September 2025 10:12
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Thanks [redacted] – appreciated.

As mentioned at the subsequent meeting last week, the revised lighting scheme will provide a significant reduction in the amount of lighting originally approved which will reduce the potential for light spillage to surrounding areas whilst still achieving acceptable levels of illumination across the site so I'm hopeful you are in agreement with the revised scheme. Also, as advised, the contractor has advised there is a long lead-in time for the ordering of lighting columns and so they're keen to get the order placed as soon as possible to maintain the

quick build programme – therefore any feedback you might be able to provide later this week would be greatly appreciated.

Kind regards

[redacted]



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 11 September 2025 09:38
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

Hi [redacted]

We'll proceed to determine the application as submitted. I don't have any capacity to review the file in detail until late next week at the earliest.

Regards,

[redacted]

Place Directorate

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

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 08 September 2025 11:50
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Thanks [redacted] – please can you confirm if you've discussed internally? We are firmly of the view that the approval of the revised lighting scheme can be dealt with via s96a.

Kind regards

[redacted]



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 28 August 2025 16:48
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

Hi [redacted]

Thanks for your patience on this.

Having revisited the approved NMA, I can confirm that changes to approved lighting scheme were not considered beyond that contained within the new yard area. Reference to the lighting scheme was not mentioned in the description of development either.

I agree its ambiguous at best and you've done the right thing by seeking confirmation through a new application. I will speak to my line manager when she returns from leave next week about dealing with such changes under an NMA or whether an application to vary condition 22 would be required. I appreciate you'll consider the former is sufficient, but I will need to double check.

Finally, I think it's important to manage your expectations in terms of dealing with the new application; my workload is very high at present and I have a number of applications which have been in the system for a significant period of time to deal with before I can review any new submissions.

Regards,

[redacted]

Place Directorate

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

www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 26 August 2025 13:57
To: [redacted]
Subject: RE: PLP Astley - Lighting (Condition 22)

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Hi [redacted]

I hope you had an enjoyable summer break. I'm just following up on my email below from last week – the NMA application I refer to has now been validated (A/25/099520/NMAS) which you've probably picked up.

I'm keen to seek your early view on the lighting query, which I repeat below for ease:

I'm just touching base as we have a query regarding the approved lighting scheme, the most recent version being that approved by virtue of the Non-Material Amendments approved in May (ref: A/25/098865/NMAS – attached) in which the attached plan was submitted and approved thereby superseding the earlier referenced version under condition 22 of the original decision notice.

One of the team has been reviewing various documents and noted the following section on the NMA decision notice:

> The approved development included an external lighting scheme, compli
> with which is controlled by virtue of condition 22 of the planning permission.
> proposed extended yard would include a minor alteration to this scheme w
> is described above. Officers are satisfied that such changes would not mater
> affect the approved scheme and are acceptable under this submission.

We wanted to query this with the Council and ensure that in approving the NMA and the amended lighting scheme (attached) in May 2025 that the Council was content that the lighting scheme referenced under condition 22 at full planning approval stage is now considered fully superseded? The construction team pointed out that the wording in the NMA decision notice above could potentially be read as only the lighting alterations associated with the extended/altered Unit 2 yard area being accepted and the remaining elements of the previous lighting scheme are still 'approved' (albeit this would cause confusion as they are two different lighting schemes). Alternatively, the text in the decision notice could also be read as the Council accepting that changes to the lighting scheme would not affect the approved scheme (as in the development as a whole) and therefore the revised lighting scheme in its entirety is acceptable and approved under the NMA (this is my interpretation). Either way, for belt and braces and the avoidance of doubt, the construction team would prefer confirmation from the Council that the attached lighting plan was indeed considered acceptable and the site-wide approved lighting scheme as part of the NMA and does not need be read alongside the earlier approved lighting scheme.

I'd be grateful if you could please confirm this point to provide us with comfort/clarity?

Incidentally, we have submitted a further NMA application for louvres to be installed to the buildings – application is pending validation. In light of the above lighting query, we have included reference to condition 22 / an amendment to the approved lighting scheme in this latest NMA submission as a means of gaining formal clarification on this point – i.e. the decision notice to be issued with this latest NMA submission could make clear that the attached plan is now the approved site-wide lighting scheme. Clearly, if this is not necessary and you are happy to clarify our lighting query in response to this email then we can obviously remove reference to condition 22/lighting from this latest NMA, however we thought it would be prudent to have that option open, if required.

I look forward to hearing from you.

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: 19 August 2025 16:08
To: [redacted]
Cc: [redacted]
Subject: PLP Astley - Lighting (Condition 22)

Hi [redacted]

I hope you are well and had an enjoyable summer.

I'm just touching base as we have a query regarding the approved lighting scheme, the most recent version being that approved by virtue of the Non-Material Amendments approved in May (ref: A/25/098865/NMAS – attached) in which the attached plan was submitted and approved thereby superseding the earlier referenced version under condition 22 of the original decision notice.

One of the team has been reviewing various documents and noted the following section on the NMA decision notice:

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> with which is controlled by virtue of condition 22 of the planning permission.
> proposed extended yard would include a minor alteration to this scheme w
> is described above. Officers are satisfied that such changes would not mater
> affect the approved scheme and are acceptable under this submission.

We wanted to query this with the Council and ensure that in approving the NMA and the amended lighting scheme (attached) in May 2025 that the Council was content that the lighting scheme referenced under condition 22 at full planning approval stage is now considered fully superseded? The construction team pointed out that the wording

in the NMA decision notice above could potentially be read as only the lighting alterations associated with the extended/altered Unit 2 yard area being accepted and the remaining elements of the previous lighting scheme are still 'approved' (albeit this would cause confusion as they are two different lighting schemes). Alternatively, the text in the decision notice could also be read as the Council accepting that changes to the lighting scheme would not affect the approved scheme (as in the development as a whole) and therefore the revised lighting scheme in its entirety is acceptable and approved under the NMA (this is my interpretation). Either way, for belt and braces and the avoidance of doubt, the construction team would prefer confirmation from the Council that the attached lighting plan was indeed considered acceptable and the site-wide approved lighting scheme as part of the NMA and does not need be read alongside the earlier approved lighting scheme.

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I look forward to hearing from you.

Kind regards

[redacted]

WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

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[redacted]

From: [redacted]
Sent: 17 September 2025 10:26
To: Proctor, David
Cc: [redacted]
Subject: RE: PLP contact

Hi David

[redacted] – are you able to help with David's request below? This would be a contact at Peel rather than the contractor.

Kind regards

[redacted]

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

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From: Proctor, David
Sent: 17 September 2025 10:18
To: [redacted]
Subject: PLP contact

Hi both,

Do we have a senior contact at PLP (developer at Astley business park)? I'd like to approach them for a discussion – not to try and get anything fundamental changed, but to see what their take is on the current publicity and whether / how they're responding.

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
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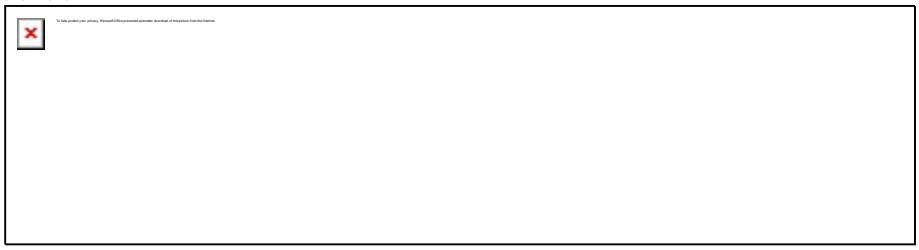

[redacted]

From: [redacted]
Sent: 26 September 2025 11:10
To: DMenquiries
Cc: [redacted]
Subject: RE: *Priority* - New MP enquiry MEM044310

Hi [redacted] is picking these up but it looks like the same letter going round in circles!

Kind regards

[redacted]

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

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From: DMenquiries
Sent: 26 September 2025 09:58
To: [redacted]
Cc: DMenquiries
Subject: FW: *Priority* - New MP enquiry MEM044310

Hello [redacted]

Please see attached and below new MP Enquiry regarding warehouses at Astley, I'm sending to you both as I am unsure who is responding on these, I thought [redacted] was collating all responses re Astley, but Davids's email may have already engaged a reply from yourself [redacted]?

Could a response for Mr Wheeler be drafted using the template attached and returned to DM Enquiries please.

Councillor or MP enquiry?: MP
Is your enquiry deemed to be an emergency: No
Last name: Wheeler MP
First name: Michael
Email address: michael.wheeler.mp@parliament.uk
Telephone Number: [redacted]
Please give your enquiry a title: Michael Wheeler MP re land of Chaddock Lane
Enquiry description: see attached.
Location: https://google.co.uk/maps/place/,-
SLA target date: 09/10/2025

Kind Regards

[redacted]
Growth and Economy
Wigan Council
Wigan Life Centre, College Avenue, Wigan WN1 1NJ
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Wigan Council <no-reply@wigan.gov.uk>
Sent: 25 September 2025 16:56
To: DMenquiries <DMenquiries@wigan.gov.uk>
Subject: *Priority* - New MP enquiry MEM044310

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A new MP enquiry has been assigned to your service.

Enquiry Description

see attached.

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: Gerrard, CLLR Stuart
Sent: 02 October 2025 10:09
To: Proctor, David; Mckenzie-Folan, Alison; Thatcher, Aidan; Kenny, Paul, CLLR; Planning; Buildingcontrol; [redacted]
Cc: Fish, James CLLR; Watson, James CLLR; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.

Thank you for your reply regarding the concerns raised about the Astley Business Park development. While I note your comments, I must respectfully disagree with the conclusion that there are no grounds to consider serving a stop notice.

Firstly, although you state there is “no evidence whatsoever of a breach,” local residents and committee members have raised legitimate concerns that the development is not in keeping with the approved plans, particularly in relation to its scale, massing, and impact on adjacent residential properties. The visual and environmental harm caused by the works as they currently stand is significant, and there remains reasonable doubt as to whether the development is proceeding in accordance with the spirit and detail of the approval. Where doubt exists, the Council does have the power and indeed the duty to intervene in order to prevent potential irreversible harm.

Secondly, you highlight that members were provided with drawings and cross-sections during the presentation, yet it is clear from subsequent feedback that the extent of the impact was not fully appreciated. The fact that no site visit was requested does not mean members fully understood the implications, but rather that the information presented at committee did not sufficiently illustrate the development’s relationship with surrounding housing and the local environment. If members had been misinformed or inadvertently misled—even unintentionally—that constitutes grounds for reconsideration.

Thirdly, the planning system is designed to balance development with the protection of existing communities. Given the strength of local opposition and the concerns regarding potential non-compliance, it would be premature to allow construction to continue unchecked. A stop notice would not be punitive but precautionary, ensuring that the development can be reviewed in detail before further potentially damaging works proceed.

In light of the above, I urge the Council to reconsider its position and issue a stop notice on the Astley Business Park development until the situation is clarified. This would help restore confidence in the planning process and demonstrate that the Council is acting in the best interests of both residents and proper planning procedure.

Regards
Councillor Gerrard

Sent from Outlook for Android

From: Proctor, David
Sent: Wednesday, October 1, 2025 5:43:42 PM
To: Gerrard, CLLR Stuart ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: RE: Stop Notice, Astley Business Park

Councillor Gerrard,

Thank you for your email. As I said in my earlier response, there is no evidence whatsoever of a breach, whether in relation to conformity with the approved plans or otherwise, and so the Council has no basis in the legislation to consider serving a stop notice.

In relation to whether Committee members were misled or did not fully understand what was being proposed, the officer's presentation clearly showed the relationship between the development and adjacent houses, with scaled cross sections being shown relating to Tanhouse Avenue and Norton Nook. Members do of course also have access to the full online planning file including all drawings and assessments. If Members had felt that it was not possible to understand the development from the available information then I would have expected there to be a vote for a site visit – as you know this did not happen.

I hope this is of assistance.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart
Sent: 30 September 2025 10:17
To: Proctor, David ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.

I don't believe the development is being g carried out in accordance with the application, im also angered that a full section of housing wasn't even present on the slides from the meeting.

I don't believe all councillors on the committee had all the full and accurate details on the day as is evident with the missing houses.

The scale is disproportionate to the slides we were presented with and I feel we was misled even though I voted against it.

I understand you are reluctant to issue a stop notice against a company like peel, however no matter what the scale of the application be it a garden fence or a building development, a stop notice should be issued if we believe the application isn't being adhered too.

This would also give an opportunity for the developers to adjust their plans and add features such as a living wall on the side of the warehouses if needed.
I urge you to reconsider and take some positive action for the council rather than being passive and allow this monstrosity to continue in its current form.
Regards
Cllr Gerrard
Sent from Outlook for Android

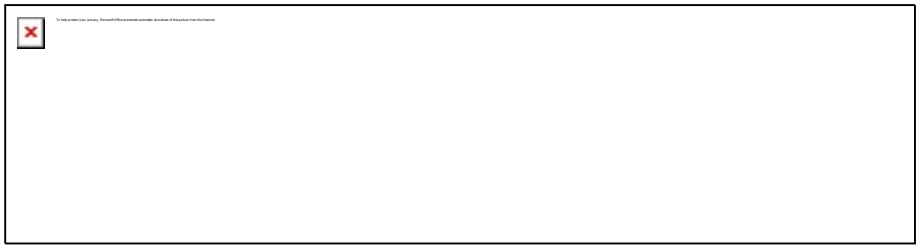
From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Tuesday, September 30, 2025 10:02:53 AM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park
Councillor Gerrard,
Thank you for your email.
A stop notice is a tool that the Council has to prevent development from continuing, where there is evidence of a breach of planning control that is causing severe harm. In this instance, while we understand the concerns being expressed, there is no evidence of any breach and so the Council has no basis to serve a stop notice.
Our team have visited the site on numerous occasions to carry out proactive monitoring, and we are content that the bunds (and the rest of the development) are being constructed in line with the planning permission. As you know the development is still under construction, and so there is further work for the developer to do to install fencing and the landscape planting.
I've attached a copy of the Council's planning enforcement policy as background. I trust this assists.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 09:38
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk

Subject: Re: Stop Notice, Astley Business Park
Importance: High
Good Morning
Your urgent attention to this matter would be most welcome.
It's no time to dither or delay.
Regards
Cllr Gerrard
Sent from Outlook for Android

From: Gerrard, CLLR Stuart
Sent: Monday, September 29, 2025 5:06:12 PM
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: Stop Notice, Astley Business Park
Good Afternoon
Considering the negative coverage of the building activity at Astley Business Park and as a member of the planning committee, I would like a stop notice to be issued immediately so that all concerns that residents, councillors, MP and Mayor are raising are fully investigated, the main ones being the bunds not being installed as per the planning applications and that I believe that the committee was misled in regards to the size and scale of the development is much larger than what was perceived at the application meeting. This emphasises the importance of site visits on sites such as this given the scale and proximity to residents.
Please take this email a formal request that a stop notice is served immediately under TCPA1990 s.171e and if possible, an enforcement notice be brought back before the committee.
Regards
Councillor Gerrard
>><<



[redacted]

From: [redacted]
Sent: 05 November 2025 20:43
To: Proctor, David
Cc: Davies, Janet (Solicitors); [redacted]; [redacted]
Subject: Astley Warehouses - Open FOIs meet
Attachments: Astley Warehouses (Open FOI's 06.11.2025).docx

Evening David,

As requested, to inform tomorrow's meeting, please find the attached document with a list of all the open FOI's regarding the Astley warehouse development and their content.

Kind regards,

[redacted]

Place Directorate

Office base: Wigan Life Centre (South Site) – Second Floor
[redacted]

Astley Warehouses
Planning permission reference A/23/96226/MAJOR

Open FOI's and content (as of 6 November 2025)

FOI 18671 (Overdue)

I am writing under the Environmental Information Regulations 2004 (EIR) to request environmental information held by Wigan Council relating to Planning Application A/23/96226/MAJOR, the proposed development of four warehouses in Astley by PLP Logistics and Peel L&P (Peel Holdings). As a local resident directly affected by this proposal, and given the significant public interest in the environmental and amenity impacts of the scheme, please disclose the information below. For the avoidance of doubt, I consider all requested material to be "environmental information" within the meaning of regulation 2(1) (including measures such as policies, plans, activities and decisions affecting elements of the environment such as land, air, noise, light, and factors like traffic). For the avoidance of doubt, 'correspondence' refers to any written or recorded message exchanged for business purposes, and includes but is not limited to: email, memos, notes, meeting minutes, instant messenger (WhatsApp, etc), in-app messages (CRM comment threads; vendor portal messages), presentations, discussions, letters, faxes, newsletters, formal notices, PR releases, SMS/text messages, social media, voicemail transcripts, call summaries, meeting chat (Zoom, Teams, etc), automated system notifications, AI-generated messages, document attachments and edits to shared documents including comments.

1) Correspondence with the applicant/developers
All recorded correspondence between any officer, councillor or representative of Wigan Council and any representative of:
- PLP Logistics
- Peel L&P (Peel Holdings)
- Any agents acting on their behalf (including but not limited to planning consultants, legal representatives, PR firms).

2) Internal Council communications
All recorded internal correspondence between council officers and/or councillors concerning this application, including discussions about:
- Pre-application advice
- Site viability
- Impact to local residents

- Officer assessments and recommendations
- Consideration of Noise, Traffic and Environmental Impact Assessments.

3) Meetings: notes, minutes and materials
All minutes, notes, agendas and presentation materials from any meetings about this development that are not already published, including:
- Pre-application meetings
- Internal officer meetings
- Meetings between council representatives and the applicant or their agents
- Any informal/un-minuted meetings for which handwritten or electronic notes exist.

4) Planning and assessment reports (drafts and internal work)
Any internal or draft reports, correspondence, assessments or professional opinions commissioned or produced by the Council regarding this development that were not published on the planning portal, including (but not limited to):
- Draft officer reports
- Viability assessments
- Independent analyses of the applicant's Noise, Traffic and Environmental Impact Assessments.

5) Public consultation and resident engagement
All correspondence and recorded information relating to public consultation on this development, including:
- Evidence of attempts to contact impacted residents
- Records identifying which homes/residents were included in consultation exercises
- Internal and external records about public responses
- Details of mitigating conditions proposed/applied in response to consultation feedback.

6) Amendments and justification for B8 use next to homes
All correspondence, documents and records detailing:
- All changes to the proposal since initial submission/approval and the reasons for those changes
- The reasoning and justifications for permitting **B8** in close proximity to a primarily residential area.

7) Local Plan Core Strategy policies
Please provide all correspondence, reports, notes and assessments disclosing how the application was considered and determined against the Wigan Local Plan Core Strategy (including, but not limited to: Wildlife (WHS1), Energy (E1), Open Space (CP2), Design (CP10), Environmental Protection (CP17)).
Please include internal correspondence, deliberations and professional opinions on compliance/contravention and any justification for approval in light of those policies.
8) Consideration of the Sept 2015 Planning Statement (Land at Chaddock Lane, Astley)

The 2015 Planning Statement (Barton Willmore LLP on behalf of Peel Investments) assessed the site's unsuitability for large-scale B8 logistics (e.g., distance from motorway links; A580 congestion and junctions; proximity to homes limiting 24/7 operations; ranking 29/35 sites for employment). Please provide:

- All correspondence and records showing whether and how this evidence was considered in determining A/23/96226/MAJOR
- If not considered, all correspondence and records explaining why it was disregarded
- Any internal/external professional advice and correspondence on the site's suitability for B8/HGV traffic, and how this compared to the 2015 findings.

9) Consideration of Report to Planning Committee findings (11 June 2024)

The Committee Report and consultee comments (Transport for Greater Manchester, Salford City Council) noted capacity/suitability concerns (e.g., over-capacity A580/A577 junction; issues with the applicant's modelling; unsuitable local roads; adjacency to housing and a primary school; reliance on mitigation such as acoustic bunds/fencing; numerous objections) and stated that "the proposed development will significantly alter the character and appearance of the existing site". Please therefore disclose:

- Internal officer correspondence/discussions/notes/emails showing how these concerns were assessed and reconciled with recommendation/decision to approve
- Any correspondence /advice/reports (internal or external) on whether the network can accommodate 24-hour HGV traffic
- Correspondence/records explaining why flawed/incomplete traffic modelling was accepted
- Evidence of consideration of conflict between 24/7 B8 operations and adjacent residential/school uses, and why mitigation alone was deemed sufficient
- Any internal justification or legal advice on risk of challenge (highways unsuitability/residential amenity).

10) BRE 209 daylight/sunlight (25-degree guidance and full assessment)

Please disclose:

- All correspondence, evidence and calculations showing that the BRE 209 ("*Site Layout Planning for Daylight and Sunlight*") 25-degree guidance was applied to the proposed development in relation to neighbouring dwellings and their main habitable-room windows, including the date of testing, properties/windows assessed and the outcomes.
- Where any 25-degree check indicated potential failure or material impact, the full BRE-compliant daylight and sunlight assessment (as submitted to or relied on by the Council), including methodology, assumptions, plans/sections identifying assessed windows and amenity spaces, results and any mitigation considered or secured.
- If no BRE 209 testing/assessment was undertaken, all correspondence and records explaining why not and what alternative approach (if any) the Council relied upon when assessing daylight/sunlight and overshadowing impacts.

11) Vibration monitoring, reporting and compliance

Given the scale and proximity to homes, please disclose all records showing how the developer has been required to comply with relevant standards/regulation for

construction vibration, including (but not limited to) **BS 7385-2:1993**, **BS 6472-1:2008**, the **Control of Pollution Act 1974**, and any planning conditions, namely:

1. All correspondence/internal communications/meeting notes/officer reports/external professional advice on vibration monitoring and reporting obligations
2. Any planning conditions requiring vibration monitoring/reporting, and the Council's monitoring of compliance
3. All vibration monitoring/reporting documents supplied by the developer to date (baseline surveys, ongoing data, exceedance logs, remedial actions)
4. Any correspondence and records explaining why continuous or real-time vibration monitoring was/was not required.

12) Consideration of National Planning Policy Framework (December 2024)

Please disclose all correspondence, internal discussions, notes, emails and other communications showing how relevant **NPPF** policies (noise, amenity, light, highway safety/severe residual impacts, appropriate siting of B8/B2 uses, high quality design) were assessed and reconciled with the recommendation/decision to approve.

13) Artificial Lighting / Light Pollution

Wigan Core Strategy – CP17 "Environmental protection" (March 2024) explicitly recognises light spillage as impacting people and wildlife and the night sky; developments must safeguard amenity/quality of life. Please disclose all correspondence and environmental information you hold on external lighting for this development, particularly effects on nearby residential properties, including:

1. **Assessments & policy tests:** Any Lighting Impact Assessments, spill/contour plots, glare evaluations, environmental zone classification (ILP GN01/21), and documents evidencing consideration of NPPF/PPG (Light) and local policy.
2. **Design & specs:** Luminaire schedules, mounting heights, aiming/tilts, shielding/louvres, Upward Light Ratio calculations, and **predicted vertical illuminance (Ev) at dwelling windows** (pre- and post-curfew), plus any revisions and related correspondence.
3. **Decisions & controls:** Officer notes/emails, consultee responses, and the **final planning conditions/obligations** governing lighting (curfews, dimming/PIR controls, hours), and any condition discharge/NMA that altered lighting.
4. **Operation, verification & complaints:** Any Lighting Management/Commissioning/ Verification reports (post-installation readings at residential receptors), monitoring/enforcement records, complaints received, and the Council's responses.
5. **Construction lighting:** Documents controlling temporary/construction lighting (hours, aiming, shielding) and any related complaints/actions.

14)Environmental Impact Assessment (EIA) or Landscape and Visual Impact Assessment(LVIA)

For a development of this scale, it would typically be expected that either an Environmental Impact Assessment (EIA) or a Landscape and Visual Impact Assessment (LVIA) would be undertaken. It is noted that an LVIA was required for a significantly smaller Wigan planning application A/22/94882/MAJOR. I therefore request the following information:

- A copy of the EIA Screening Opinion issued by the local planning authority in respect of application A/23/96226/MAJOR.

- Copies of all correspondence, reports, notes or internal communications held by the authority relating to the consideration of whether an EIA or LVIA was required for this application, and the reasoning behind the decision taken.

15)Omissions of Western Boundary Screening

The submitted landscaping diagrams clearly show 3-4 metre high bunds to the east, north and west to mitigate the visual impact of the development, plus trees and foliage bordering all residential edges of the scheme; however, no such/minimal screening has been or is being constructed on the western side. Please disclose all information held about the omission of landscape screening (bunds, tree belts and other planting) on the western boundary.

Decisions & approvals

- Any decision, sign-off, approval, instruction or agreement (internal or with the applicant/agents) that authorised omitting or minimising the western boundary bunds/tree belts/planting.
- Officer reports/notes, Delegated or Committee decisions, condition wording/variations, Section 106/Deed of Variation correspondence (if relevant) addressing this change.

Design & technical records

- All versions of landscape drawings, cross-sections, planting schedules, maintenance/management plans, and drawing issue registers/change logs identifying when western screening was added, altered or removed (include CAD/PDF mark-ups and revision clouds).
- Any acoustic, visual, air-quality or lighting assessments and sensitivity/amenity analyses used to justify removing western screening, including advice from Environmental Health, Urban Design, Landscape, Highways, and any independent reviewers.
- Construction/phasing plans or CEMP/CTMP documents that reference, defer or drop the western bunds/planting.

Form, scope and handling

- **Form & format (reg. 6(1)(b))**: Please provide electronic copies (PDF or similar).
- **Information held on your behalf (reg. 3(2))**: If any information is held by contractors/consultants on the Council's behalf, please obtain and disclose it.
- **Existing publication**: If any items are already publicly available (e.g., on the planning portal), please still identify them and supply copies/links; where only part is public, please supply the non-public remainder.
- **Advice & assistance (reg. 9)**: If any part of this request is unclear or would be considered manifestly unreasonable, please advise how I may refine it (e.g., by date ranges or document categories).
- **Charges (reg. 8)**: If charges apply, please provide a full breakdown before proceeding.
- **Refusals/exceptions (regs. 12–13, 14)**: If you rely on any exception, please identify the specific regulation(s), explain the adverse effect envisaged, set out the **public-interest test** balancing (reg. 12(1)(b)) and disclose all non-excepted material.
- **Timescale (reg. 5 & 7)**: I look forward to your response within **20 working days**. If you consider an extension to **40 working days** due to complexity/volume, please notify me and explain why.

FOI 18690 (Overdue)

I would like to request the following information:

1. The dates that David Proctors' Team or other representatives of the Planning Committee have attended Astley Business Park to carry out site inspections.

2. The names and qualifications/job title of the people who have attended.

3. Copies of any internal reports, site notes, emails, or correspondence relating to the visits and any reports, notes and emails on the findings of the meetings.

Note to service: Please can you advise if you would hold information about Planning Committee members attending the site.

FOI 18755 (Due 7 November 2025)

This request relates to planning application A/23/96226/MAJOR, submitted by Astley Unit Trust for the "Development of warehousing units (Use Classes B2/B8) and associated works" at Land at Astley Park Way, Worsley.

After reviewing the published Committee Report, it is apparent that no Landscape and Visual Impact Assessment (LVIA) or Environmental Impact Assessment (EIA) screening was undertaken or published. Given the scale (approx. 12.5 ha), height (up to 18.3 m), and proximity to sensitive receptors (residential areas and Garrett Hall Primary School), this omission raises concerns about the Council's compliance with statutory planning and environmental assessment duties.

Accordingly, I request all recorded information held by Wigan Council relating to the following points:

Landscape and Visual Impact Assessment (LVIA) Requirements

Please provide:

- Any LVIA, visual appraisal, photomontage, or related visual analysis prepared or received by Wigan Council for this application.
- Any internal or external correspondence (emails, reports, meeting minutes, or officer notes) discussing whether an LVIA was required, not required, or substituted by a "Landscape Statement."

- Any written comments or advice from the following officers or consultees:
  - Urban/Landscape Design Officer (as referenced in the Committee Report, p. 53);
  - Planning Case Officer and Principal Planning Officer responsible for A/23/96226/MAJOR;

- Any external landscape consultants or Greater Manchester Ecology Unit (GMEU) who provided landscape-related input;
- Any correspondence with the Head of Planning and Regeneration or Assistant Director of Growth and Housing referring to the visual impact, design mitigation, or landscape character assessment.
- Any internal and external draft or review notes discussing landscape sensitivity, visual receptors, or cumulative impact.

Environmental Impact Assessment (EIA) Screening

Please provide:

- The EIA Screening Opinion (if one exists) or any informal internal record evidencing that a screening determination was made under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- Any correspondence, minutes, or emails between: Planning officers, including the Development Manager and Environmental Protection Officer, discussing whether EIA screening was required;

- Any consultation responses from Statutory Consultees (e.g., Environment Agency, Natural England, Lead Local Flood Authority) relating to EIA considerations;
- The applicant or their agents (Astley Unit Trust, Hydrock Consultants, or any other named planning or design consultants) about the need for an EIA.
- Any references to Schedule 2, Category 10(a) ("industrial estate development projects exceeding 5 hectares") within the Council's internal screening deliberations.

Comparative and Policy Context

Please also provide:
- Any internal and external guidance, checklists, or policy notes used by Wigan Council to determine when an LVIA or EIA screening is required for major developments.

- Any comparative records or officer communications referencing other applications that were required to provide an LVIA or undergo EIA screening for example:
  - A/20/88849/MAJOR – North Leigh Park
  - A/17/83910/RMMAJ – Garrett Hall Residential Phase
  - A/19/87155/RMMAJ – Chaddock Lane Employment Area

- Any officer or legal advice referring to consistency of decision-making or precedent regarding landscape and environmental assessment requirements in the borough.

Decision-Making and Oversight

Please include:
- Any internal meeting notes, draft reports, or emails between planning officers, senior management, and the Chair or Members of the Planning Committee relating to the omission of an LVIA or EIA screening.
- Any records referring to public concerns, objections, or representations that specifically questioned the absence of an LVIA or EIA.
- Any correspondence between Wigan Council and the Local Government Association (LGA), Planning Advisory Service (PAS), or Greater Manchester Combined Authority (GMCA) regarding the handling of environmental assessments for this site or similar developments.

FOI 18758 (Due 10 November 2025)

ANY communications between Wigan authorities and Garrett hall school staff/governors in Tyldesley that relate to the construction and ongoing disruption at Astley business park. Including alleged issues that affect the learning environment at the school.

FOI 18762 (Due 10 November 2025)

Note to service: This request came in as a Subject Access Request but we are treating it as an FOI request so please search for all information relating to the below.

Please provide all personal data held by Wigan Council which relates to, references, or discusses any of the following:

1. The Instagram account @astleywarehouseaction;

2. The campaign or community group known as Astley Warehouse Action;

3. The campaign or community group known as Astley Action Group;

4. Any individuals publicly or privately associated with either group or account.

This includes, but is not limited to:

- Emails, text and WhatsApp messages, meeting notes, reports, and attachments referring to “Astley Warehouse Action”, “Astley Action Group”, or @astleywarehouseaction;

- Communications between council officers, councillors, external developers, contractors, or PR representatives where these groups or the Instagram account were mentioned;

- Any screenshots, social media monitoring, or online references gathered or shared internally;

- Any planning or enforcement records containing references to these names;

- Notes, comments, or correspondence relating to public engagement, media handling, or reputational discussions about the campaign.

Please include all such data held in emails, handwritten notes, Microsoft Teams/Outlook messages, meeting minutes, spreadsheets, or internal systems.

FOI 18842 (Due 24 November 2025)

I am writing under the Freedom of Information Act 2000 to request disclosure of correspondence and records relating to the Astley Business Park development (Planning Reference A/23/96226/MAJOR).

Please provide copies of all correspondence -including emails, letters, meeting notes, Microsoft Teams chat logs, call notes, and file attachments, between any of the following Wigan Council officers:

- Therese Maguire (Case Officer)
- David Proctor (Head of Planning and Transport Strategy)
- Aidan Thatcher (Director of Place)
- Alison McKenzie-Folan OBE (CEO)
- Any other member of the planning or environmental health teams involved in the assessment of this application and representatives of any of the following organisations:
- PLP Holdings Ltd (and any subsidiary or agent acting for them)
- Peel Land and Property (Investments) PLC
- Peel
- Tetra Tech Ltd
- WSP UK Ltd
- MP James Grundy
- Ward Councillors

The correspondence requested should cover the period 1 June 2022 to 26 October 2025, and relate specifically to:

1. The decision and rationale for not requiring an Environmental Impact Assessment (EIA) or Landscape and Visual Impact Assessment (LVIA);
2. Discussion or decisions regarding bund design, bund height, ground level measurement, or noise mitigation;
3. Site levels, landscaping, drainage, or ecological mitigation;
4. The public consultation process, including who should receive notifications or letters;
5. Any drafts or internal comments on the officer's report or committee briefing slides.
6. Any negotiations or conversations that took place relating to the Astley Business Park development site.

Please also include any internal summaries or memos produced by council officers that record or describe the above correspondence.

[redacted]

From: Thatcher, Aidan
Sent: 16 September 2025 11:55
To: Proctor, David; [redacted]
Cc: Mckenzie-Folan, Alison; [redacted]; [redacted]
Subject: Astley Warehouses - Peel

Hi both

Is it possible to get a time line of activity since this hit the press.

The specifics I'd like to understand in a bit more detail are:

- Our enforcement activity
- Our engagement with Peel
- What have we stepped up or put in please seeking to calm the situation
- What is Peel doing to mitigate the complaints from residents
- Are we exploring any formal changes to the planning application – e.g. bigger trees, changing the hours of use etc?

The noise on this is continuing, and we are thinking that some sort of a meeting will be needed in the coming weeks – Alison and I will be making ourselves available for this.

We'd also like to do a piece of work which walks through the process, from initial and second application, through the determination processes, post decision and since the press has become involved. The aim being to consider against our Missions and 6 ways of working to understand any learning we could take from this.

Thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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www.facebook.com/WiganCouncilOnline

[redacted]

From: Proctor, David
Sent: 05 November 2025 08:33
To: [redacted]
Cc: DMenquiries; [redacted]
Subject: Astley
Attachments: Warehouses; FW: Mega warehouse, Tyldesley

Importance: High

Hi,

I know you said we were on with the various FOIs relating to the Astley business park, but are we also on with draft replies to the queries in the attached? Or did they get closed out while I was on leave?

My meeting with Janet re the FOIs is tomorrow at 9, so I do need that list that we discussed yesterday 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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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>><<

[redacted]

From: Proctor, David
Sent: 17 October 2025 12:11
To: DMenquiries
Subject: Warehouses
Attachments: Fw: Astley Warehouses - Chaddock Lane; Re: Astley Warehouses - Chaddock Lane

Hi, two queries to add to the list please. I haven't got the ones that Aidan was mentioning yet.

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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www.facebook.com/WiganCouncilOnline

[redacted]

From: [redacted]
Sent: 17 October 2025 12:08
To: Proctor, David; Thatcher, Aidan
Subject: Fw: Astley Warehouses - Chaddock Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi both

Further to my email below on behalf of Michael, please can I add an extra question following enquiries from residents at a community meeting this week:

- There is some concern that Whistl, which has taken on a lease for one of the buildings, will have on site fuel storage to service it's vehicles. Residents are concerned about the safety impacts of this, if true, on neighbouring properties. Please can you let me know if you are aware if there are any plans for this. Could you also please comment on whether there are any additional planning requirements for storing fuel on a site, or if the planning already granted would allow this.

Many thanks

[redacted]

[redacted]
Executive Office Manager for Michael Wheeler MP
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

From: [redacted]
Sent: Wednesday, October 15, 2025 11:53 AM
To: Proctor, David
Cc: Thatcher, Aidan
Subject: Re: Astley Warehouses - Chaddock Lane
Dear David and Aidan

Thank you for coming back with information on the enforcement visits. Michael has asked if you can provide further clarification on the following:

- More detailed information on your findings in the most recent enforcement visits and particularly the methods used to assess compliance with the Construction Environmental Management Plan
- Precise information on where the bunding work is complete, including confirmation of the height of the bund which is in place
- Confirmation of where the bunding is not complete, and an agreed date of when it will be completed by
- Precise information on the planting - what kind of planting will take place e.g. will it be a mixture of saplings and mature trees, a mixture of evergreen trees and other kinds of trees, and what height will the trees be
- Following reports of children developing asthma since the site began construction, please can you confirm whether air quality meters can be installed to measure the impact of the build on air quality in the area

Michael would find it very useful to walk the perimeter of the site with you and discuss the issues. Please can you provide some dates of when this can be arranged. Thursdays or Fridays are better for Michael due to the requirement for him to be in Westminster earlier in the week.

Kind regards

Jennifer

[redacted]
Executive Office Manager for Michael Wheeler MP
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

Dear [redacted]

Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather
- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements
- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.
- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November ’25.
- 30/09/2025 (with Environmental Protection air quality specialist present) – to check compliance with the CEMP and get input on whether there were any other measures that the contractor should have in place. Content that they were complying with their CEMP and had extra mitigation measures in place that weren’t required by the CEMP. No areas witnessed on site which could lead to the wider dispersal of materials.

I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.
Regards
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859
d.proctor@wigan.gov.uk
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David
Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.
In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.
Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
Kind regards
Jennifer

[redacted]
Executive Office Manager for Michael Wheeler MP
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Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

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[redacted]

From: [redacted]
Sent: 15 October 2025 11:53
To: Proctor, David
Cc: Thatcher, Aidan
Subject: Re: Astley Warehouses - Chaddock Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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[redacted]

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Executive Office Manager for Michael Wheeler MP
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Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

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Regards

David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
Kind regards

[redacted]

Executive Office Manager for Michael Wheeler MP
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

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Worsfold, Molly

From: Proctor, David
Sent: 03 November 2025 10:29
To: DMenquiries
Subject: FW: Mega warehouse, Tyldesley

Importance: High

Hi, can you add this to the list 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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From: [redacted]
Sent: 28 October 2025 13:23
To: Proctor, David
Cc: [redacted]
Subject: FW: Mega warehouse, Tyldesley
Importance: High

Hi David
Another one please for a draft response for the Leader
Thanks
[redacted]

[redacted]
PA to the Leader of Wigan Council
Cllr David Molyneux MBE
Executive and Civic Support Team
Resources Directorate
Cabinet Office
Library Street
Town Hall, Library Street

Wigan. WN1 1YN
[redacted]
http://www.wigan.gov.uk/

From: [redacted]
Sent: 27 October 2025 15:00
To: Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>
Cc: [redacted]
Subject: Mega warehouse, Tyldesley
Importance: High

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Dear Mr Molyneux

I write with regard to the construction of the mega warehouses at Tyldesley. I don't know these people and I don't know the area... but I felt compelled to add my voice ...as it's just not right!

How can those poor residents be expected to put up with the daily noise, the bright lights during the night, the dust, the toxic fibres being blown around in the air, the awful view right outside their windows, the constant lorries passing nearby, the high-pitched security notifications. That's not to mention the elephant in the room which is obviously the sheer height of those eyesores.

Notwithstanding the shouting from the construction workers and their music whilst those monstrosities are going up!

How on earth did this get approval - this should never have been given the go ahead.

You have effectively made their properties worthless, imagine paying a hefty mortgage each month to live there now. Who on this earth would say, oh look, there's a lovely house for sale right next to the mega warehouses, lets buy it!!! Those properties look lovely and I cant imagine they were cheap. This has completely ruined their homes! And no doubt their lives, (including their mental health)!

And what about the human rights of those residents?

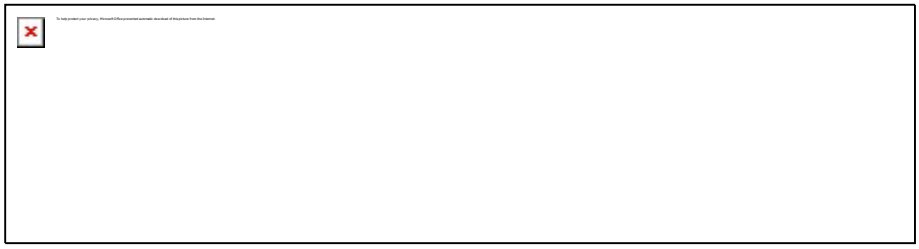
And it seems to me that you're not even listening to the residents, let alone addressing their concerns.

You are supposed to be working for the people you represent in that area, stand up and fight for those residents.

Kind regards, [redacted]

[redacted]

>><<



[redacted]

From: Proctor, David
Sent: 25 September 2025 17:09
To: Thatcher, Aidan; [redacted]
Subject: FW: Answers

FYI

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: 25 September 2025 17:08
To: Roberts, Christine CLLR
Cc: Taylor, Barry CLLR
Subject: RE: Answers

Councillor Roberts,

Thank you for this. On your points:

1. The alert can be set up for any boundary that you draw, so you could draw a boundary that covered both wards if you wanted. My colleagues can show you how to do this if you want, but they can't do it for you as you have to be logged in yourself.

4. The member enquiry that you enclosed relates to a different planning application A/23/96290/MAJOR, which is for the site next to the one we have been discussing and was approved under delegated powers (so would have had fewer than 10 objections).

9. We have not had any direct feedback from the school on these concerns, and from other conversations we have had we understood the Head had no issues. If the Head does want to contact us I am happy to speak to them. Alleged damage to properties needs to be taken forward through the residents' buildings insurance, though it is worth noting that there has been no piling at this site.

I trust that helps expand on the points.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 25 September 2025 16:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Hi David
Please read further response to points 1, 4 and 9

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 25 September 2025 11:56
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts,

Please see the information in red below, relating to each question you asked. I hope this is of assistance.

Regards
David

1 The communication system to councillors is poor and needs to be changed as we have been let down badly in this particular case. The application was listed in November 23 but under Tyldesley and did not include Astley.

The weekly list is circulated to all members on a Monday; all members receive a borough wide list so they are able to see all applications. Councillors are able to review to the list to see if any applications of interest are in surrounding wards. The IT system that we use does not allow a site to be recorded as being in two wards – the "main" ward within which the site falls is used based on the site area. Planning Application information including the weekly list is also available online, and it is possible to set up "alerts" based on a boundary drawn by the user. If the Councillors would like a demonstration of this please let us know and we can arrange.
We do receive the list each week and look under ASTLEY. We would have no reason to look under Tyldesley as it is not our ward. I do not understand how setting up an ALERT would help in this case as it would still not come up for ASTLEY and only alert Tyldesley.

We were not informed about the planning committee on 11 June 24 otherwise we would have put in objections and attended. Under our current processes members are not notified of an application in their ward going to Planning Committee as a matter of course. This is not something that has been asked for before, but we will investigate the possibility of doing this and whether members would find it useful. All residents who had commented were notified and the committee date was indicated on the website.

2 A site visit should have been made to make sure the committee members understood the scale of the development.
Other than for extremely large strategic developments (Wigan Galleries and Mosley Common are examples), site visits are only arranged where a motion to do so is moved, seconded and voted for in the Committee meeting. Members can decide to do this if they feel that the development is difficult to envisage from the information in the planning file and in the officer's presentation. In this instance no site visit was proposed and the Committee proceeded on the basis that it understood the development proposed.

3 Regarding the sect 106 monies for Bedford Colliery,(£200,000), who decides this ? Was it on the original 2017 plan? Why does Astley not benefit from it instead of Bedford?
The Section 106 funding referred to relates to a specific policy requirement, for the development to achieve 10% biodiversity net gain. This is now a mandatory requirement but was not in 2017 when the previous outline application was determined. It is important to note that the recent planning approval is completely separate from the earlier outline permission – the outline permission from 2017 expired without being implemented and so a brand new full application was required. This was then assessed against the policies existing in 2024, including the biodiversity net gain requirement. The national legislation relating to biodiversity net gain is very prescriptive as to the type of works required to improve habitats, and following consultation with the Council's Greenheart team no suitable site in Astley was identified. It is important to note that the funding secured through a Section 106 agreement for this purpose could not have been used for any other type of project.

4 Prior to the committee on 11 June 24, we were contacted by residents as there was evidence of work going on. How could this be allowed? Councillor Taylor and myself assumed the work was permitted under the 2017 application but evidently this was not the case. I will be able to provide members enquiry numbers to prove this. There are no registered enforcement cases relating to this site dating from 2024. Members Enquiry Ref. MEM021704, from 4th October 2023, related to a resident who had contacted Councillor Taylor to raise objections in relation to the warehouses. This was in advance of the Council

receiving the planning application, and was triggered by the fact that the developer had undertaken their own round of consultations. Having searched our records we cannot find any other Members Enquiries that relate to this site and date from any time prior to the committee, but if Councillors have other information we can look into this further.

Please see ref 025509
Your reply is as follows:
Enquiry title: Fwd: Proposed Land development for industrial use.

Case reference: MEM025509

[redacted]**communication was relevant to the Murphy's empty industrial yard at the side of our property, accessed via Kennedy Road, and a recent letter received from Wigan Planning (24/1/24) in which they notify us of an application for use by a concrete pumping company who propose to construct a new Class B2 building and indicate a Gantry Crane instillation and nine portable cabins at the yard.**

We are concerned where these buildings and equipment are to be sited and used as we would be very worried if is to be next to our fence and rear garden. This new proposed change of use of this industrial yard, will no doubt bring with it noise, fumes and dust pollution. We are already significantly impacted by Swaines Haulage company, in terms of diesel fumes, and significant noise from the ,movement of heavy haulage vehicles, so the type and times of daily activity would be very useful to know. If you have any specific details regarding this we would be grateful for that information.

It appears that the companies occupancy at the location has already taken place as two portable cabins have been installed against a far fence line with some equipment in the centre of the yard and a new large green building, adjacent to an already installed one, on the left of the yard masked by the trees and screening mound overlooking Withington Drive.

I would be the first to hold up my hands to being somewhat ignorant of the detailed way these planning processes take place but the tone of the letter seems to suggest that a planning application is to take place, yet to the uninformed eye it appears permission of some sort has already been granted given the appearance in the yard of the portable cabins, equipment and new building. Could this be clarified for me please.

You make mention in the earlier email of the perimeter fence being replaced to a more modern design. That I would welcome, given the one next to our garden has spikes and barbed wire on top, which is not exactly aesthetically pleasing, but the shrubs and overgrown hedges you make mention of, where exactly is that in the yard? We have a Horthorne hedge as the bottom of our garden that we trim each year and houses wild nesting birds, I hope that is not to be torn down as it is well established and supports local wildlife.

Resolution Details

Dear Cllr This is a relatively new application received at the end of January, the officer has not had the opportunity to visit the site yet. Any work that has already been carried out at the site has not been approved and has been undertaken at the applicants own risk.
Can you direct the resident to the website where they can view the plans, and confirm that they can submit any representations via the website also. I have also attached a screenshot of the proposed site layout if that helps understand the siting of new structures. I have also attached a copy of the applicants Design and Access Statement which provides a useful overview of their proposals.
https://clicktime.symantec.com/15siVgS8mwNuUVNZVRC7d?h=8B0FJbnvNXjirCCgBD08wdXtStBwhQ-nVupz0ZJT0Ps=&u=https://planning.wigan.gov.uk/online-applications/
Regards [redacted]

Please confirm you are satisfied with the resolution by completing the **closure confirmation form.**If we do not hear from you within 28 working days, we will assume that you are satisfied with the resolution and the enquiry will close automatically.

If you are not satisfied with the resolution, you can contact the service by completing the **unsatisfactory response form**.

Kind regards
Member Enquiries and Corporate Complaints Team

5 May we have a copy of the minutes of the 11 June 2024 committee meeting.
The minutes are available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

6 There have been suggestions of laughing taking place as a result of the MPs objection. Can someone check the video to see if there is evidence?
Planning Committee meetings are not recorded but Officers do not recall anyone laughing during the course of the meeting.

7 Page 143 of the report states that the height is not detrimental to the residential area. How can any professional person think that?
The relevant paragraph of the report acknowledges that this was a finely balanced issue, but concludes that with the conditions proposed (relating to landscaping, noise management and so on), the development would not impact on residents' amenity to an unacceptable degree. This was the officer's professional judgement, and Committee accepted the recommendation having had the opportunity to review the application and the officer's presentation.

8 It was pointed out that even if the bunds are 3m and trees are planted on them, what about the loss of light to the properties and the effect of the tree roots. Also it would take years for the trees to mask the warehousing.
The bunds and landscaping are essential to assist in screening the approved units. Our assessment is that these features are unlikely to cause significant loss of light to local residents, and certainly no more than would occur if trees had simply been planted along the site boundary, which would not have needed any permission at all. The impact on neighbouring residential properties is outlined in the *Design and Layout in relation to amenity* section of the officer's report, and it is concluded that on balance, any impact was acceptable subject to the proposed landscaping.

The approved planting scheme will ensure that the tree roots are suitably protected. It is inevitable that the approved landscaping scheme will take a period of time to fully mature, but a level of softening and screening will be achieved immediately and will be enhanced year on year. Following discussions with the Council the developer has proposed to bring forward the planting of the landscape buffer, and provided stock is available from their nursery, this should now start in November.

9 There is no mention of the noise, dust and potential health risks and danger to children in an operational site working 24/7 – The Officer's report to Members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.
We now have evidence that the noise is affecting the children's learning in the school and also residents are reporting excessive dust. There is also evidence of subsidence to properties which the MP is dealing with.

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: 25 September 2025 10:58
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts, sorry for not replying sooner, the team are on with this and we are aiming to have it with you by the end of this week.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 18:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Answers

Hi David
Please may I have written answers to the points I raised regarding the warehouses before next week's meeting

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<

[redacted]

From: [redacted]
Sent: 06 November 2025 09:25
To: [redacted]
Cc: Proctor, David
Subject: FW: Property search - Astley warehouses
Attachments: [redacted] search.pdf

Info below from Land Charges regards searches at [redacted]

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

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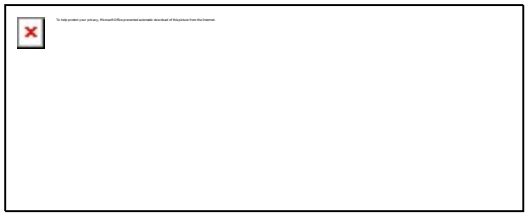

From: [redacted]
Sent: 27 October 2025 08:49
To: [redacted]
Subject: RE: Property search - Astley warehouses

Good Morning [redacted],

We did do a search for this property but they were only asking the questions for roadways and for CPOs affecting the property, so any information they would have got might have been online or via an FOI request maybe.

They will have done a register search as well which would have shown planning apps approved with conditions post April 1974

If you need anything else let me know,

Thank you

[redacted]
Resources Directorate
Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
[redacted]
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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 20 October 2025 16:41
To: Land Charges <LandCharges@wigan.gov.uk>
Cc: [redacted]
Subject: FW: Property search - Astley warehouses

Afternoon [redacted]

Please see the below email from [redacted] said its best to send this to you please can you check of we have ever had a search for this property.

Regards,

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

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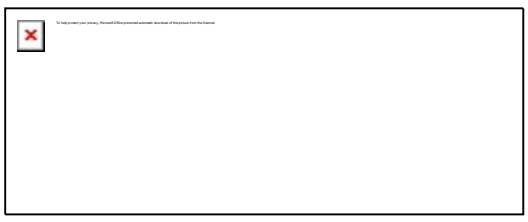

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 20 October 2025 15:53

To: [redacted]
Cc: [redacted]
Subject: Property search - Astley warehouses

Hi, I think I mentioned the other day that one of the property owners next to the warehouses at Astley was saying the Local Plan designation / previous applications didn't come up on his property search. We've got his full address now, so is it possible to dig out what was done / responded to by us on this please – I don't know if we did the full search or if it was a private search company.

The address is:

[redacted]

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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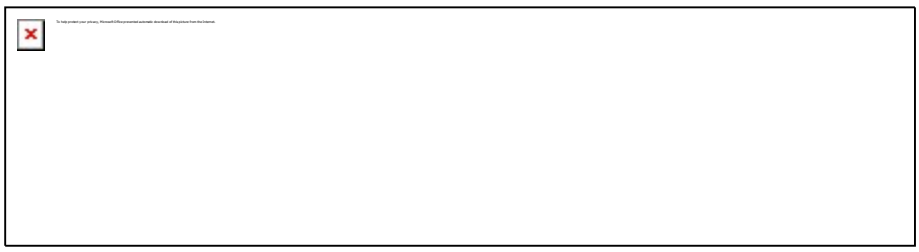

Registering Authority:
Wigan Borough Council
Town Hall
Library Street
Wigan
WN1 1YN
DX: 702075 WIGAN2

REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Property: [redacted]
Worsley
Manchester
Wigan
M28 [redacted]

Other Roads etc: [redacted]

Additional Properties: [redacted] Worsley M28 1[redacted]

Search Reference: 2526_00185
NLIS Reference:
Date: 25-Apr-2025

Applicant: Ms InfoTrack Property Searches
InfoTrack
Level 11, 91 Waterloo Road
LONDON
SE1 8RT

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Signed by the proper Officer of the Council

[redacted]

JANET DAVIES
ASSISTANT DIRECTOR – LEGAL GOVERNANCE AND ELECTIONS
RESOURCES DIRECTORATE
On behalf of **WIGAN BOROUGH COUNCIL**

Standard Enquiries of Local Authority

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

None

(b) subject to adoption and, supported by a bond or bond waiver

None

Informative

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

An affirmative answer does not imply that the public highway directly abuts the boundary of the property. If a road, footpath or footway is not a highway, there may be no right to use it.

OTHER MATTERS

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or though an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

[redacted]

From: [redacted]
Sent: 01 October 2025 16:36
To: Proctor, David
Subject: FW: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)
Attachments: A_23_96226_MAJOR ABP.pdf

Afternoon David,

Copy of the presentation for the June '24 Planning Committee on A/23/96226/MAJOR attached. This is taken from DM's internal folders, so, as you'll see below, I've asked Dem Services for the copy that was circulated to Members also for completeness. I'll forward it on once I have it. Regards,

[redacted]

[redacted]
Place Directorate
Wigan Council

From: [redacted]
Sent: 01 October 2025 16:33
To: [redacted]
Subject: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)

Afternoon, [redacted]

Urgent one sorry. Could you send me a copy of the Committee presentation that went to the June 2024 Planning Committee please for plan app: A/23/96226/MAJOR, Warehouses in Astley.

I have a copy that the Officers drafted on our side, and this may well be the same as the one that went before Members, but just for completeness, can you send me the copy that Members saw pls if you can dig it out and forward it to me.

Kind regards,

[redacted]

Place Directorate

Office base: Wigan Life Centre (South Site) – Second Floor
Mobile: 07768434586

[redacted]

From: [redacted]
Sent: 30 September 2025 14:47
To: [redacted]
Subject: Astley Park Way

Hi [redacted]

You didn't miss much in those final minutes, but thought I'd sent a quick summary of my notes:

To note on the site walkaround, no particular high risk dust sources of concern at this point in construction. The earth mounds around the boundary are mostly compact and vegetated. One mound that is currently being added to will be compacted with priority after our suggestion. This should minimise wind whipping of loose materials on the mound to the adjacent residential. No visual evidence of any dusts settled in the residential areas beyond the boundary, site was well dampened and trackout minimal. Aggregate piles are mostly stones, so not highly dust generating. I did notice one sand aggregate pile near the office that was in use for concrete mixing. I have advised that all fine particulate aggregates and other similar stocks are covered with sheeting. This was agreed.

In the site office, evidence of daily visual inspections and PM10 monitoring was shown. Done three times a day, morning, midday, and afternoon. The Dust Management Plan was shown to us. All other logs as per the CEMP are being kept and updated. I gave over a copy of the IAQM Risk Assessment recommendations (taken from the applicants AQ assessment), and highlighted that most measures are being undertaken on site where practical. We discussed that the site have incorporated measures to control AQ and dust beyond and addition to those in the CEMP – e.g the PM10 monitoring. Advised that the IAQM RA is reviewed and all measures that are being used on site are inserted into the CEMP as a revision of the live document via condition discharge. This will evidence what measures are in place and be more transparent. Discussion of hours of work beyond the recommended in the CEMP, details given, but a decision for yourselves at planning.

Otherwise, there are no further measures I can advise at this time, as the measures given in the IAQM RA is being adhered to. I would say that the majority of higher risk works have been complete now that the development is majority complete. It is more a case of keeping on top of the measures in place, stepping up control measures where applicable, when direct/detailed complaints are received, and being vigilant during the remaining earthworks and concreting.

If you need any other guidance, please let me know.

Many Thanks
[redacted]

[redacted]

Wigan Council – Resident Services
Wigan Life Centre(South Site), College Avenue, Wigan, WN1 1NJ
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C051
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Astley
Wigan

Accepted by HSEQ Representative:

Name: [redacted]

Date: 04/10/24

Revision No.	Details of Revision	Date
0	Original submission to Client	04/10/24
1	Amendments to suit comments	14/11/24
2	Minor amendments	30/09/25

1. INTRODUCTION

1.1 General

TanRo have been instructed on behalf of Knight Webb to prepare a Construction Environmental Management Plan (CEMP) in relation to the enabling works at Astley Business Park, Wigan near Greater Manchester ('the site'). The CEMP is accompanied by a comprehensive suite of specialist supporting documents.

1.2 Purpose

The purpose of the CEMP is to.

- Identify the stakeholder's requirements
- Ensure that the development is compliant with current environmental legislation
- Effectively minimize any potential adverse environmental effects during construction.
- Describe procedures and controls required

2. SCOPE OF WORK

2.1 Location

The site is located within an urban development with Bolton to the North, Wigan to the West, agricultural land to the South and Manchester to the East. The site boundary to the South by Chaddock Lane and Applewood Farm, a school to the North and residential property from East to West.

Planning Application under Wigan Council, with permission Ref: A/23/96226/MAJOR on 1st November 2023, for warehousing (Use Class B2/B8), including carpark and service yards, internal access roads diversion of footpaths ref: 014/145/10, 014/152/10, 014/154/10 and 014/159/10 and engineering, infrastructure and landscape works.



2.2 Description of the Works

The Enabling Works will consist of

- Site Establishment & Fencing
- Footpath Closures
- Tree Removal
- Grouting
- Topsoil Strip
- Cut and Fill
- Stabilisation and Aggregate Deposition
- Creation of a temporary site access
- Provision of appropriate welfare facilities for the duration of the works.

2.3 Construction Program

It is expected that the enabling works will be commencing January 2025, earthworks commencing in February 2025 and planned completion February 2026

2.4 Equipment and Plant

It is expected that the following plant and equipment will be used

- Grouting Drill & Rig
- Telehandler
- Excavators
- Dozers
- Rollers
- Dump Trucks
- Sweepers
- 18t Tipper lorries
- Stabilization Machinery

3. ENVIRONMENTAL MANAGEMENT FRAMEWORK

3.1 Environmental Policy

The enabling works will be carried out in accordance with:

- The environmental recommendations of the Ground Investigation Reports & Restrictions
- The Designer's Environmental Policies and Procedures
- During the pre-construction and construction phases, management of the project will also apply with the TanRo Environmental & Sustainably policy

3.2 Environmental Aspects and Impacts

Objects and Targets

Environmental objectives for the Enabling Phase will be developed to meet legal compliance and environmental good practice.

These will include

- Zero pollution incident
- Minimise waste sent to landfill
- Minimise disruption to residents, local authority, stakeholders etc.

Prevention of dust (Refer to section 6.14)

During dry weather, where the ground is dry, a damping down regime will be in place.

Site stockpiles to be left with overgrowth for as long as possible, beds to be prepared for planting just in time.

Cleanliness of Roads

The tyres and underbodies of lorries will be checked and cleaned using the jet wash at the entrance and as necessary before leaving site. A road sweeper will be on site as necessary to maintain and clean the roads.

Reduction of Noise (Refer to section 6.6 & 6.7)

All machines used will be modern where the reduction of noise has been an element of their design. Operatives will be instructed to keep noise down to a minimum the playing of radios will not be allowed.

4. STRUCTURE & RESPONSIBILITIES

4.1 Roles and Responsibilities

Role	Responsibilities
Contracts/Construction Manager	Responsible for planning and the management of the Enabling & Construction Phases. Has overall responsibility for the environmental performance of the project. Compliance with environment legislation, consents, objectives, targets and other environment commitments.
Site Manager	Responsible for implementing the Site Waste Management during the Construction Phase to ensure waste is disposed of legally, economically, and safely
Site Staff	To receive general environmental awareness training and undertake work in accordance with Method Statement Briefings and Toolbox Talks. Trained personnel to manage tasks such as refueling plant, managing the stores, and managing the segregation and collecting of waste.
Client's Clerk of Works	To ensure that the Contractor complies with all the relevant legal requirements, commitments and targets agreed for the scheme.
Designers	To provide information relevant to construction and that may assist the Contractor to manage environmental aspect of the scheme.

4.2 Training Awareness and Competence

The site staff will be competent to perform tasks that have the potential to cause a significant environmental impact. Competence is defined in terms of appropriate education, training, and experience.
Project specific training will be provided.

Environmental awareness and training will consist of:

- Site induction, including relevant environmental issues.
- Environmental posters and site notices
- Method statement and risk assessment briefings
- Toolbox talks, including instruction on incident response procedures
- Key project specific environments issues briefings.

All Managers and Supervisors to be briefed on the CEMP

4.3 Communications

The CEMP will be shared with the Local Authority and the Environment Agency prior to commencement of the enabling works informing them of the contact details and procedures relating to the environmental issues.

In addition to this, the CEMP will be distributed to the project team, including sub-contractors, to ensure the environmental requirements are communicated effectively.

During all Phases, internal communications will include regular progress meetings, which shall include:

- Training undertaken
- Progress reports
- Inspections, audits, and non-conformance
- Complaints received
- Visit by external bodies and the outcome or feedback from such bodies
- Objective / target achievement, including reporting on environmental performance.

4.4 Complaints, Compliments, and Inquiries

The Client's Project Manager will be made aware of complaints or information requests and will be logged properly. The community liaison officer will investigate and feedback on all complaints.

Working hours, plant types, construction methods and noise mitigation measures will be planned and arranged to limit the possibilities of such complaints.

4.5 Checking

Environmental monitoring will be undertaken to ensure continuing good performance is achieved. Feedback to be fed into the CEMP to evaluate the environmental effects of the enabling works phase. All inspections and investigations to be recorded and documented in the CEMP.

4.6 Evaluation of Competence

Divining procedures for regular site surveillance to evaluate performance against legal requirements and the requirements of the CEMP will be carried out by the Safety, Health and Environmental Officer on a regular basis.

4.7 Non-conformance and Corrective / Preventative Action

Procedures for addressing non-conformance and corrective actions shall include.

- A Non-Conformance Report to be raised to record any environmental incident
- A Corrective Action Report where deficiencies are identified.
- Any actions required to be taken, including a specific time scale for it to be closed out.

4.8 Control of Records

Environmental records, including waste management records, will be maintained in electronic format. Produced in such a way that they are readily identified and retrievable.

4.9 Management Review

The outputs from the 'Checking' procedure will be reviewed on an on-going basis at progress meetings to ensure continual improvement.

Review of the CEMP will be carried out at each project phase and where changes are made that affect the scope of the works to ensure its continuing relevance and accuracy.

5. LEGAL AND OTHER REQUIREMENTS

5.1 Legislation

The appropriate legislation and good practice will be adhered to.

5.2 Consents & Licenses

The following environment consents to be obtained to enable the works to be carried out

Legislation	License / Permission Requirements
Planning Act 2008	Consent for the scheme Any requirements attached to the consent will be adhered to.
Control of Pollution Act 1974	Prior consent required from the Local Authority to allow the works to be carried out.

6. OPERATIONAL CONTROL PROCEDURES

See attached

- *Wordsworth RAMS and Environmental Mitigation Measures*

The following arrangements will be put in place and developed, as necessary.

6.1 Site Establishment

The site needs to be established by introducing temporary access points which have been designed to take articulated vehicles in and out of the site, using access road from Chaddock Lane.



6.2 Site Working Hours

Monday – Friday 08.00 – 18.00
Saturday 08.00 – 13.00
No working on Sundays or Bank Holidays

Due to a technical process works on the 14th Oct to 23rd Oct and on 11th Nov to 03rd Dec will extend beyond the standard working hours in the evening only. Works to be contained inside of the building only, 2-3 men maximum, no vehicle movements externally.

6.3 Site Delivery Not to Take Place Hours (inc removal of plant, equipment, machinery and waste) – local traffic avoidance

Monday – Saturday 08:00 – 09:00 & 15:00 - 16:00
Sunday None
Bank Holidays None

6.3.1 Site Delivery Vehicle Route

Site Access route for operatives, plant and heavy goods vehicle will be restricted to the most direct route from the East Lanks Road A580, Amans Worsley Indian roundabout turn-off – Chaddock Lane and Astley Park Way.

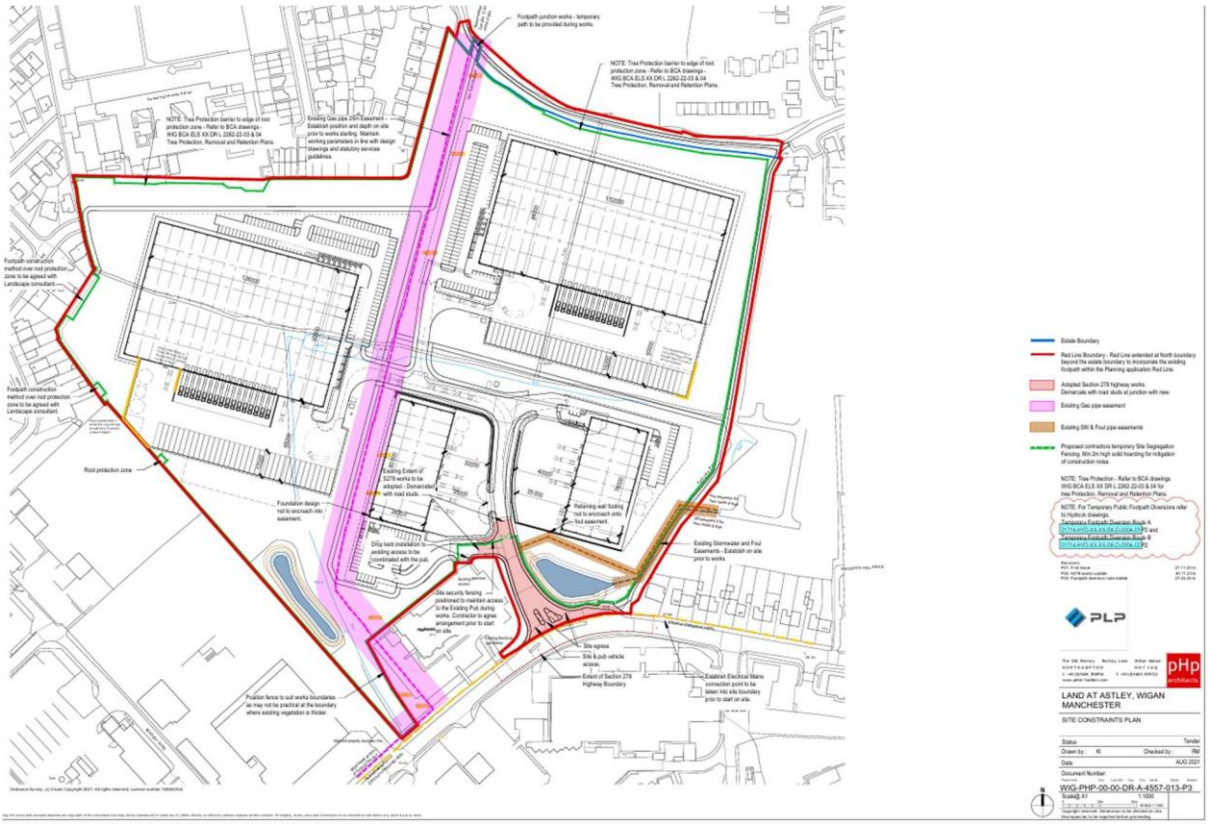


6.3 Boundary Fencing & Compound

Temporary or Permanent fencing will be placed all way around the perimeter of the site and compound. As shown below.

Site Boundary Treatment & Security Plan

In accordance with PHP's Drawing: ***Site Constraints Plan - WIG-PHP-00-00-DR-A-4557-013-P3***



6.5 Site Housekeeping

- No fires will be allowed on site
- Site housekeeping requirements will be included in the site induction and toolbox talks. A daily cleaning regime will be in place.
- Waste generated during the enabling works will be minimal and predominantly welfare waste, the excavated materials shall be reused within the general earthworks. Any requirement for removal of top soil from site (If required) will be under the requirements set out by CL:AIRE
- The Site material storage locations will change and evolve as the works progress

6.6 Noise

Works activities creating noise using guidance from assessment Ref: Tera Tech, Astley Business Park, Wigan – 784-B034505.

During the construction phase of the proposed development, noise levels are existing noise sensitive properties would be within the BS 5228 fixed limit criteria.

Therefore it s considered the development is below the *Lowest Observed Adverse Effect Level (LOAEL).*

Noise plant activity hours:
Monday – Friday: 08.00 – 18.00
Saturday – 08.00 – 13.00

Noise to be kept to a minimum by:

- The use of modern machinery that is regularly serviced.
- Instruction to operatives not to shout
- Not allowing loud radios to be played

Noise

- To ensure the previously described environmental impacts are kept to a minimum the following control measures will be implemented for the duration of the project:
- Ensure all site operatives are issued with PPE, including ear defenders
- All breaking of underground obstructions will use 'quiet' hydraulic powered demolition breaker attachments.
- Where possible loading operations will be at times to avoid rush hour periods. All loading operations will be attended by a banks man. Where possible loading will be coordinated with local
- businesses to minimise impact.
- Loading of materials, crushing, and screening to be done from within the center of the site maximizing the distance from neighboring properties.
- Each section of the project will be planned to ensure all noisy working requirements are identified along with the timescales so such information can be advised to all concerned parties. There will be no site working during any anti-social hours.
- Consideration will be given to all adjoining neighbours.

- The use of fully serviced plant with fully operational exhaust systems
- Ensuring all plant engine covers are kept always closed
- All site plant not in use will be shut down and not left idling on site
- All provided site generator plant will be of the new 'whisper' operational type
- The shouting out of instructions on site will be strictly forbidden, all site management and supervisors will be issued with site communication radios / mobile phones

- There will be no noisy working during any 'anti-social' hours or hours determined by the contract or in liaison with the local business and residential communities.
- The playing of radios etc. on site will be strictly forbidden at all times
- The sounding of vehicle hooters on site or in any adjacent street will be strictly forbidden at all times.
- All vehicle alarms are to be at audible levels so that all site personnel are aware of the vehicles.
- No commercial vehicles will be allowed to park in the adjacent streets waiting for access to the site, particularly with engines left 'ticking over'.
- All delivery and collection lorries to be in contact with the Site Team to know that they can gain immediate access to and from site so as not to congest the roads surrounding the site.
- All plant and lorry deliveries and collections in to and off site to be under the supervision of a Traffic Marshall
- Where possible all site plant will be effectively silenced and located in such areas of the site to cause the minimum amount of noise migration to areas beyond the site boundary.
- Maximum noise generation levels will be determined for each major item of plant from such information as supplied by manufacturers or company noise monitoring records. This will enable the potential level of noise generation to be anticipated.
- There will be no site activities or plant engines started or lorry movements to and from the site made before 7.30am and not after 6pm.
- All plant deliveries and collections plus all waste management requirements will be coordinated to ensure the noise impact from all such vehicle's movements on the community is kept to a minimum and is within agreed times.
- 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

6.7 Noise & Vibration

Every attempt will be made to keep exposure levels to a minimum.
Where levels exceed the lower level, every attempt will be made to reduce.
The higher exposure levels will not be exceeded.

VIBRATION

- All operatives should be informed of the hazards & instructed on the required safe systems of work & control measures.
- All operatives provided with appropriate PPE and trained in its correct use.
- All operatives informed of the potential irreversible damage caused by high exposure to vibration
- Ensure adequate supervision is provided & control measures remain valid for the duration of the works.
- Ensure appropriate PPE is made available to all staff, incl. gloves & warm clothing
- Consider health surveillance measures is staff are regularly exposed to excessive vibration
- When selecting plant, tools and other equipment consider low vibration variations. i.e.: compare various models & suppliers
- Ensure all plant and vehicles have adequate cushioning on their seats.
- Limit operatives expose to vibration – rotate staff so no person spends excessive amount of time exposed to vibration.
- Ensure all plant & tools are properly maintained to help reduce the vibration levels,
- Faulty equipment to be taken out of service & replaced with more appropriate equipment.
- Choose excavator-mounted pecker instead of hand-held breaker's if possible.
- 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

- Use alternative work methods that eliminate or reduce exposure to vibration.
- Consider staff rotation for heavy use of vibrating Rollers, if this is not possible operatives must have regular breaks to limit exposure.
- Provide suitable warm welfare facilities & encourage works to take regular breaks ensure they keep warm to aid circulation.

6.8 Archaeology

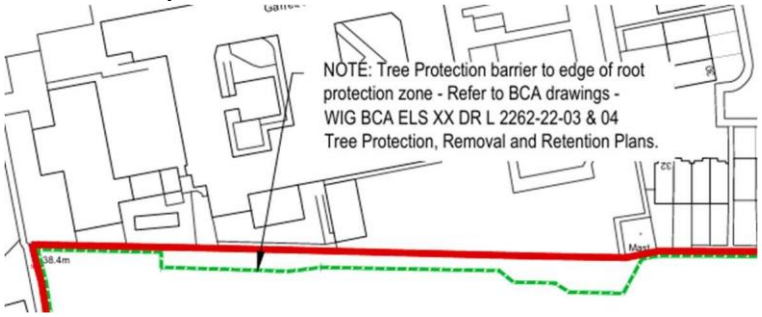
N/A

6.9 Trees – Construction Design

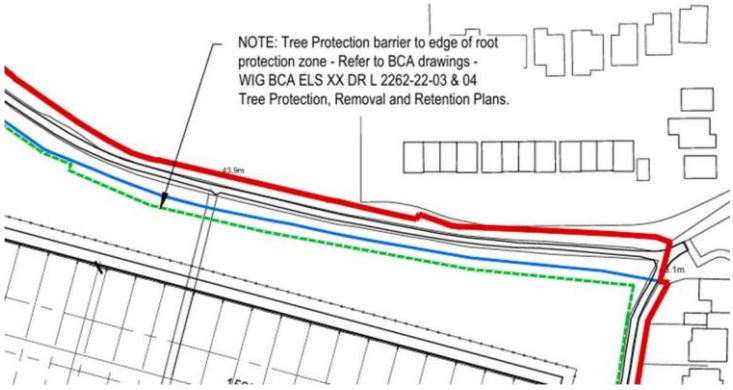
All Planning conditions, recommendations, fencing, no dig zones etc. to be clearly communicated to the entire team.

Protection accordance with PHP's Drawing: ***Site Constraints Plan - WIG-PHP-00-00-DR-A-4557-013-P3***

Zone to North/ West

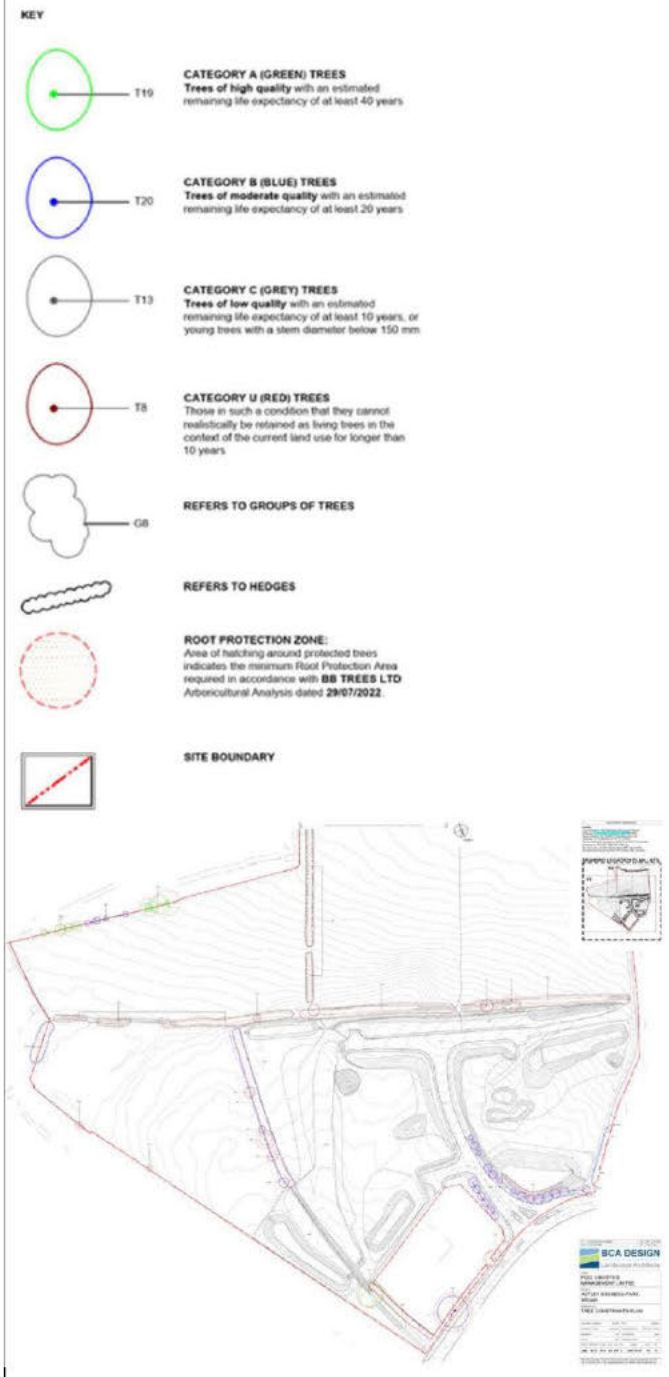


Zone to North/ East



6.8 Trees – Temporary Protection

The Tree protection plan as landscape architect BCA Design drawing: **Tree Constraints Plan 2262-22-01-Rev 01**, highlights tree and root protection areas in the key:



The RPA for the retained trees will set out on site and a fence will be erected to prevent any accidental access and potential damage to the trees. The fence will be erected in accordance with BS5837 and consist of Heras panels and either poles driven in if beyond the RPA or will have legs braced back in towards the trees.

6.10 Contaminated Land

No contaminated ground is to leave site.
Contaminated land will be excavated & stored, until the inert material has been removed, then backfilled and buried and sealed.

6.11 Waste

The anticipated wastes will be:

- Inert & Non-hazardous from excavations
- Limited amount from drainage
- Grout & Concrete > provision made to use in backfill
- Blocks and mortar > provision made to use in backfill
- Canteen > Skip

Skips will be clearly labelled on site to segregate waste products

6.12 Materials

Materials used on the project will be:

- Cement
- Lime
- Drainage Materials
- MOT Type 1 Aggregate
- Asphalt

6.13 Transport

Wherever practical, Contractors and materials will be locally sourced.

Staff parking is referenced and detailed in section 6.3. At peak times there will be 80 staff/operatives arriving between 07:00 to 08:00 and leaving between 17:30 and 18:00
HGV movements will be minimal during the initial earthworks as we will be self-contained other than deliveries for welfare servicing and diesel (once a week). During import of aggregates and lime there will be 30 each way a day. During the topsoil movement from site there will be 50 each way a day.

6.14 Air Quality / Dust Control

The emissions to the air including dust and exhaust fumes can be caused by:

- Earthworks / excavations / demolitions
- Use of diesel-powered plant and equipment

Best practices will be observed.

Practical measures will be:

- The sheeting of vehicles carrying loose materials
- The compound and welfare facilities are to be set on hard ground
- Water bowsers / sprays will be used when the ground becomes dry
- Limit possible dusty tasks when windy
- No fires on site
- Compliance by construction vehicles with emission legislation, servicing, and MOT requirements
- No construction plant to be left idling when not in use
- Handheld dust monitoring to take place as described in the Dust Management Plan appended
- Visual dust monitoring to take place
- All cutting to have integrated water suppression capability
- Materials of a dusty nature to be covered

Mud & Dust Control Measures

- Whilst carrying out any crushing and screening activities we will control dust emissions at the rear of the property with a Diesel pressure washer – such as the 'Brendon 30KLM+Es' (see separate specification sheet).
- The equipment will be fed by a 1000 litre water bowser or IBC which we be filled using the mains supply water at the start of each working day and refilled as necessary.

- Dust emissions will be monitored periodically throughout the day by our site supervisor and control measures altered whenever necessary.
- All tipper lorries removing potentially dusty materials, such as brick rubble will be sheeted prior to leaving site.
- All delivery vehicles will keep to the concrete / tarmac hard-standing areas which will be kept clear of debris by jet washing and with the use of a road sweeper.

- Vehicle tyres / tracks will be inspected prior to leaving site and if required cleaned using the jet wash
- Stockpiles will also be monitored for dust emissions and if required damped down

- Above all, the site will be always kept as clean and tidy as possible. This will include the regular removal of rubble stockpiles and regular loading and exchanging of skips.
- If any mud is taken off site, it will be cleaned up immediately by men on site with shovels and sweeping brushes and as a last resort, if necessary, a road sweeper will be employed.

6.15 Soils & Topsoils

See attached Ground Investigation & final Geo-environmental Assessments for reference

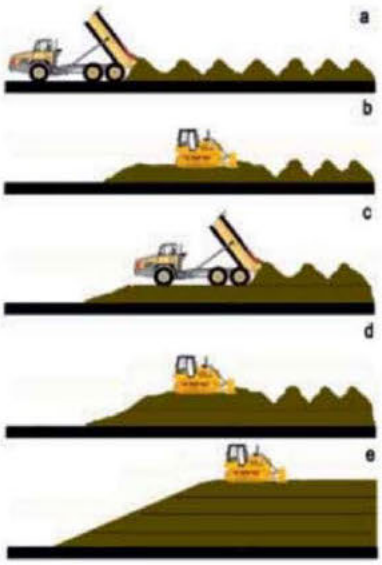
- Comprehensive survey, prior to the works of the soils and soil types present on site, in order to quantify material types and plan their use and handling.
- Contaminated soils stockpiled and buried after removal of inert soils.
- Inert soils removed from site and taken as fill to other sites in the locality.
- Topsoil Stockpiles will be in accordance with The Construction Code of Practice for the sustainable use of soils on construction sites (DEFRA). Generally, the stockpiles will be 3m high and no more than 4m high to minimise the effects of the soil becoming anaerobic.
- Stockpile locations shall be agreed with TanRo site management prior to formation.
- Stockpiles shall be formed as per below:

Soil stockpiling

Soil should be stored in an area of the site where it can be left undisturbed and will not interfere with site operations. Ground to be used for storing the topsoil should be cleared of vegetation and any waste arising from the development (e.g. building rubble and fill materials). Topsoil should first be stripped from any land to be used for storing subsoil.

Method 1 – Dry non-plastic soils

The soil is loose-tipped in heaps from a dump truck (a), starting at the furthest point in the storage area and working back toward the access point. When the entire storage area has been filled with heaps, a tracked machine (excavator or dozer) levels them (b) and firms the surface in order for a second layer of heaps to be tipped. This sequence is repeated (c & d) until the stockpile reaches its planned height. To help shed rainwater and prevent ponding and infiltration a tracked machine compacts and re-grades the sides and top of the stockpile (e) to form a smooth gradient.



6.16 Materials Management Plan

If required a materials Management Plan will be developed for the project in accordance with the Development Industry Code of Practice published by CL:AIRE. In Summary the MMP will:

- Be produced prior to excavation.
- Will contain details of the parties that will be involved with the implementation of the MMP;
- Will contain descriptions of the materials in terms of potential use and relative quantities of each category
- The specification for use of materials against which proposed materials will be assessed, underpinned by an appropriate risk assessment related to the place where they are to be used if required.
- Details of where and, if appropriate, how these materials will be stored
- Details of the intended final destination and use of these materials

- Details of how these materials are to be tracked
- Contingency arrangements that must be put in place prior to movement of these materials
- Verification Plan

6.16 Energy

In line with the UK Energy Efficiency Action Plan, energy efficiency measures and greener energy sources will be considered and implemented where possible.

- Energy consumption will be minimized, and energy used during construction monitored.
- Construction plant will be maintained to maximum fuel efficiency.
- Utilize energy from renewable sources where practical
- Workforce travel will be minimized by using local contractors and encourage the use of collective transport instead of individual cars.

7. OUTLINE POLLUTION CONTROL AND CONTINGENCY PLAN

7.1 General

A pollution control and contingency plan will be developed to provide details of the measures to be implemented in the event of an environmental incident or emergency

7.2 Pollutants

The possible pollutants to be considered will be:

- Silt
- Cement and concrete
- Oils and fuels
- Waste materials
- Wastewater from site accommodation
- Dust
- Noise
- Contaminated ground
- Vibration
- Light

7.3 Fuel and Oil Handling

All fuel and oil will be stored in accordance with the Control of Pollution Regulations 2001 and will be handled in such a way that risk of pollution is minimized, this will include:

- Fuel and oil storage tanks that will be locked when not in use.
- Storage areas will not be within 10m of a watercourse or highway gulley.
- Mobile bowsers will be bunded.
- Drums will be stored in bunded areas.
- Drums will be maintained in good condition.
- Only trained operatives will carry out refueling.
- Plan will regularly be checked for leaks and will be regularly maintained.
- Spill kits will be provided within close proximity to oil and fuel storage areas and operatives to be trained in their use.

7.4 Maintenance of Plant

Any maintenance of plant will be carried out no closer than 10m from any watercourse or road gulley.

Any plant considered to be a pollution risk will be either be repaired or removed from site.

7.5 Notification Procedures

Procedures for reporting any spillage or pollution will be set out.

The procedures will include recording all incidents in the project process report and providing details to the Client's representative.

Contact details will include:

- PC Operations Manager
- PC Construction Manager
- Client's Project Manager
- Fire, Police, Ambulance > 999
- Environment Agency > 0800 80 70 60

7.6 Water Management

Procedures for water management will be set out in the Site Water management Plan prior to commencement on site.

The procedures will include how uncontrolled run off will be prevented from entering the watercourse risking contamination of silt laden water. These control measures will be (not limited to)

- Installation of permanent ponds and swales
- Temporary V Ditches
- Installation of temporary land drains.
- Bunding of site boundary to trap any runoff in front of the river.
- Use of silt mats

7.7 Asbestos Discovery Plan

The site investigation does not indicate that any asbestos has been found while carrying out the testing.

However, notwithstanding this, if any suspect material is found during the course of the works, work is to stop immediately, and the find reported to the site management. The area should be fenced off and expert confirmation sought.

7.8 Site Lighting

The site lighting for construction works will be in accordance with the site working hours.
Security lighting in association with welfare will be PIR operated only coming of when sensing movement in case of intruders for security
Temp plighting to buildings for operative access and works will be switched in accordance with the site working hours.

8. HANDOVER ENVIRONMENTAL MANAGEMENT PLAN

8.1 Requirements

The CEMP being a live document that will consider further development / maintenance implications of the design to other phases of the project.

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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

Human Receptors

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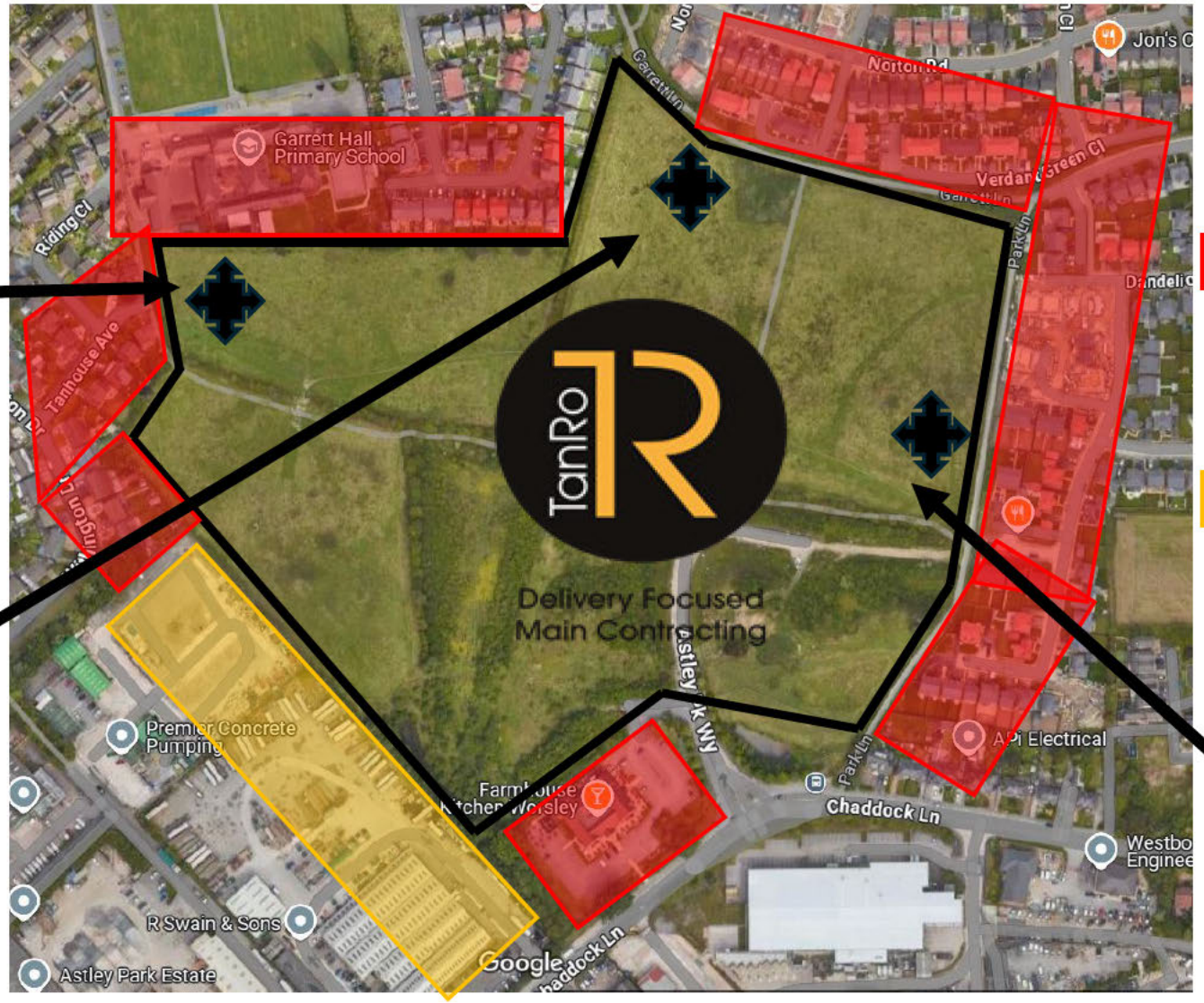
Dust/ Noise Monitoring Post 1

Dust/ Noise Monitoring Post 2



Dust/ Noise Monitoring Post 3

Site Boundary

High Significance Receptors – Houses/ Dwellings

Medium Significance Receptors – Industrial Units

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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 roadsweeper to maintain and clean the road. If necessary, we will setup a jetwash at the exit gate to clean the wheel s of vehicles as they leave site. We don't envisage a jetwash neing 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 or 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 emisisons, noise and fumes are reduced as the alternative is a generator. For a short period of time during the early stages oof the project there will be a requirement for a generator whilst the permnent 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 conveniance. 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.

Proprietry 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.

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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

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Current Action

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

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Complaints register

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

Delivery Focused Main Contracting

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

02/10/2025 – RB-L-002

REF Astley Business Park Project – C051

For the attention of Wigan Council Planning Department

On 14/10/25 to 23/10/25 and 11/11/25 to 03/12/25 the internal structural slabs are programmed for placement following completion of the cladding envelope. Once poured, the concrete must be allowed to progress through its curing cycle before mechanical finishing can commence. The precise timing of this window cannot be predetermined as it is dependent on multiple variables, including:

- Concrete mix design and curing characteristics.
- Ambient and substrate temperatures.
- Humidity and curing conditions.

As a result, power floating operations frequently extend into the evening. Interruption or delay at this stage would compromise surface tolerances, durability, and load-bearing performance, likely leading to non-compliance with design and industry specifications. This request is made solely out of necessity and to ensure a durable and compliant slab.

We are aware of the current sensitivity surrounding out of hours working on this project and that you are managing a high volume of enquiries and comments. To minimise disruption to residents while ensuring technical compliance and following several internal meetings reviewing any mitigation measures possible the following control measures will be implemented:

- Limiting activities strictly to the power floating process, no additional works will be undertaken.
- Works to be contained inside the units only, no external works to take place.
- Gates to be locked at 18:00 and all vehicles to be removed, no movements outside of the buildings will be permitted.

Delivery Focused Main Contracting

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

- Restricting the workforce and equipment on site to the minimum required to achieve the necessary finish. 1-3 operatives maximum.
- Using acoustically suppressed machinery where practicable.
- Shielding task lighting to prevent light spill through external windows / doors & beyond the site boundary.
- Soundproofing to the pedestrian doors to the warehouse using “BIGBEN Sound Blocker acoustic barrier 1.2mx2m”
- A review of the concrete mix is currently ongoing to look for ways to reduce curing times.
- A review of the pour sizes has been completed to limit the disruption.
- Acceleration of works to reduce the duration.

We therefore respectfully request approval for a dispensation to extend working hours for this operation. We remain committed to liaising with you throughout and to implementing all practicable mitigation measures to limit the environmental impact.

Astley Business Park
Astley Park Way
M28 1FJ

Yours Faithfully

[redacted]

TanRo Ltd

[redacted]

From: [redacted]
Sent: 23 October 2025 15:15
To: Thatcher, Aidan; Proctor, David; Davies, Janet (Solicitors); [redacted]
Cc: [redacted]
Subject: Issued Response COR006372 [redacted] - Astley Warehouses
Attachments: COR006372_Stage 2 Complaint Response_[redacted].pdf

Hi

For your records, please find attached a copy of the final response I am issuing now. [redacted] I have copied you in, just in case this prompts any contact with your team.

I am on leave tomorrow, but if anything comes in response to this tomorrow, I have asked my colleague [redacted] to make you aware of this.

Kind regards

[redacted]
Wigan Council, Town Hall, Library Street, Wigan, WN1 1YN
[redacted]

>><<

23 October 2025

[redacted]

Stage 2 Complaints Team
Resources Directorate
Internal Audit Section
Wigan Town Hall
Library Street, Wigan, WN1 1YN

Direct Line: [redacted]
Email: StageTwoComplaints@wigan.gov.uk
Our Ref: AV/COR006372/C1359

Dear [redacted]

Stage 2 Complaint

I write in response to your complaint which has been escalated to Stage 2 of the Council's Complaints Procedure.

I have been asked to investigate your complaint and my role as investigating officer is to determine whether your Stage 1 complaint was investigated thoroughly, objectively and honestly, the conclusions reached were based on evidence obtained and the response was reasonable, appropriate and tried to achieve a resolution.

Background

On 7 August 2025, you raised a formal complaint concerning the PLP Construction site in Astley and the planning process. You advised that you had received previous correspondence from the Council, but your questions had not been fully addressed. Key concerns raised related to planning and development process, environmental and health issues, and site management.

Your complaint was investigated at Stage 1 of the Council's Complaints Procedure and responded to on 18 August 2025 by David Proctor, Assistant Director, Planning and Regeneration. A response was provided to each of the concerns that you had raised. You were advised that no fault had been found on the part of the Council in its handling of your enquiries or the planning application in question.

Escalation to Stage 2 of the Council's Complaints Procedure

On 28 August 2025, you requested that your complaint be escalated to Stage 2 of the Council's Complaints Procedure, as you remained dissatisfied with the answers provided, and requested further clarification.

Stage 2 Complaint Investigation Outcome

Following my investigation, I am satisfied that your Stage 1 complaint was investigated thoroughly, and the response provided was appropriate. Therefore, your Stage 2 complaint is not upheld.

Stage 2 Complaint Findings

Please note that the purpose of a Stage 2 investigation is to assess whether the Stage 1 complaint was handled appropriately and whether the response provided was reasonable. It is not within the scope of the Council's complaints process to re-visit the planning considerations of an application that has been determined, or to overturn the decision. However, I have included observations and further clarification in response to the concerns you have raised.

On review of the Stage 1 complaint response letter, I am satisfied that the responses provided to each of the issues that you had raised were appropriate and reflected the Council's position. I am also satisfied that where relevant, you were advised that your concerns would be referred to the Council's Planning Enforcement team.

- Publicity of Planning Application

In both your Stage 1 and Stage 2 complaints, you question why consultation letters were only issued to 99 properties despite the development affecting more homes. At Stage 2, you also comment that residents were not informed of the new application.

I am satisfied that the matter was appropriately addressed in the Stage 1 response. Regarding the recent application (Ref: A/23/96226/MAJOR), you were informed that neighbour notification letters were issued to 99 properties in the vicinity of the site. In addition, two site notices were displayed, and a press notice was published. These actions were in compliance with statutory requirements and Wigan Council's Code of Practice for the publicity of planning applications. For major developments, the Council is required to publicise the application via a press notice and either a site notice or neighbour notification. Where neighbour notification is used, the Council is only required to notify properties that are directly adjacent to the development site.

A significant proportion of occupants of those properties commented on the application, but in addition comments were received from multiple other addresses, demonstrating that there was broader public awareness of the application.

- Planning Process and Approval

In your initial complaint you asked why the industrial units had only been built after the houses had been built and sold, if planning permission was already in place. You also questioned why units of this size were allowed to be built in this area when the original plans had been for smaller units and offices.

I am satisfied that the situation was explained at Stage 1, regarding the outline planning permission that had been granted and the land designation. The original application was an outline application with all detailed matters reserved for future determination. The recent application was a full planning application, setting out the detailed proposals for the development.

In your Stage 2 complaint, you question if the Council was aware of the houses surrounding the site and raise concerns regarding the size of the units and the proximity to the houses surrounding the site. At Stage 1, you were advised that the Council's assessment of the proposal was carried out in full cognisance of the proximity of housing around the site. The report to Planning Committee referenced the residential areas surrounding the site, and the impact on the amenity of residents was considered. It was acknowledged that the proposed development would impact on the existing level of amenity experienced by local residents.

In your Stage 1 and Stage 2 complaint you have raised concerns that the planning application was approved, when a significant number of comments and objections had been submitted. In your Stage 2 complaint you comment that not one objection from the public had been taken onboard.

I am satisfied that this was appropriately addressed in the Stage 1 response. The number of representations received is not a material planning consideration, and a planning application cannot be declined based on the number received. However, objections are taken into consideration when the application is being determined.

It is recognised that you are dissatisfied with the outcome of the planning decision. However, the process followed all statutory and good practice. The application has been assessed at Planning Committee, where material planning considerations were taken into account, including the impact on the amenity for residents. Representations received were summarised and considered in the report to Planning Committee, and Members had access to view the detailed objections received.

You enquired whether Members of the Planning Committee had visited the site. One of four criteria would usually have to be established for a site visit to take place. These are set out in the Council's Constitution. There must therefore be a positive reason why a site visit should be held, rather than the default position being there will be a site visit unless there are reasons not to hold one. No member proposed a site visit. If they had, and it was seconded, the Committee would then vote on the proposal with the majority view determining the issue. It is not for officers to advise the Chair of the Committee to recommend a site visit, but any member of Committee can propose one as set out above. Officers can propose a site visit for extremely large strategic planning applications, for example town centre redevelopments or large sites released from the Green Belt, however that was not the case here and officers were satisfied that the detailed report and presentation given to members allowed them to fully understand the nature of the development and members must also have been content that this was the case.

In your Stage 1 and Stage 2 complaint you raised concerns regarding the financial impact on properties. I am satisfied that the Stage 1 response explained that this was not a matter which could be taken into consideration when determining a planning application.

- Site Working Hours

In your original complaint, you reported that work was commencing on site from 07:30 and did not stop until 18:30. At Stage 1, it was confirmed that the approved Construction Environmental Management Plan restricts the working hours on site from 08:00 to 18:00 Monday to Friday, and 08:00 and 13:00 on Saturdays. You were advised that your

concerns would be forwarded to the Planning Enforcement Team. In your Stage 2 complaint, you commented that the work was still commencing before 08:00.

A site visit was undertaken by the Planning Enforcement Team and working hours were addressed with the developer. Going forward, if you observe work taking place outside of the permitted hours, you are encouraged to directly report this to the Planning Enforcement Team for further investigation, via the Council's website Enforcement and breaches.

- Bunds

In your initial complaint, you raised concerns that the bunds that had been installed were only 2 metres high, instead of 3 metres as required. At Stage 1 you were advised that this had been passed to the Planning Enforcement Team.

Please note that the site is currently under construction and works are ongoing. At this stage, there is no requirement for the developer to have completed the bunds to the approved height. However, arrangements will be made for a site visit to confirm the current position, and the developer will be advised accordingly based on the findings.

- Landscaping

At Stage 1 you raised concerns regarding the landscaping. You were advised that the details of the landscaping scheme were determined under a condition application

In your Stage 2 complaint, you highlight that it will take time for the landscaping to mature with the projections being over 15 years.

Landscaping works are ongoing and the approved scheme has not yet been completed. A variety of tree and shrub species are to be planted, including both semi-mature specimens and those selected for their ability to establish quickly and effectively. It is recognised that some trees will take time to mature and that the landscaping may not fully obscure the buildings, however, it is intended to soften and break up the overall appearance of the buildings.

- Dust

In your Stage 1 and Stage 2 complaints, you raised concerns regarding dust from the site and the impact on health. At Stage 1 it was acknowledged that there had been an issue with dust earlier in the summer, and concerns were dealt with by the Planning Enforcement Team and the developer put in place a number of measures to mitigate the impact which appeared to have resolved the issue. However, if you had any continuing concerns in this regard, you were advised to let the Planning Enforcement Team know.

Officers have attended the site following concerns being raised and are satisfied with the mitigation measures that are in place. No evidence of the spread of dust from the site has been found since the initial issue was identified.

Going forward, if you have evidence of unreasonable dust emissions from the site, then you are advised to report this to the Planning Enforcement Team.

- Planned Operating Hours

In both your Stage 1 and Stage 2 complaint you have raised concerns regarding the operating hours of the industrial units, and the impact on residents in terms of noise, light and air pollution. I am satisfied that this was addressed at Stage 1, when you were advised that the planning permission permits 24-hour use of the units and the impact of the operating hours was considered in the report presented to the Planning Committee. The development has been designed so that the units face into the site, so activities are focussed on the internal area of the site as opposed to the boundaries.

With regards to lighting, the development is required to adhere to the approved External Lighting Statement and Plan.

Going forward, once the development is complete and business operations commence, if there are concerns regarding excessive noise, light or air pollution, any consider these to potentially be a statutory nuisance, you can report this to the Council's Environmental Health Team for further investigation. Further information can be found on the Council's website at Environmental health for businesses.

If there are concerns regarding potential planning breaches, these can be reported to the Planning Enforcement Team.

Complaint Handling

I am satisfied that your Stage 1 complaint was investigated and responded to within the target 10 working day timeframe. I sincerely apologise for the delay in responding at Stage 2. To ensure that all complaints are appropriately investigated and responded to, it may not always be possible to respond within the target or extended deadlines. In such cases, holding letters are issued to keep complainants informed.

Local Government and Social Care Ombudsman

This is the final response to your complaint. If you are unhappy with the outcome, or the way in which your complaint has been handled, you may now complain to the Local Government and Social Care Ombudsman. The Ombudsman is not a further appeal. It looks at whether public bodies have followed the right steps when taking action or reaching a decision. The Ombudsman decides whether it can and should investigate complaints. For example, the Ombudsman may decide not to investigate your complaint if you have not been significantly personally affected by the issue you are raising. You can find out more information about what complaints the Ombudsman may consider on its **website**.

If you wish to raise your complaint with the Ombudsman you can find out more information about how to do so below:

- Website: **https://www.lgo.org.uk/how-to-complain**
- Telephone: 0300 061 0614.

Yours sincerely

Stage 2 Complaints Team

[redacted]

From: [redacted]
Sent: 03 June 2024 13:42
To: [redacted]
Cc: [redacted],

Subject: June '24 Planning Committee - Reports and Index
Attachments: A_23_96226_MAJOR - ABP Committee Report - FINAL.docx; A-23-94952-MAJOR - Silk Mill Committee Report - FINAL.docx; A-23-96052-MAJOR - Pit Pony Committee Report - FINAL.docx; Report Index - June Planning Committee.docx

Afternoon [redacted]

Three items for June Planning Committee, finalised reports attached along with the Index. No site visits this month.

If you need anything further on these just let me know.

Regards,

[redacted]

Place Directorate

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

Wigan Council

Report to Planning Committee

Application number: A/23/96226/MAJOR

Speaking arrangements:

One speaker against for 4 minutes. One speaker in favour for 4 minutes.

Applicant: Astley Unit Trust.

Development Proposed: 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.

Location: Land at Astley Park Way, Worsley.

Ward: Tyldesley and Mosley Common.

Site description

The application site relates to approximately 12.5 hectares of an existing Primary Employment Area (PEA), Chaddock Lane, and is part of an area known as Astley Business Park. The site is located to the north of the East Lancashire Road (A580). The site extends from the immediate rear of Applewood Farm Public House, northwards where it will lie adjacent with further areas of the Business Park to the west and existing residential areas to the north, north-west and east of the site.

The site is currently undeveloped and is dissected by a number of public footpaths. The site has areas of dense vegetation, especially in parts in the south-west.

A partly constructed internal access road is present leading from the south of the site, off Chaddock Lane, to its centre. This was constructed as part of the wider development approved under planning application reference 'A/15/81365/OUTMAJ' which is discussed in more detail in the following sections of this report.

The surrounding area has a mixture of uses, predominantly industrial and residential. The land to the south of Chaddock Lane and south-west of the site forms part of the PEA and consists of a range of industrial uses. The northern boundary of the site is demarcated by Garrett Lane which extends east to west. On the northern side of Garrett Lane, a large-scale residential development is situated and remains under construction at the present time. Other pockets of residential development are located along the eastern boundary of the site. Residential development also bounds the west and north-west boundaries of the site.

The site forms part of an outline planning permission granted in 2017 for a mixed-use development comprising employment floor space (use classes B1, B2 and B8), up to 165 residential dwellings along with associated infrastructure and landscaping (planning application reference 'A/15/81365/OUTMAJ'). The residential elements of the approved outline scheme received reserved matters approval under planning application references 'A/17/83910/RMMAJ' (62 no. dwellings) and 'A/19/87155/RMMAJ' (103 no. dwellings). These areas are located to the north and east of the application site and are now built out.

The area proposed for employment under this application replicates the development approved in 2017, however no application for reserved matters was applied for and the time for doing so has now lapsed, hence the need for this application to come forward in 'full' form.

The proposal

Planning permission is sought for the development of the site for warehousing units which would have planning use classes of B2 (general industrial) and B8 (storage and distribution). The proposed units will consist of four separate buildings totalling almost 33,000 square metres (sqm). Each unit will have ancillary office and reception space, parking and servicing areas. The wider scheme will also consist of the provision of internal road accessways, associated infrastructure and landscaping works.

The buildings will be laid out across the site, with the two larger buildings located to the north and west of the area and two smaller buildings located centrally and to the east of the site. The associated servicing and parking areas are located alongside each unit. The buildings will have a maximum height of 18.3 metres. As is typical of large-scale warehouses within these planning use classes, the buildings would be available for use 24 hours a day.

The proposed development includes a landscaping scheme which includes landscaped bunds running across the northern and eastern boundaries and also a section along the western boundary. New areas of hedges, trees and low planting area proposed within the centre of the site. Two existing attenuation ponds will be retained along part of the southern boundary of the site which will form part of the landscape and drainage strategy for the site.

The proposed development will result in the need to permanently divert four public footpaths. The proposal includes new 3 metre wide footpaths leading from Chaddock Lane through the site and connecting with bridleway routes that run adjacent to the site.

Vehicular access into the site will be from Astley Park Way, the aforementioned partially constructed access point (approved under the outline scheme reference 'A/15/81365/OUTMAJ' for the wider site). This will be progressed to provide an internal road network which leads directly to each of the proposed warehouse units and the associated car parking and servicing areas.

The following documents support the application and are available to view on the Council's website and at the request of the Local Planning Authority:

- Planning application form, notices and certificates.
- Location plan.

- Existing site plan.
- Existing plans.
- Proposed site plan.
- Proposed floor plans.
- Proposed elevations
- Topographical Survey
- Air Quality Assessment
- Construction Method Statement
- Crime Impact Assessment
- Coal Mining Risk Assessment
- Design and Access Statement
- Drainage Statement
- Biodiversity Statement
- Ecological Report
- Lighting Report/Plan
- Flood Risk Assessment
- Travel Plan
- Landscape Statement and Plan
- Ground Investigation Report
- Planning Statement
- Tree Survey
- Transport Assessment

National and local planning policy and guidance context

Local Plan Allocation

- Primary Employment Area: Chaddock Lane.

  (Saved Wigan Replacement Unitary Development Plan Policy EM1A – Primary Employment Areas)

Relevant local and national planning policy and guidance

- National Planning Policy Framework (NPPF), revised 2023.

The NPPF sets out a presumption in favour of sustainable development. Paragraph 7 of the NPPF states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 9 of the NPPF states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- National Planning Practice Guidance (NPPG), as amended.

- Wigan Local Plan Core Strategy (Core Strategy) Policies

SP1 - Spatial Strategy for Wigan Borough
SP4 - Broad locations for new development
CP7 - Accessibility
CP10 - Design
CP16 - Flooding
CP17 - Environmental protection
CP18 - Developer contributions

- Saved Wigan Replacement Unitary Development Plan (UDP) Policies

A1S - Parking in New Development
EM1A - Primary Employment Areas
EV1B - Pollution

- Places for Everyone (Formerly Greater Manchester Spatial Framework) Policies

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, the PfE Plan will form a key component of each district's development plan alongside individual district Local Plans.

PfE has now been adopted, and in effect from 21 March 2024.

The following PFE policies are considered to be of relevance to the proposal:

- *Strategy*

Policy JP-Strat8: Wigan-Bolton Growth Corridor
Policy JP-Strat14: A Sustainable and Integrated Transport Network

- *Sustainable and Resilient Places*

Policy JP-S1 - Sustainable Development
Policy JP-S2 - Carbon and Energy
Policy JP-S3 - Heat and Energy Networks
Policy JP-S4 - Flood Risk and the Water Environment
Policy JP-S5 - Clean Air
Policy JP-S6 - Resource Efficiency

- *Places for Jobs*

Policy JP-J1 - Supporting Long-Term Economic Growth
Policy JP-J2 – Employment Sites and Premises
Policy JP-J4 – Industry and Warehousing Development

- *Greener Places*

Policy JP-G1 - Landscape Character
Policy JP-G7 - Trees and Woodlands (2 for 1 replacement or other net enhancement)
Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity (min. 10%)

- *Places for People*

Policy JP-P1 - Sustainable Places
Policy JP-P2 - Heritage
Policy JP-P5 - Education, Skills and Knowledge
Policy JP-P6 - Health
Policy JP-P7 - Sport and Recreation

- *Connected Places*

Policy JP-C1 - An Integrated Network (accessibility hierarchy)
Policy JP-C2 - Digital Connectivity
Policy JP-C3 - Public Transport
Policy JP-C4 - The Strategic Road Network (added)
Policy JP-C5 - Streets for All
Policy JP-C6 - Walking and Cycling
Policy JP-C7 – Freight and Logistics
Policy JP-C8 - Transport Requirements of New Development

- Other relevant policies, guidance and notes

- Development and Air Quality
- Planning for Health (2022)
- Development and Air Quality (2021)
- Landscape Design (2021)
- Travel Plans (2007)
- Access for All (2006)
- Policy Note: Car Parking Standards for New Development

Previous relevant planning decisions

Application reference A/19/87155/RMMAJ - Reserved matters application for A/15/81365/OUTMAJ seeking approval of appearance, landscaping, layout and scale for 103 dwellings and associated infrastructure. Approved September 2019.

Application reference A/17/83910/RMMAJ - Reserved matters for A/15/81365/OUTMAJ for residential development seeking approval of appearance, landscaping, layout and scale for 62 dwellings. Approved September 2017.

Application reference A/15/81365/OUTMAJ - Outline application for a mixed-use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock

Lane; residential access from Garrett Hall Road and Garrett Lane). Approved February 2017.

Application reference A/09/73189 - Provision of new access road and associated landscaping (Reserved Matters to A/08/72144, Outline application for employment park comprising up to 31,500 square metres of Class B1, B2 and B8 uses). Approved February 2010.

Application reference A/08/72144 - To vary condition 2 of planning approval A/06/67659 to accord with revised master plan and site access arrangement to outline application for an employment park comprising up to 31,500 square metres of class B1, B2 and B8 uses (All matters reserved except access). Approved April 2009.

Application reference A/06/67659 - Outline Application for employment park comprising up to 31500 square metres of Class B1, B2 and B8 uses (All matters reserved except access). Approved September 2007.

Consultation responses

- *Environment Agency:*

No objection subject to the following comments:

The development site appears to have been the subject of past industrial activity which poses a medium/high risk of pollution to controlled waters. However, we are unable to provide site-specific advice relating to land contamination and advise that the Council's Environmental Health team are consulted for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 180 of the National Planning Policy Framework.

- *Lead Local Flood Authority:*

No objection subject to confirmation on the following:

Please provide the hydraulic calculations to prove that no flooding will occur during the 1:1, 1:30 and 1:100 + CC events, this can be achieved through a suitably worded condition.

Plans have been provided which shown a culverted watercourse at the most southern point of the site boundary.

If a new connection into the culverted watercourse is required, then an application for Land Drainage Consent will need to be submitted to the LLFA although it is understood that the development will connect to an existing manhole which already has an existing connection to the culverted watercourse and no new connection is required.

- *Environmental Protection Officer:*

No objections, subject to the following conditions:

The applicant has submitted a noise report in support of this application. The installation of the acoustic fence must be carried out before the use of the development commences.

A Construction Environmental Management Plan (CEMP) is required to be submitted prior to any works taking place and this can be obtained through a condition.

Conditions are also required regarding electric charging points and land contamination.

- *Public Rights of Way Officer:*

No objection subject to a condition requiring details of surfacing, precise dimensions and a timetable for construction.

- *Highways Policy Officer:*

(18 April 2024) – No objection to the proposal on the basis the traffic generated by the development has minimal impact on the operation of the A580/A577 junction.

(16 January 2024) - No objection in principle subject to the following comments and conditions:

Trip generation and forecasting**:** The application relates to the proposed development for a B2 / B8 land use development comprising a Gross Floor Area [GFA] of circa 32,825sqm across a number of units, situated at Astley Park Way off Chaddock Lane.

The trip rates have been previously agreed and are acceptable.

It should be noted that growth factors and the following committed developments were used in this TA. The committed developments are:

- A/17/84108/OUTMAJ - Land North Of Garrett Lane, East Of Garrett Hall, West Of Mosley Common Road, And South Of The Guided Busway Tyldesley.
- A/17/83702/OUTMES - Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester M29 8PR.
- A/17/84560/OUTMAJ - Land East Of Leigh Road South/West Of Bee Fold Lane.
- A/20/88849/MAJOR - North Leigh Park Nel Pan Lane Leigh.

Local junctions / network impact**:** The following modelling concerns have been identified:

- In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route.
- The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled.

- The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

Public transport and sustainable travel**:** The proposed development site is in a reasonably accessible location and is well located to make use of the existing public transport links and pedestrian / cycle routes.

Road safety**:** The causes of road traffic accidents are random and multifunctional, with each accident having several different reasons and trying to spot one overall contributing factor may not be possible. It is for this reason that Greater Manchester Police (GMP) will normally attend and record accidents that occur on the borough's highway network, where the accident results in an injury to persons. As a part of this process, they will record the details of the accident; and undertake an accident investigation to try and determine the contributory factors that may have caused the accident. The Council will analyse this data over a 5 year period to see if any trends can be identified. It should be noted that 'damage' only incidents will not appear on the accident database.

Details of damage only accidents are held by insurance companies and because of data protection, the Council cannot access this information. Without a detailed accident investigation being undertaken, any information given to the Council cannot be verified and must be regarded as hearsay.

The Police database was checked for the A572 Chaddock Lane, which included its junctions with Coach Road and the A580 East Lancashire Road. During the last five-year period for which data was available, fourteen accidents were recorded. All accidents were attributed to road user behaviour and two accidents involved vulnerable road users.

The following conclusions can be made regarding the accident data:

- An average of 2.8 accident a year have been made per year in the study area.
- No accidents have occurred at the site access.
- No accident cluster have been identified.
- No accident trends have been identified.

Adoption record**:** It should be noted that the existing access is still subject to the certification process for adoption.

Visibility**:** The proposal uses an existing access and the visibility splays comply with Manual for Streets.

Servicing**:** Based on Drawing No: 21714-HYD-XX-XX-DR-TP-1003, a large articulated vehicle can enter and leave the site in forward gear.

Layout: The site highways layout is acceptable.

Parking**:** The basic car park layouts will allow for the free flow of traffic and a vehicle can enter and leave a bay in one manoeuvre. However, there are no pedestrian facilities and there should be a footpath at the rear of the parking bays that connects into building entrances. Cycle parking facilities will require a roof.

The applicant as offered no evidence that the proposed level of parking provision is suitable for the development site. The site should be self-sufficient in parking terms and not lead to inappropriate parking on the proposed highway network. This would raise concerns for highway safety and congestion.

Proposed mitigation measures**:** It is recommended that a contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane is requested. TfGM anticipate that this would cost in the region of £15k. This would help to futureproof the development by mitigating any increased delay because of the increased traffic flows and changes in traffic patterns. Also, this would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Conclusion on highways matters**:** No objections in principle, and the modelling concerns are addressed.

- *Transport for Greater Manchester:*

The accident data should be updated to 2022. In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route. The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled. The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

- *Salford City Council:*

Neither objects nor supports for the following reasons:

A car park accumulation exercise should be undertaken to evidence that proposed car park provision. It should be considered why the previous planning permission for this site was required to mitigate its impact at the A5801 A577 junction and whether or not it is considered appropriate that this application does not assess its impact on that junction. The previous permission for this site secured financial contributions to improve the A5801 A572 junction yet the current TA concludes at paragraph 8.4.3 that this development of comparable scale will not have a material impact.

The submitted TA states at paragraph 8.2.1 that the Astley Park Access A572 Chaddock Land and A572 Chaddock Lane A580 Lancashire Road junctions had been assessed “given that the traffic impact was greater than +30 two way trips” yet figure 11 of the appendices shows 46 PCU movement to and from the A5801 A577 junction in the weekday AM peak and 54 in the PM peak. Whilst this exceeds the agreed threshold no consideration of the impact at this neighbouring junction has been considered.

There is also some confusion over the numbers shown on the flow diagrams where the spot checks focus on the right turn in the PM peak from the A1580 to the A572.

TfGM should be consulted on this application and a CEMP should be required which should include the routing of construction vehicles.

- *Greater Manchester Ecology Unit:*

The applicant has submitted an updated bat report and there is no reason/evidence to doubt the findings. No further information is required with respect to bats. It is recommended that section 4.2 of the Bat Report forms the basis of a condition.

The applicant has provided evidence from Natural England to confirm they are satisfied that the development is eligible for district licensing. Although this process is now in the hands of Natural England, a condition is recommended in the event that the changes to the mitigation approach are required.

Section 180 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment. In this regard the DEFRA metric has been provided. The baseline value of the site appears fair (62.84 biodiversity units). The post development value has been calculated at 51.89 BU. As this application has been submitted prior to mandatory requirements on BNG, the shortfall can be accepted but must be off-set by a financial contribution for biodiversity enhancements off-site.

In addition to the above a habitat management and monitoring plan for the on-site provision and this can be achieved by condition.

No evidence of badger was recorded on the site, but habitats recorded as suitable. The consultant has therefore recommended updated surveys prior to earthworks and vegetation clearance. Whilst the risks would appear low, I accept that as this is a protected species, such an update is reasonable. I therefore recommend a condition requiring a survey of the site to be carried out prior to the commencement of earthworks.

It is accepted that other protected species such as water vole and otter can be reasonably discounted owing to a lack of suitable habitat on or near the site. No further information or measures are required.

Bird surveys determined that breeding birds were present but of only local value. The development will result in the loss of much of the existing nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition to prevent works to trees, hedgerows and shrubs during the nesting season unless a detailed survey by a suitably experienced ecologist is carried out in the first instance.

The consultant has noted that the hedges and scrub on site provide potential cover for species such as hedgehog, a UK Biodiversity Priority Species as well as other mammals and amphibians. The levelling of the site could therefore lead to high an unnecessary mortality of mammals and amphibians if not carried out sympathetically.

Reasonable avoidance measures (RAMs) have been recommended as well as a Construction and Environmental Management Plan that includes ecology within its scope. Given the scale of the hedge removal, that RAMs are appropriate along the lines suggested within section 5.7.4 of the ecological report. A condition will be required to obtain the submission of a scheme for RAMs for mammals and amphibians.

Giant Hogweed is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended), was recorded on the site. It is an offence to cause this species to spread in the

wild. This species also represents a public health risk. A condition is required detailing a method statement for its eradication.

- *United Utilities:*

Following review of the submitted Drainage Strategy, we can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. We request all foul and surface water manhole cover levels and finished floor levels be detailed on the plan in meters AOD and a hydraulic model of the 30 and 100yr+ climate change is submitted to assess surcharge/flooding on site. In addition, should planning permission be granted, we request a condition requiring the submission of a sustainable surface water drainage scheme prior to any development commencing.

- *Coal Authority:*

No objection, subject to a condition requiring further investigative works.

- *Urban/Landscape Design Officer:*

No objection subject to the submission of an amended landscaping scheme to ensure that a good mix of species, providing all year-round cover, is provided. The timing of the implementation of the scheme is critical to ensure the scheme achieves its goal of mitigating some of the harm of the scale of the buildings and this too can be achieved through a condition. The management and maintenance of the scheme can be controlled by way of BNG maintenance condition.

- *Cadent Gas:*

No objections. Information provided which should be made available to the applicant (a holding objection was originally submitted on 9 November 2023, but this was withdrawn as per their comments dated 16 November 2023).

Representations

The application was publicised in accordance with statutory requirements and the Wigan Council Code of Practice for the Publicity for Planning Applications.

Following this exercise, approximately 70 representations were received.

The representations raised the following summarised points in objection to the application:

- Significant harm to the character and appearance of the surrounding area.
- Impact on highway congestion in the local area and the local highway network cannot cope with existing developments.

- The investigation undertaken to determine the impact on traffic peak times is not reflective of the real situation.
- Noise and light pollution
- Impact on air quality
- Loss of green space and this impact on limited existing local provision, along with a loss of amenity area for local residents.
- Empty industrial units and brownfield sites should be used in the first instance.
- Impact on wildlife species, including protected species, who currently use the area.
- Devaluation of local houses.
- Increased drainage issues.
- No infrastructure in place to support more development in the area.
- A walkway circuit should be included.
- The proposed landscaping will not minimise the impact on local residents.
- No demand for more units in the area.
- 24-hour use will have a devasting effect on local residents
- Local housing estates could be used a cut through for associated vehicles and for parking for staff.
- Impact on local schools and the health and wellbeing of children who use them.
- Increase in potential hazardous materials in the local area.
- The well-being of local residents should be prioritised.
- Detrimental impact on climate change.
- Homes nearby would not have been purchased if it was known that this green area was going to be lost.
- This development does not support the NPPF's guidance on the need to transition to low carbon.
- With the recent new build homes, this area has become a predominantly residential area.
- Will the retained Public Rights of Ways be safe to use.
- The proposal is significantly different, in terms of scale, to the development approved in 2017 and there are now more homes in the local area.
- Residents are already impacted by noise and odours from local businesses.
- The associated benefits, including job creation, are a myth.
- Loss of daylight/sunlight to nearby resident.
- Impact on historic coal mines.
- Increase in crime rates in the local area.
- The proposal will undermine the sense of community in the local area.
- The provision of electrical vehicle charging point has been done without evidence to show if the grid can cope.
- Insufficient parking for staff.
- The inclusion of cycle parking does not off-set the resulting pollutants.
- Insufficient services to cope, such as doctors, dentists and schools.
- Loss of Green Belt land.
- The plans are incorrect, there is more housing in the area, especially to the east of the site.
- The path to Parr Bridge retail area needs to be upgraded and this area should be used to provide some high-street style service for local residents.
- The Travel Plan contains some discrepancies.
- The proposed landscaping will block light to residential properties.
- A thorough assessment of the socio-economic impacts should be conducted.

- A comprehensive assessment of flooding events, impact on gas main and traffic and pollution should be undertaken.
- The noise assessment considers volume of noise and not the nature of the noise.
- Concerns raised by Coal Authority, United Utilities and Cadent Gas
- Impact on land stability
- No site notice was displayed by the applicant.
- Unit 1 does not face internally, and the waste/recycling facility will be located immediately next to residential dwellings.
- The quiet nature of the area will be lost.
- Potential noise impacts exceed WHO guidelines.
- The development will outdo all the good work recently undertaken to rejuvenate the Mosley Common area.
- Heavy Goods Vehicles (HGVs) already cause harm to local roads and illegally turn right on Higher Green Lane
- The buildings are too tall.
- Roof cladding does not fit in with the character of the local area.
- The application was clearly submitted after the new housing estates were built and occupied.

Further to the above, James Grundy MP has objected to the development for the following reason:

- The warehousing units should not be built in such close proximity to the residential properties and schools.
- There will be an increase in pollution from ancillary vehicles and an increase in noise and lights 24 hours a day.
- Detrimental health effects on local residents and on local school children could arise.
- This area lacks the infrastructure for such development and it would cause congestion on the roads. The access road to this area is a single track and already very congested at certain times of the day.
- The local wildlife should be considered as this will take away more green space.
- The submitted site plan is not accurate, I have been informed that it does not reflect the residential aspects of the developments.

Representations are available to view on the Council's website.

Assessment

Decision-making and the 'Development Plan'

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 require planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. The 'Development Plan' for the borough of Wigan, in this instance, currently comprises:

- Saved Policies of the Wigan Replacement Unitary Development Plan (UDP, adopted 2006);

- Wigan Local Plan Core Strategy (Core Strategy, adopted 2013);
- Places for Everyone (adopted 21st Mach 2024);
- Greater Manchester Joint Minerals Plan (adopted 2013); and
- Greater Manchester Joint Waste Development Plan Document (adopted 2012).

Key material considerations in this respect include the national planning policies in the NPPF or 'The Framework' (revised 2021), National Planning Practice Guidance (as amended) and the Council's Supplementary planning guidance / documents, together with consultee responses and third-party representations.

Further to the above, the proposed development involves the erection of 4 no. units with a mixture of Planning Use Class B2 (General Industry) and Planning Use Class B8 (storage and distribution) uses and associated infrastructure at land off Astley Park Way. The following matters are therefore considered the key assessment criteria to be considered in the overall assessment of this application and are discussed within the report:

- **Principle of Development**

    - Sustainable development
    - The Primary Employment Area
    - Benefits as a result of the development
    - Developer contributions
    - Principle of development conclusion

- **Design and layout**

    - Planning policy and guidance
    - Design, layout, scale and appearance

- **Amenity relationships**

    - Planning policy and guidance
    - Design and layout in relation to amenity
    - Noise considerations
    - Air quality
    - Conclusion of amenity relationships

- **Transport, accessibility and parking**

    - Transport policy context
    - Impact on the local highway network
    - Site context/active travel
    - Vehicle and pedestrian access
    - Vehicle and cycle parking
    - Other matters
    - Conclusion on transport, accessibility and parking

- **Trees, landscaping, ecology and biodiversity**

- **Technical matters**

- Flooding and drainage arrangements
- Ground conditions

- **Observations on the representations**

Principle of development

- *Sustainable development*

The NPPF (or 'the Framework') sets out a presumption in favour of sustainable development. Paragraph 7 of the NPPF states that the objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 9 states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 85 of the NPPF sets out that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development, which, for decision-taking, means approving development proposals that accord with an up-to-date development plan without delay.

PfE Policy JP-S1 echoes the NPPF in stating that when considering development proposals, a positive approach that reflects the presumption in favour of sustainable development will be taken. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise. In order to achieve transformation, regeneration and create attractive places for people to live and businesses to locate and thrive,

Local planning policies expand on national planning policy and the Core Strategy, along with the saved policies in the UDP, focuses on making the Borough a more attractive place to live and to attract new employment and investment through a sustainable balance between economic progress, social progress and environmental protection and enhancement. Core Strategy Policy SP1 sets out the spatial strategy for the borough and states that development will be direct primarily towards the east-west core of the borough.

- *The Primary Employment Area*

The site is located within the east-west core of the Borough and is designated as a Primary Employment Area (PEA), Chaddock Lane, within saved UDP Policy EM1A. This policy states that: development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Whilst the impact of the proposed development on the subjects mentioned above will be discussed later in this report, in principle of the erection of 4 no. units for B2/B8 planning use class purposes is acceptable as it accords with saved UDP Policy EM1A.

Policy JP-J2 of the PfE states that existing employment areas are important to maintaining a strong and diverse supply of sites and premises in our boroughs and will be protected from redevelopment to other uses, nurtured to ensure they remain competitive, and their accessibility improved where necessary. This will include local employment areas as well as key growth locations.

Policy JP-J4 of the PfE advises that the need to provide the level of industrial and warehousing land within the Plan reflects the need for Greater Manchester to compete internationally for investment and provide sufficient choice and flexibility to respond to the varied needs of different businesses. This will help Greater Manchester to maximise its ability to attract and retain businesses and hence support its long-term economic growth prospects and the availability of local jobs.

- *Benefits as a result of the development*

The development represents a significant inward investment for the Borough and will create employment, both in operational and construction phases, together with supporting supply chains, local businesses and income for in the form of business rates for the Council. Conditions are also proposed relating to the provision of employment and training opportunities for local people. In support of these statements, the applicant has supplied the following details:

Construction Phase:

- Approximately £30 million in construction investment;
- Creating approximately 140 gross on-site direct temporary full time equivalent jobs (FTE);
- Creating approximately 150 net direct, indirect and induced employment FTE jobs across the wider area; and
- Generating approximately £8.5million for the wider area of which approximately £3.6million could help support local economic growth within Wigan.

Operational Phase:

- Generating net additional impacts of approximately £21.6 million of net additional GVA annually for Greater Manchester of which approximately £12.5 million GVA could help support local economic growth within Wigan.
- The proposed development will support approximately 500 on-site jobs. As these jobs will be flexible depending on the number of hours worked, the new employment opportunities will be a mix of part-time and full-time.

- The creation of approximately 460 net additional FTE jobs within existing business / supply chains across Greater Manchester.
- Generating a tax yield to the Council from fully developed/occupied sites of approximately £280,000 per annum; and
- Meeting the needs of the labour market and the demand for jobs in Wigan and the wider Greater Manchester region.

- *Developer contributions*

In relation to development contributions, Core Strategy Policy CP18 seeks to ensure that there is capacity for new development and help make the borough an attractive place for people to live by ensuring that development funds, or contributes to the funding of, necessary off-site works or programmes in accordance with the provisions of legislation, national planning policy and other local planning policies, providing that it is viable.

A Section 106 is in the process of being prepared and has been agreed between the applicant and Local Planning Authority (LPA) on the basis of the following secured contributions:

- Highway contribution of £15,000; and
- The provision of £199,332 for biodiversity enhancement at Bedford Colliery.

Details as to why these contributions are being secured are discussed in the following sections of this report, and, on this basis, demonstrate the proposals compliance with Core Strategy Policy CP18 and the relevant sections of the NPPF.

- *Principle of development conclusion*

The proposed erection of 4 no. industrial units is acceptable in principle; the units are considered to complement the wider PEA where such units are supported in local and national planning policy.

Whilst the site has naturalised and may currently be used for informal amenity purposes by local residents, it remains an allocated site for employment purposes and has a long planning history, dating back to 2006, for that purpose. In accordance with national and local policies, it is necessary for such land to be prioritised for the development of employment generating purposes in such a manner that it ties in with the PfE requirement for the delivery of national and international investments.

Given the above, the principle of development is considered to be acceptable and compliant with saved Policy EM1A of the UDP, Core Strategy Policy CP18 and Policies JP-J2 and JP-J4 of the PfE, along with the relevant policy objectives contained within the NPPF.

Design and layout

- *Planning policy and guidance*

Core Strategy Policy CP10 seeks to ensure that new development is well designed and has regard to the scale, design, layout and materials of the surrounding and existing buildings

with no adverse impacts on the amenity of nearby land uses. The revised NPPF also states that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

- *Design, layout, scale and appearance*

The proposal's design results in the development being spread across the site, with the larger two units located in the north and west of the site and smaller two located in the south and east. The built development would be set back from all boundaries with a landscape buffer extending along the north, east and west boundaries. Access would be taken from an existing, unfinished access point (approved under outline permission 'A/15/81365/OUTMAJ' for the site) and direct access to each unit would lead directly from this and in particular to the parking and servicing areas for each unit.

The site is generally level, and the proposed development would respect the existing topography of the site. Some retaining features are required within the central areas of the site to reflect area of a lower level, but these features would be contained within the site and not visible from the surrounding area.

The unit proposed as 'Unit 1' measures 15.8 metres x 8.4 metres with a total height of 18.3 metres and located close to the northern boundary of the site. The associated loading bays (12 no. in total) and serving area would be located along the southern elevation of the building (facing internally within the site) along with the associated parking for HGVs. Car parking would be located to the west and a total of 113 no. bays are proposed which include 2 no. disabled bays, 11 no, electric vehicle parking spaces (EVPS) and 6 car share bays. The building would be finished in a mixture of horizontal and vertical cladding in different shades of grey.

Unit 2 as proposed is located to the west of the site and would measure 13.6 metres x 9 metres with a maximum height of 18.3 metres. The associated loading bays (16 no. in total) and serving areas would be located to the south of the building, while the vehicular parking, a total of 141 no. spaces, would wrap around the north and east of the building. The building would be finished as described above also.

Units 3 and 4 as proposed are located to either side of the main accessway. Unit 3 measures 8 metres x 3.6 metres with a maximum height of 13.7m and would have 4 loading bays along its eastern elevation together with a general servicing area. Associated parking would be located to the south of the building. Unit 4 is the smallest of the proposed units, measuring 7.6 metres x 3.7 metres with a maximum height of 13.6 metres. The loading bays and associated servicing area would be located to the west of the building, with associated car parking located to the east. Again, both of these units would be finished in a similar manner to that described above.

The proposed development includes a comprehensive landscaping scheme which includes bunding around the north, west and east site boundaries. The landscaping scheme has been included for two purposes; firstly, to mitigate the impact of the development on the character of the surrounding area and secondly as a mitigation for neighbouring amenity purposes (which will be discussed later in this report). There are other areas of landscaping throughout the site and most notably along the proposed diverted public rights of way which

will remain and ensure connectivity. It is to be noted that the site does not fall into any particular landscape category as outlined in Policy JP-G1 of the PfE.

Expanding on the above, the proposals provide a scheme which incorporates a generous amount of landscaping to assimilate the development into its surroundings. Two of the buildings are high and the proposed landscape buffer around the site perimeter will help to mitigate the impact of the scale of these building when viewed from the north, west or east of the site where residential properties are located. In this respect the applicant has submitted justification for the scale of Units 1 and 2 in particular, which centres on the need to provide internal eaves height of at least 15 metres for units between 100,000 and 200,000 square feet to attract suitable investors. A comparable exercise with other existing warehouse units in the wider area has been provided to show that the scale of units 1 and 2 are not excessive for the proposed purpose, and this is accepted by Officers.

To the south and south-west of the site, the area is industrial in nature and, in this context the proposed development will be characteristic of the wider PEA.

The proposed layout offers a legible scheme where there are clear routes around the site and to each unit. The retention of public rights of way through the site and wider connectivity is important, and it is imperative that a scheme, which facilitates the safe movement of those who utilise these paths, is obtained through a suitably worded condition, which has been secured by Officers. The principle of the scheme submitted at this stage is acceptable as it retains connectivity to existing routes located adjacent to the site.

In general terms, the proposed design, appearance and finish of the proposed units is acceptable; the proposed materials and their finishes are characteristic of typical warehousing schemes. The proposed materials for the hard surfaces have been provided and these offer a good mix, distinguishing the different areas such as pedestrian areas, parking areas and road surfaces.

Due to the aforementioned landscaped buffer zone around a large part of the site area, the proposed fencing for the site sits within the site rather than around its boundaries. The exception between the south-west boundary which will lie adjacent to an existing industrial site. Here, 2.4 metre high paladin fencing is proposed which is considered to be acceptable. Internal fenced areas include areas of mesh security fencing and close boarded acoustic fencing which are considered to be acceptable and will not be visible in the surrounding areas due to the landscaped bunds.

Areas of waste and recycling have been indicated on the plans and Officers are satisfied that there is sufficient space to ensure that appropriate areas for such purposes can be provided. Given the scale of the site and provision of dedicated servicing areas for each unit, no further details on the bin storage areas are required and will be secured through the permission if forthcoming.

A lighting assessment has been submitted in support of the proposed development. The scheme acknowledges the need to provide a scheme given the open use of the site, but also the need to prevent light pollution through a combination of optimal mounting heights and the use of low energy efficient LED lighting luminaires that limit glare. The scheme focuses on the buildings themselves and areas around the buildings and as such is removed

from the fringes of the site to avoid, as far as is practically possible, any overspill into neighbouring residential areas.

It is acknowledged that the proposed development will significantly alter the character and appearance of the existing site. The scale of the proposed development is significant, and it will be visible from surrounding viewpoints. However, this is a designated PEA site and there are many examples of industrial units to both the south and west of the site, which vary in size and scale. Furthermore, the proposed units will sit back from the main highway, Chaddock Lane, and will not therefore be overly visible from this perspective. From other areas around the site, it is acknowledged the character of the site will change significant for local residents, especially those close to the site boundaries to the north, west and east. However, a scheme for landscaping bunding has been provided to seek to mitigate this impact along with setting the units and their associated areas back from the site boundaries where these meet with residential areas. The development will be visible from certain areas, including the landscape bunds, however Officers are satisfied that a suitable scheme of mitigation has been provided to minimise these impacts as much as possible and to acceptable levels.

Given the above, on balance the proposals are deemed by Officers to be compliant with Core Strategy Policy CP10 and the relevant related objectives within the NPPF.

Amenity considerations

- *Planning policy and guidance*

To assess the amenity relationships of the development, the proposal is to be assessed against Core Strategy Policy CP17 and the amenity related objectives of the NPPF. An aim of Core Strategy Policy CP17 is to ensure that new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life. This is also reflected in Saved Policy EM1A of the UDP which states that development on PEAs will only be permitted provided that there will be unacceptable amenity impact.

- *Design and layout in relation to amenity*

Having regard to proposals of this nature, the most likely issue that will cause unacceptable adverse impacts on amenity or quality of life is noise, including associated traffic movements, and odour.

Further potential issues can be related to overlooking, outlook, overbearing and overshadowing, especially given the scale of the units, and in particular in relation to these proposals, Units 1 and 2.

With respect to Unit 1, this is located to the south of a recent residential development, known as Land East of Garrett Hall, and to the east and west of further housing developments which were granted outline permission in 2017, along with the industrial redevelopment for this application site. The proposed unit will be set in approximately 5 metres from the northern boundary and 4 metres from the eastern boundary. A landscaped bund will be located in between the unit and these neighbouring boundaries. It is proposed to plant this bund with a range of tree to provide some screening from the residential dwellings.

Associated activity with the unit will be focused to the south of the building where the loading bays and servicing areas are proposed; the elevation facing the neighbouring residential properties is blank.

Proposed Unit 2 is located to the south of Garrett Hall Primary School and the residential properties previously mentioned and the east of residential properties on Tanhouse Avenue, Whittington Drive and Riding Close. The side elevation of Unit 2, which will be blank, will face towards these neighbouring properties and a gap of approximately 5 meters will be remain between the site boundary and the edge of the building. As before, a landscaped bund will be provided in between the site boundary and the proposed building. Associated activity will be focussed on the southern side of the building which faces towards adjacent industrial buildings.

Unit 3 is located centrally within the site and a significant distance from local residential properties. It will be located to the rear of the neighbouring Applewood Farm public house, but given the use of this building, Officers are satisfied that no significant issue will arise as a result of this relationship.

Unit 4 will be located to the west of a relatively new housing development, the outline permission for which was granted along with the industrial redevelopment of the application site in 2017 (Reference 'A/15/81365/OUTMAJ'). As above, a landscaped bund will be provided in between the site boundary and the eastern, blank elevation of Unit 4. Associated activity will be focussed on the western side of the building.

As can be seen from the breakdown of the units' position and design above, the units face away from local residential properties, a specific design consideration to assist amenity relationships, and further internal fencing has been provided around vehicle parking areas in order to provide a further 'barrier' between elements of the development and the nearby residential properties.

The proposed landscaping scheme is considered to be critical to ensuring this proposed mitigation measure is effective. It is important that the planting scheme to go within the bunds includes both deciduous and evergreen species to ensure there is some element of screening all year around. Phasing of the landscaping scheme implementation will also be critical and as much as possible should be planted up front to begin screening the units as soon as is feasible. Whilst the submitted landscaping scheme is good, further details on the particular species to be used and a landscape management plan will be requested by condition.

Officers accept that the proposed development will impact the existing level of amenity experienced by local residents, especially those will live immediately adjacent to this PEA site. It must be accepted that views of these units cannot be completely mitigated for local residents, they will be seen despite the proposed landscaping scheme. However, the proposed scheme will help break up these views and the visual impact will be further minimised by the use of grey graded cladding. Therefore, whilst the proposed units will be visible to local residents, due to the siting, design and landscaping scheme, Officers are satisfied that the level of harm to amenity is, on balance, acceptable.

Due to the set back from site boundaries and the use of landscaping as an intervening tool of mitigation, Officers are satisfied that no significant overshadowing or overbearing impact

would occur on the neighbouring properties. It is noted that some residents have raised concerns over the impact of the landscaping itself on their amenities, however it must be noted that planning consent is not required to plant trees and such features could be introduced onto this site without any prior consent being required.

It is noted that one of the main concerns raised by local residents is the loss of the existing green space. As outlined in an earlier section of this report, this land is designated as PEA and not as open space, and as such, it cannot be protected long term for the purposes of informal amenity. Whilst it is regrettable that this area will be lost for that purpose, public footpaths will be retained through the site with connectivity to the adjacent bridleways which will ensure that local residents can still avail of the site for amenity purposes.

- *Noise considerations*

The application is supported by a noise assessment which has modelled the proposed 24-hour use of the units to establish the likely impacts of neighbouring residents. The report also establishes the existing noise climate in the surrounding area and whether the proposed operations at the site, on a worst-case scenario, would give rise to any unacceptable impacts. This assessment has been reviewed by the Council's Environmental Protection Officer and no objections have been raised.

Associated noise from the movement of HGVs and staff parking during both day and night-time would not significantly harm local residents due to a number of factors, namely the location of the servicing areas which face internally within the site and away from residential boundaries, the use of acoustic fencing throughout the development and the landscape bund around the periphery of the site. The submitted acoustic report evidences that noise levels derived from plant is predicted to be equal to existing daytime and night-time background noise levels.

In terms of traffic movements and general activity within the site, it is accepted that the proposal will increase the number of vehicles visiting the site but given that the access is off an existing roundabout on Chaddock Lane, in a predominantly industrial area, this is unlikely to cause any direct impact on local residents. It is the activity within the site that could give rise to impact but as outlined above, there are migration measures contained within the proposed scheme to off-set those impacts to an acceptable extent.

The applicant has also submitted a Construction Environmental Management Plan (CEMP) which will control the noise and disturbance during the construction phase. The submitted document presents a suitable framework for establishing acceptable principles during this phase of the development, however some amendments are required, and these will be sought through a condition.

- *Air quality*

The application is accompanied by an Air Quality Assessment (AQA). Chapter 15 of the NPPF, Policy CP17 of the Core Strategy and Policy JP-S5 of the PfE require the maintenance, enhancement and protection of our environment for the benefit of people of wildlife and to make the Borough a better place for people to live and businesses to locate and thrive in by (inter alia) managing air quality, particularly in our Air Quality Management Areas, including by minimising the air pollution likely to arise from new development.

In accordance the Council's Development and Air Quality SPD electric vehicles charging points are required (5% of total number of spaces relating to the proposed B2/B8 planning use class units). The proposed number of electric vehicle charging points (EVCP) is considered in principle to be acceptable to Officers. Specific details of these points, including location within the development, can be obtained through a suitably worded condition.

The conclusions of this report are that the associated construction activities and vehicular movements are not predicted to have significant impacts on air quality due to dust and exhaust emissions. In order to mitigate the impact that the development will have, the proposal includes extensive tree planting and as outlined above and will be conditioned to provide appropriate numbers of EVCPs.

Furthermore, and as referenced, a CEMP has been provided which provides a suitable framework within which the construction phase will take place, minimising the impact on the local environment where possible. Whilst this document does not capture all required information, Officers are satisfied that it provides an account of how phases of the development can be controlled to ensure the impact on the local environment is managed. An updated CEMP will be required prior to any development taking place, through a condition.

For the reasons outlined above, Officers are satisfied that the proposal is compliant with Policy CP17 of the Core Strategy, and the related objectives within the NPPF and PfE.

- *Conclusion of amenity considerations*

The proposed development, within this PEA, seeks to co-exist with the surrounding land uses which is a mixture of both residential and industrial. Officers are fully aware of the full extent of housing that surrounds parts of the site and that some of these houses are relatively new additions to the area. These factors have been fully considered in this assessment. The transition between large scale industrial units and residential dwellings is difficult and Officers understand the concerns raised by local residents in this regard. However, weight must be given to the allocation of the site and the need, reiterated in the recently adopted PfE Plan, to develop allocated employment sites to encourage inward investment and increase employment opportunities within the locality.

This is a finely balanced issue but given the level of mitigation provided and as outlined earlier, Officers are satisfied that, subject to the conditions mentioned, the proposed development will not have an impact on the amenities of local residents to an unacceptable degree, and therefore achieves compliance with saved UDP Policy EM1A and Policy CP17 of the Core Strategy, as well as the relevant objectives of the NPPF and PfE Plan.

Transport, accessibility and parking

- *Transport policy context*

The NPPF states at paragraph 108 that transport issues should be considered from the earliest stages of development proposals so that:

- The potential impacts of development on transport networks can be addressed;
- Opportunities from existing or proposed transport infrastructure are realised;
- Opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- Patterns of movement, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

In addition, the planning system should actively manage patterns of growth in support of these objectives. Paragraph 109 of the NPPF states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.'

In assessing specific applications for development, revised NPPF paragraph 114 states that it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, that a safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be effectively mitigated to an acceptable degree (if necessary).

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed (NPPF, paragraph 117). Importantly, the NPPF also confirms (at paragraph 115) that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

At a local planning policy level, Core Strategy Policy CP7 'Accessibility' aims to improve accessibility to key destinations for people and goods a connect people to opportunities both within and outside the borough by a number of factors, including by:

- Maximising the capacity, efficiency and safety of the road network, reducing, as far as is practicable, the adverse impact of transport on our communities, town centres and the wider environment.
- Developing and enhancing on and off-road networks for walking and cycling, to, in part, connect local residents to employment facilities;
- Ensuring the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars and vans / lorries, including as part of new development; and
- Promoting the use of travel plans and requiring them to be produced and implemented for appropriate development; and supporting the appropriate provision of infrastructure for the charging of electric vehicles.

PfE Policy JP-C7 seeks to ensure that new development makes appropriate provision for deliveries and servicing in terms of road safety, traffic congestion and environmental impacts, in accordance with Policy JP-C8.

In regard to parking provision assessment, saved UDP Policy A1S 'Parking in New Development' is relevant and so is the Council's recent Parking Policy Note March 2023. This policy states that in new development, convenient, safe and secure provision will be required for:-

(a) Cycle and motorcycle parking and car parking for disabled people in accordance with the minimum standards adopted by the Council; and
(b) Car parking in line with the maximum standards adopted by the Council.

The revised Parking Policy Note March 2023 seeks to increase parking provision set out in saved UDP Policy A1S within new development sites, the maximum space numbers are not a fundamental requirement, and consideration can be given to site constraints, site locations and general design to allow a reduction in such provision.

The applicant has provided a Transport Assessment (TA) and a Travel Plan to support the application.

- *Impact on Local Highway Network*

The applicant has carried out an assessment of the impact of the development on the surrounding highway network and in particular the local junctions which will be affected by traffic associated with this development. Following the initial submission and consideration by the Highways Policy Officer, this required further assessment and in particular further remodelling of the A580 / A577 junction.

It was noted throughout the submitted information that HGVs would form the primary movements associated within the proposed development and Officers are satisfied that the surrounding highway network can accommodate the predicted levels of movements. Within the aforementioned assessment it was noted that the A580/A577 junction is currently operating over capacity; however, Committee will be aware that there is already a committed improvement scheme to take place at this junction funded by contributions from other developments including those at Garrett Hall, Parr Bridge and Mosley Common. With this improvement scheme in place, the impact of the development on this junction is acceptable.

In addition to the above it has been advised by the Council's Highway Policy Officer that this development should contribute to the upgrade and revalidation of MOVA (Microprocessor Optimised Vehicle Actuation) at the junction of A580/Chaddock Lane. The applicant has agreed to meet the £15,000 associated costs in this respect.

- *Vehicle and pedestrian access*

The proposed site access was fully approved under the outline permission for the site granted in 2017, and the access spine road is currently in situ. The access is considered appropriate for the movement of large vehicles that could be expected to arrive / exit the proposed development.

The proposed layout is considered to be acceptable and will be able to ensure that a large articulated vehicle can enter and leave the site in a forward gear. The vehicle parking layouts allow for the free flow of traffic and vehicles will be able to enter and leave a bay in one manoeuvre.

There is a need to improve pedestrian access from the proposed parking areas to each unit and such amendments can be obtained through a condition.

- *Vehicle and cycle parking*

Firstly, it is noted that the site is located in a sustainable location with access to public transport, walking and cycling opportunities.

The proposal provides a total of 328 no. car parking spaces and 77 no. HGV parking bays. In addition to this provision, 60 no. cycle parking spaces will be provided.

In line with the Council's adopted parking note, the maximum levels referred to with Appendix 9 of the saved UDP are for reference only and the site specifics must be applied. In this case, the proposed car parking levels for each unit fall within the maximum levels required for the class B8 storage planning use, i.e. 1 per 100sqm and a little below the maximum levels for B2 use, i.e. 1 per 100sqm. The applicant has submitted projected levels of staffing, being in the region of 500 employees. However, this is over a 24-hour period and not all staff would be present on site at any one time. When taking account of the sustainability of the site and the level of parking provided, which includes disabled parking, Officers are satisfied that the proposed car parking level is acceptable. The level of HGV parking is also considered to be acceptable when compared with the number of loading bays provided in each unit.

The level of cycle parking is considered to be acceptable, although further details of this provision will be required by way of a condition as local policies require such areas to be both secure and covered.

- *Conclusion on transport, accessibility and parking*

The application is accompanied by a Travel Plan and a Transport Assessment, and these documents have been reviewed by the Council's Highways Policy Officer.

It is accepted that the site is located in a sustainable meaning that future employees have a genuine alternative to car travel. Furthermore, all of the proposed units include cycle parking areas for future employees.

The proposed development would utilise an existing access, which has been partly constructed under the approved outline scheme for the site. This access, including its visibility splays, remain acceptable for the projected use associated with the proposed development.

A trip generation exercise has been undertaken and an assessment has been undertaken of the local highway network, including the junctions that are likely to be affected by associated traffic. Subject to a financial contribution for improvements at the A580/Chaddock Lane, Officers are satisfied that the submitted assessment is acceptable and the impacts on the local highway network will be minimal and would not meet the tests set down in the NPPF whereby developments can only be refused on highway grounds where an unacceptable impact on highway safety would arise or the impacts on road networks would be severe.

On the basis of the above, the proposal complies with Core Strategy Policy CP7, PfE Policies JP-C7 and JP-C8 and saved UDP Policy A1S from highways and parking perspectives respectively.

Trees, landscaping, ecology and biodiversity

Paragraph 180 (d) of the NPPF states that policies and decisions should contribute to and enhance the natural environment, resulting in net gain and no net loss. The Environmental Bill adopted by the Government requires a mandatory 10% net gain to be achieved and came into force in February 2024. This is a requirement for new major applications submitted following the adoption of this policy and can be achieved either on site, through biodiversity gains, registered off-site biodiversity gains or biodiversity credits and in all factors, must be managed long-term across a 30-year management period.

The revised NPPF and PfE Policy JP-G8 seek to support the policy objective of BNG, with the PfE policy requiring a net gain of no less than 10%.

In this respect, the applicant submitted a biodiversity metric which confirms that the proposed development will result in a loss of approximately 69 biodiversity units, however, 58 of these will be replaced through the proposed landscaping scheme on-site. A management and maintenance plan will be required to ensure that this scheme is delivered and retained on site. The applicant has acknowledged that the proposed scheme results in net loss on-site and has worked with the Council to provide a scheme whereby the required 10% net gain will be provided at Bedford Colliery. The Council has confirmed that it will cost just under £200,000 to provide the required net gain to achieve policy compliance at this site, and the applicant has agreed to meet these costs.

The applicant has provided an ecological assessment which has considered the impact on species who use or may use this site for foraging or habitat. The submitted assessments have been reviewed by the Council's ecology advisors and found acceptable. Subject to conditions, Officers are satisfied that the proposal will not have an unacceptable impact on the status of protected species in the local area.

As outlined earlier in this report, the proposed development will significantly alter the character of this PEA site as currently is. However, a comprehensive landscaping scheme has been provided which will mitigate this loss to some extent. This scheme is focused on the site boundary areas, but some cover will also be provided within the site, mainly to line the routes of the public footpaths which are being retained/redirected as part of the proposal. Further details of the scheme, such as the use of specific species, are required and these can be obtained through a condition.

On the basis of the above, Officers can confirm that the proposed development is fully compliant with the BNG requirements as required in Policy JP-G8 of the PfE and the NPPF. Furthermore, there are no unacceptable impacts on local species, subject to conditions and a suitable landscaping scheme has been provided in this context.

Technical matters

- *Flooding and drainage arrangements*

The site is located within Flood Zone 1 and the applicant has submitted a Flood Risk Assessment (FRA) which considers the potential impact of the development on flood risk within and around the application site. The application has also been assessed by the Environment Agency (EA) who raised no objections to the development.

The submitted report meets the requirements of the NPPF by considering the impact of runoff generated by the proposed development onto the downstream catchment area and assesses the risk of flooding on site and in the surrounding area from various sources.

The submitted FRA advises that the given the location of the site and the nature of the development proposed, there a low risk of flooding as a result of the proposal and that there are no known flooding events in this area and satisfactorily concludes that the risk of flooding as a result of the proposed development is low.

The proposed drainage scheme takes account of the details approved under the outline permission for the site in 2017 and also the fact that the residential parts of that permission have now been built out. It remains the case that surface water drainage by way of infiltration is not achievable on this site. The discharge point for the drainage strategy and the restricted discharge rates remains as previously approved.

The surface water drainage scheme is based on the collection of run-off water from the proposed units as well as the proposed hard surfaced areas in buried attenuation tanks located within the service yard areas of each unit, with outfall flows restricted to greenfield runoff rates.

There is an existing detention basin located in the south-east of the site which is to remain in situ. As part of the original outline approval (which approved the access details), this basin collects runoff from the existing spine road, and this will continue to be case going forward. Other sustainable urban drainage systems, or SuDS, will be used within the overall surface water drainage scheme including permeable paving.

In terms of foul water drainage, it is proposed to install a new pipe network to serve the building units on site which will connect to the existing system as a point within the spine road. This will utilise much of the pipe network previously installed as part of the outline approval.

The proposed drainage schemes have evidenced that the gas main located within the application site has been taken account of.

Whilst Officers are satisfied with the level of detail provided at this stage and the principle of the drainage proposals, it is considered necessary to obtain details of management and maintenance arrangements together with full details of the drainage schemes by way of a condition. Officers are satisfied that the applicant has given due consideration to the hierarchy of sustainable drainage methods as outlined in the NPPF and associated guidance.

In summary, Officers are satisfied that the proposal, subject to the aforementioned requirements to be controlled via condition, is in accordance with Policy CP16 of the Core Strategy, PfE Policy JP-S4 and section 14 of the NPPF.

- *Ground conditions*

The NPPF requires planning decisions to ensure that new development is appropriate for its location. Where a site is affected by contamination or land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner (paragraph 179).

Core Strategy Policy CP17 'Environmental Protection' states that the Council will tackle land contamination and land stability issues, primarily on sites affected by past industrial uses and coal mining activities, by promoting the appropriate re-use of such sites and supporting the identification of contamination and stability issues and appropriate remediation.

In terms of land contamination, a Phase 1 Site Investigation report has been submitted which is considered to be an acceptable preliminary risk assessment. Further investigations and mitigation will be required following demolition and again prior to occupation and these investigations can be captured by a condition.

It is further recognised that the site falls within a Development High Risk Area in relation to coal mining. The applicant has submitted Coal Mining Risk Assessment which has been assessed and deemed acceptable by the Coal Authority. However, further intrusive works are required prior to any works taken place, but it is acceptable that these can be secured by a condition.

Observations on the representations

A number of the points of objection raised in the representations have been addressed within this report, particularly around noise, odour and traffic issues.

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With regard to the remainder of the points that comprise of material planning considerations:

- The site is not located within the Green Belt, but within an allocated Primary Employment Area.

- The Outline permission granted for this site in 2017 did not include details of the industrial element of the development as the scheme was in outline form only with only details of the access fully approved. The linked residential schemes obtained reserved matters which determined their scale, size and appearance. The industrial element of the outline scheme never received such an approval, hence the need for this application.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 require planning applications to be determined in

accordance with the statutory development plan, unless material considerations indicate otherwise. NPPF paragraphs 11 to 14 also emphasise this requirement.

Following assessment, the proposed development is considered compliant with the relevant national and local planning policy and guidance. The principle of the proposed development, within a Primary Employment Area is acceptable and no significant or unacceptable issues that haven't or can't be suitably mitigated to acceptable levels have been identified in relation to the impact on local residents, highway safety, parking capacity, design or appearance. The proposal therefore meets with the relevant material considerations and the objectives of Place for Everyone, the Core Strategy, saved UDP Policies and the national planning policy objectives contained within the revised NPPF.

The revised NPPF states that development proposals that accord with the development plan should be approved without delay. Whilst the concerns of local residents are noted and have been considered, the proposal is assessed to be consistent with the Development Plan as a whole, as well as the relevant policy objectives within the revised NPPF, the Council's adopted planning guidance and all other material considerations.

On this basis, and for the reasons detailed within this report, Members are therefore recommended to resolve to approve the application subject to the conditions listed within this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions.

Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Officer recommendation

(1). That Committee resolve to approve the application and grant planning permission for the proposed development for the reasons given in this report, subject to the following:

- The conditions specified in this report below;
- Satisfactory completion of a Section 106 Agreement containing the following financial contributions and provisions:
    - Highway contribution of £15,000; and
    - The provision of £199,332 for biodiversity enhancement at Bedford Colliery.

(2) Authority be delegated to the Assistant Director – Legal, Governance and Elections to enter into the said Agreement and to the Director of Place to issue the Decision Notice subject to the satisfactory completion of the above matters; or, if the Section 106 Agreement is not completed within six months of the date of this Committee, to refuse the application at their discretion.

Proposed conditions and reasons for the conditions:

1. The development hereby approved must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: *Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).*

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).

<u>Unit 1</u>

- 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).

<u>Unit 2</u>

- 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).

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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'.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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).

Reason: *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. 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.

Reason: *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. No development hereby approved shall be occupied until details of a Training and Employment Management Plan (T&EMP) relevant to that phase / 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.

Reason: *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. 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.

Reason: *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. The development hereby approved shall be carried out in accordance with the submitted Energy Statement (CPW, 220568) at all times.

Reason: *To ensure that the development provides a suitable amount of energy from low carbon sources in accordance with Policies CP10 and CP13 of the Wigan Local Plan Core, Places for Everyone Policy JP-S2 and the revised National Planning Policy Framework.*

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.

Reason: *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. 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.

Reason: *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 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.

Reason: *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 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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 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.

Reason: *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 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.

Reason: *Prior approval of such details is necessary since they are fundamental to ensure the development does have a detrimental impact on mammals having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.*

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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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).

Reason: *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. 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.

Reason: *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. 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 Panning 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

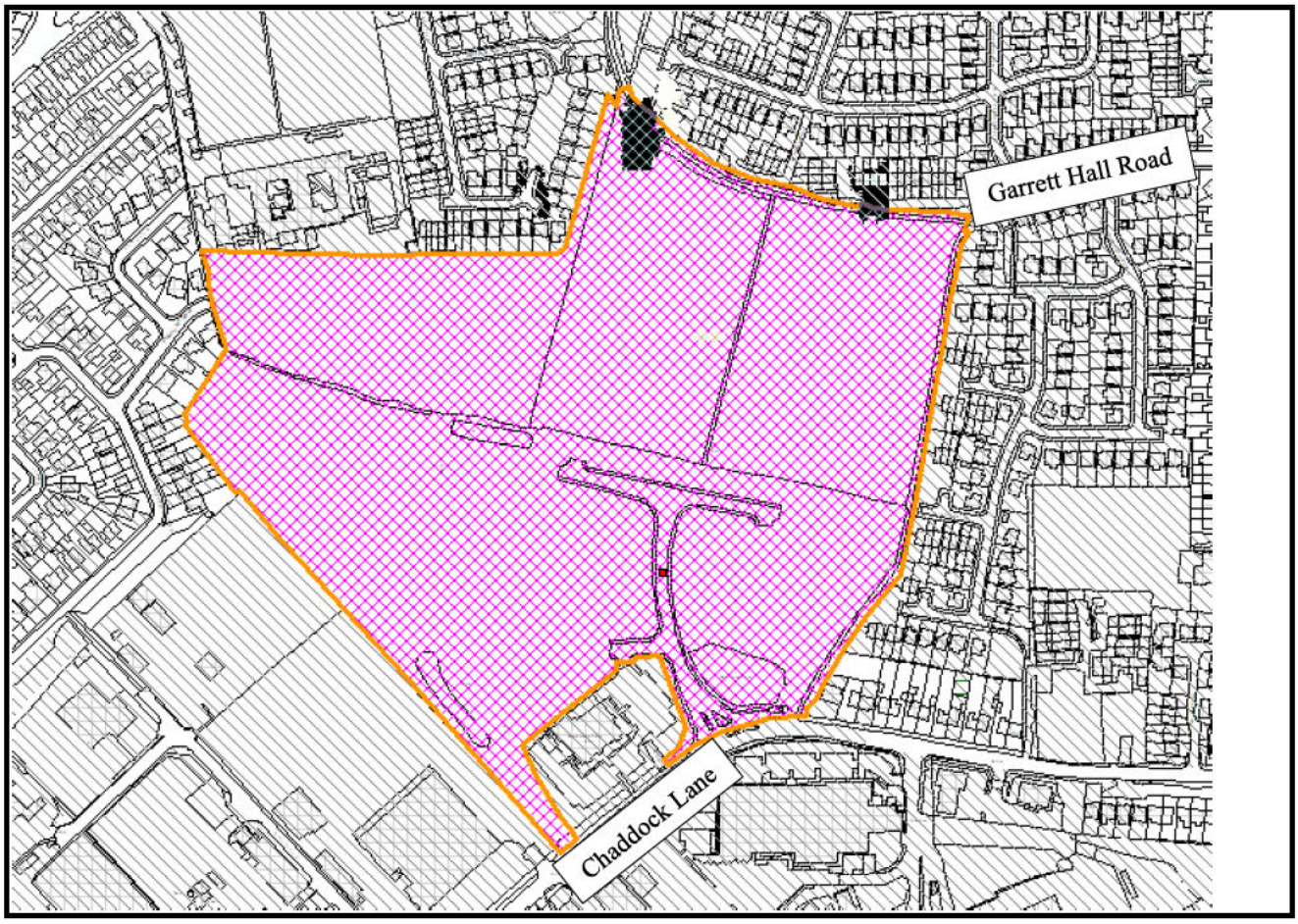
Reason: *To safeguard the amenities of the adjoining premises and the area generally and to ensure the appearance of the development is satisfactory, having regard to Policies CP10 and CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.*

Application number: A/23/96226/MAJOR

Development Proposed: 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

Location: Land at Astley Park Way, Worsley.

Ward: Tyldesley and Mosley Common.



Site Area

This plan is representative only, to indicate the site in relation to its surroundings.

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[redacted]

From: [redacted]
Sent: 16 September 2025 09:18
To: Thatcher, Aidan; Proctor, David; [redacted])
Cc: Mckenzie-Folan, Alison
Subject: Re: Astley Action Group (Case Ref: MW06575)

Sure, I'll ask [redacted] to send over everything we've said publicly.

From: Thatcher, Aidan
Sent: Monday, September 15, 2025 16:38
To: Proctor, David ; Jones, Gareth (Planning) ; Illingworth, James
Cc: Mckenzie-Folan, Alison
Subject: FW: Astley Action Group (Case Ref: MW06575)

Hi Team

Another email in on this. Please can we pull together a draft response in the next 2 days - [redacted] is it worth using what we have in the public domain already as a first stab at this, which then [redacted] could add to based on the queries set out below?

Thanks

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 September 2025 15:18
To: Thatcher, Aidan
Subject: Astley Action Group (Case Ref: MW06575)

You don't often get email from jennifer.gregory@parliament.uk. Learn why this is important

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Dear Mr Thatcher

Further to the last Wigan MPs meeting at the Town Hall, Michael has received the below email from the Action Group representing the residents impacted by the PLP development in Astley.

Please can you confirm that the residents will be receiving a response as soon as possible.

Please can I also ask that Michael be sent a copy of this response.

Kind regards

Jennifer

[redacted]
Executive Office Manager for Michael Wheeler MP
Labour Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted] **E:** [redacted]

From: [redacted]
Sent: 15 September 2025 12:42
To: Aidan.Thatcher@wigan.gov.uk
Cc: WHEELER, michael.wheeler.mp@parliament.uk, A.Mckenzie-Folan@wigan.gov.uk, Leader@wigan.gov.uk, Marie.Morgan@wigan.gov.uk
Subject: Awaiting response to Open Letter

Aidan,
On Wednesday last week, we published an open letter to Wigan Council accompanied by a video highlighting just some of the issues we have faced in the planning and construction at Astley Business Park.
With more than half a million views and thousands of supportive comments / likes, it's very alarming that the one comment or reply we haven't received is from Wigan Council.
Can you please address our letter, which is as follows:
Open Letter to Wigan Council & PLP
Wigan Council and PLP, you have betrayed us.
Our community is being forced to live in the shadow of four giant warehouses, 18 metres high, dumped next to our homes and our schools.
It is destroying people's lives.
Neighbours who never needed medication are now on anti-depressants. People are lying awake at night from stress. Families sit at the kitchen table in tears because their homes cannot be sold. Children breathing in dust clouds are already suffering with health problems, and they will now grow up under floodlights, with diesel lorries thundering past 24 hours a day, seven days a week.
And you let this happen.

The maps given to the Planning Committee did not even show many of our houses. It was as if we did not exist. Ninety-six objections were submitted, yet the officer's report claimed there were only 70.
A field full of wildlife and mature trees has been ripped apart, and the warehouses are now dangerously close to homes, raising serious fire safety issues.
And the worst thing. At the planning meeting, those who spoke up to object were publicly laughed at by the councillors who are supposed to represent them. One even suggested 'ask them to turn the noise down after 8pm'.
You have left us without any communication or support to deal with the impending 24/7 HGV noise, reversing alarms and pollution. Floodlights blasting into bedrooms. There have been cracks in homes, sales falling through, house values hit, and for what? A Whistl factory powered by automated robots, which will supposedly bring jobs to the area.
To add insult to injury, nearly £200,000 of "biodiversity money" from PLP, has gone to Bedford Colliery, miles away. Not a penny of it in our area. We have lost our fields and wildlife, and are left with grey prison walls and a concrete jungle.
We want answers. We demand accountability from the people who signed this off and not simply the suggestion of planting some saplings that may make a small difference in 30 years' time.
We want to know why our objections disappeared, why our houses were missing from the maps, why the consultation was rushed and handled so badly.
We want proper fire safety and environmental checks.
And finally, we want a real solution going forward.
We are not going away. We are over a thousand strong, and have the nation backing us.
You can bulldoze fields.
You will not bulldoze us.
Astley Warehouses Action Group
In case you missed the post in which Wigan Council were tagged, you can find it here:
https://www.instagram.com/reel/DOa0xHgCK4B/?igsh=N3huZnBlNjI4MjEy
Thanks,
[redacted]
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[redacted]

From: [redacted]
Sent: 30 September 2025 15:23
To: Proctor, David
Cc: Thatcher, Aidan; [redacted]
Subject: RE: Astley Warehouses

Hi David

[redacted] and I visited the site this morning and met with [redacted]. Here is a summary of our findings:

No particular high risk dust sources of concern at this point in construction. The earth mounds around the boundary are mostly compact and vegetated. One mound that is currently being added to will be compacted with priority after our suggestion (this is the section of the bund in the south east corner of the site which has not yet been complete) . This should minimise wind whipping of loose materials on the mound to the adjacent residential. No visual evidence of any dusts settled in the residential areas beyond the boundary, site was well dampened and trackout minimal. Aggregate piles are mostly stones, so not highly dust generating. I did notice one sand aggregate pile near the office that was in use for concrete mixing. I have advised that all fine particulate aggregates and other similar stocks are covered with sheeting. This was agreed.

The site manager produced evidence of daily visual inspections and PM10 monitoring was shown. This is being done three times a day (morning, midday, and afternoon). The Dust Management Plan was also shown to us. All other logs as per the CEMP are being kept and updated. A copy of the IAQM Risk Assessment recommendations (taken from the applicants AQ assessment submitted as part of the planning application) was discussed and this highlighted that, where practical, the stated measures are being undertaken. We discussed that the site has incorporated measures to control AQ and dust beyond and in addition to those in the CEMP – e.g the PM10 monitoring. On this basis, it was advised that the IAQM RA is reviewed and all measures that are being used on site are inserted into the CEMP as a revision of the live document via condition discharge.

We discussed the recent request for extended hours of operation for the specific purpose of power floating operations. The site manager confirmed that the activities would be internal only, carried out by two operatives using a machine which makes a similar sound to a generator. The wagons bringing the concrete on site would arrive during permitted hours (i.e. before 6pm) but the power floating operation would continue until midnight Monday-Friday for a period of 5 weeks, depending on site conditions. The site manager advised that the operators could park outside of the site so that no vehicles would enter or leave during the extended hours. From what we were told this morning, it sounds like the activities would have very little impact on the amenities of local residents and I was satisfied that the site manager had explored all other alternatives but given the nature of the process, none avoid working beyond the permitted hours. My view on this is to invite this amendment to be included in the application to discharge the CEMP again (as outlined above). Does this sound reasonable?

[redacted] were satisfied that there are no further measures required to minimise the stated impacts at this time. Furthermore, it was noted that the majority of higher risk works have been

completed, and it is more a case of keeping on top of the measures in place, stepping up control measures where applicable, when direct/detailed complaints are received, and being vigilant during the remaining earthworks and concreting. The site manager was asked if they had received direct complaints on this subject and they confirmed they had but they weren't specific to location/time etc but more of a general complaint. Also, the site manager confirmed that they had received no direct complaints from the local school.

Apologies for the detailed response but I hope this helps in advance of your meeting on Thursday.

Regards,

[redacted]

Place Directorate

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

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From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

Our meeting is Thursday so before that please, let me know if any issues.

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
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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 26 September 2025 09:45
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Fw: Astley Warehouses

Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
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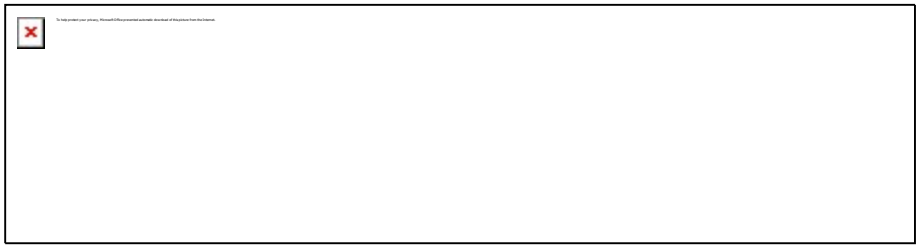

[redacted]

From: [redacted]
Sent: 04 November 2025 11:13
To: Proctor, David; [redacted]
Cc: [redacted]
Subject: RE: Friday Astley warehouses meeting

Hi David,

No problem all sorted.

Many thanks,

[redacted]
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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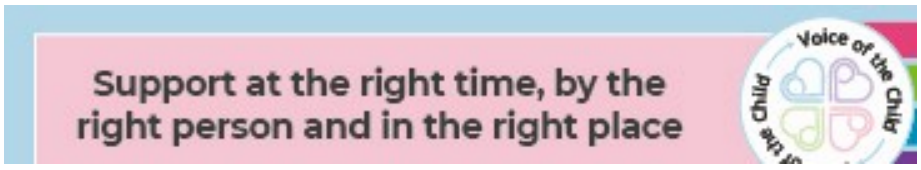

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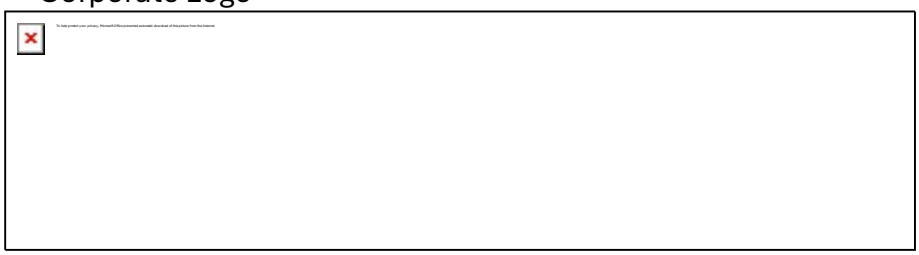

From: Proctor, David
Sent: 04 November 2025 11:03

To: [redacted]
Cc: [redacted]
Subject: Friday Astley warehouses meeting
Importance: High

[redacted]

Speaking to Aidan yesterday, he doesn't need to attend the social housing regulator meeting at 11 on Friday, so please can we extend the slot including the room booking to 3 hours.

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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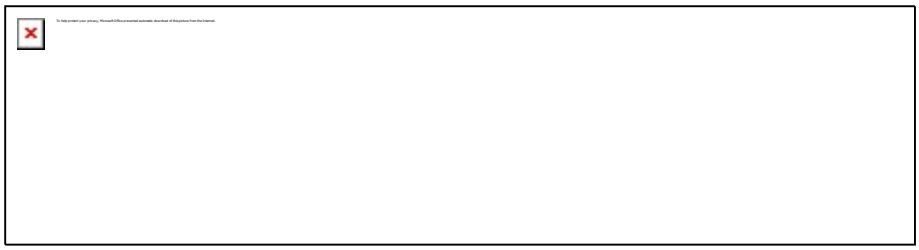

[redacted]

From: Proctor, David
Sent: 08 October 2025 11:04
To: Harding, John CLLR; [redacted]
Cc: Kenny, Paul, CLLR
Subject: RE: Query about planning approval

Morning,

I understand that several (if not all) members of the Committee have been approached with similar questions. There is a standard form of words for responding to queries on this topic, which the Leader asked for and has OK'd. It is:

Planning Committee considered this application in June 2024 (reference A/23/96226/MAJOR), and the planning permission was issued on 14th August 2024 once the required Section 106 agreement had been signed. There would have been a six-week window from 14th August within which any legal challenge to the planning permission had to be made – no such challenge was received and so the permission stands.

In consulting on the application the Council wrote directly to 99 residential properties in the vicinity of the site and placed site notices in the locality. All comments received were taken into account and the issues raised were reported to Committee.

The permission includes screen landscaping to be planted on bunds between the new buildings and the existing areas of housing. This should start to be planted from November onwards and will begin to soften the appearance of the development as it includes semi-mature trees, though it is recognised that the planting will take a period of time to fully mature.

We do recognise that developments under construction cause disruption for communities, and our teams have been proactively monitoring the site to ensure that the plans and the relevant planning conditions are being complied with. This has included taking measurements of the buildings and the bunds (which are partially constructed at present), and no issues have been found. If residents believe that any requirements are not being complied with, they can report this via our website and our team will investigate.

Officers met with representatives of a residents' group on 2nd October. The meeting covered a wide range of issues, and the group have agreed to submit a list of further questions which will be responded to.

Trust this assists.

Regards
David

[redacted]

From: [redacted]
Sent: 01 October 2025 16:46
To: [redacted]
Subject: RE: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)

Thanks [redacted] much appreciated. Regards,

[redacted]

[redacted]
Place Directorate
Wigan Council

From: [redacted]
Sent: 01 October 2025 16:42
To: [redacted]
Subject: RE: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)

Here you go, [redacted] This is the one that we have in the folder.

Any problems, just let me know.

Kind regards,

[redacted]

[redacted]
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From: [redacted]
Sent: 01 October 2025 16:33
To: [redacted]
Subject: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)

Afternoon, [redacted]

Urgent one sorry. Could you send me a copy of the Committee presentation that went to the June 2024 Planning Committee please for plan app: A/23/96226/MAJOR, Warehouses in Astley.

I have a copy that the Officers drafted on our side, and this may well be the same as the one that went before Members, but just for completeness, can you send me the copy that Members saw pls if you can dig it out and forward it to me.

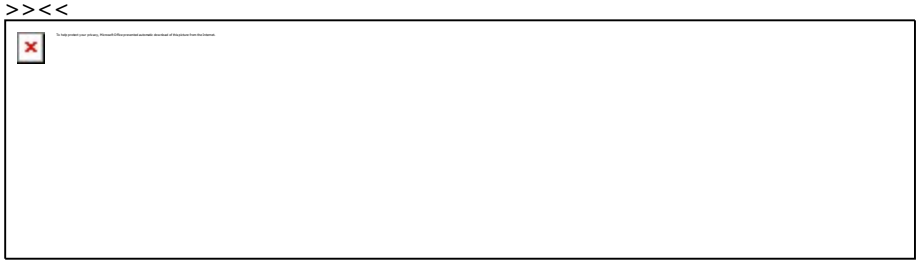
Kind regards,

[redacted]

Place Directorate

Office base: Wigan Life Centre (South Site) – Second Floor
[redacted]

>><<



[redacted]

From: Thatcher, Aidan
Sent: 29 August 2025 11:55
To: [redacted]
Cc:
Subject: Re: URGENT: Withington Drive, Astley- Warehouses

Yes that's great- thanks [redacted]

Aidan

From: [redacted]
Sent: Friday, August 29, 2025 11:52:57 AM
To: [redacted] Thatcher, Aidan
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

Thanks [redacted] suggested statement:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.

"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

Ends

The key issue seems to be that residents feel they didn't know about the full application etc so I've focused on that rather than planning being on site during construction.

It would helpful to have the heads up on public meetings etc if they come into your team, as we can then hopefully be a bit more prepared 😊

Thanks,

[redacted]

From: [redacted]
Sent: 29 August 2025 11:24
To: Thatcher, Aidan ; [redacted]
Cc: Maguire, Therese
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

[redacted]

My draft statement below that I've summarised - from the attached correspondence, David to the local MP, Legal and DM Team Leader to the local Cllr – the best I can whilst defending the Council's on this and the Planning Committee's decision.

Wigan Council understands that residents have concerns about the size and location of the new warehouses being built at Astley Park Industrial Estate, an allocated primary employment area, especially while construction is ongoing and the buildings are not yet finished.
The development was approved through a full planning application, which included detailed plans for the buildings, in accordance with the relevant planning policy and guidance. We understand there may be some confusion due to earlier approved outline plans, which were more general and didn't set the final size or layout of the buildings.
Council Officers are monitoring the site to make sure the work matches what was approved.
Once construction is complete, landscaping, including tree planting and bunds, will be added to help reduce the visual impact of the buildings.
The Council is committed to working with residents and the developer to make sure the development, which is expected to bring benefits to the area, including new jobs and investment, is delivered properly.

Hope this is of assistance, regards,

[redacted]

Place Directorate
Wigan Council

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 29 August 2025 10:41
To: [redacted])
Cc: [redacted]
Subject: Re: URGENT: Withington Drive, Astley- Warehouses

Sorry- I meant to say- [redacted], are you ok to turn what [redacted] says into a quote, then I'll sign that quote off.
Thanks
Aidan

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: Friday, August 29, 2025 10:32:42 AM
To: [redacted]
Cc: [redacted]
Subject: Re: URGENT: Withington Drive, Astley- Warehouses

Thanks all- I won't be able to sign it off until approx 11.50 sorry- it'll go to the wire on this.

From: [redacted]
Sent: Friday, August 29, 2025 10:24:21 AM
To: [redacted]Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

Thanks [redacted]- appreciate it and apologies for the flurry of emails
Please copy me into what you send to Aidan, I may need to edit it to fit with the style for a statement.
Thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 29 August 2025 10:22
To: [redacted] Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: URGENT: Withington Drive, Astley- Warehouses

Morning all,
I'm in the process of compiling the information on this to inform a statement for Aidan – it has a complex planning history – but the crux is the development is acceptable, has a lawful planning permission and has been assessed, and can continue to be assessed, if necessary, by the Council's planning enforcement team.
I'll have this completed and returned to Aidan by 11am – the response below you've drafted Kasia is only a part of the issue here.
Kind regards,

[redacted]
Place Directorate
Wigan Council

From: [redacted]
Sent: 29 August 2025 10:18
To: [redacted] Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: FW: URGENT: Withington Drive, Astley- Warehouses
Importance: High

Hello,

To update- they are also planning to run this piece on lunchtime news today, so we need to provide a statement asap.
[redacted] - Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?
Aidan for info- original enquiry attached and this is the full address given- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ
I've assumed these are the warehouses that [redacted] helpfully shared a member enquiry response about (below) and drafted up this as a starting point:
Aidan Thatcher, director of place at Wigan Council, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.
"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.
"Details re consultation…
"We will continue to monitor the site throughout construction."
Ends
Thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 29 August 2025 10:12
To: [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: URGENT: Withington Drive, Astley- Warehouses
Importance: High

Hi all

Sorry to chase- I've been given a deadline of noon today to respond to this enquiry and it's for BBC North West this evening.

I've attached the original query.

Thanks,

[redacted]

From: [redacted]
Sent: 28 August 2025 16:00
To: [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Hello,

Assuming this is the same site, please find first draft of a statement below:

XXX, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.

"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.

"Details re consultation…

"We will continue to monitor the site throughout construction."

Ends

Thanks,

[redacted]

From: [redacted]
Sent: 28 August 2025 14:22
To: [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

This is the address- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

Assuming it's the same ones?

Thanks

[redacted]

[redacted]

From: [redacted]
Sent: 28 August 2025 14:18
To: [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Thanks [redacted] I've had a contact from BBC North West- attached.
Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?
Is there any additional info about any consultation that was carried out please?
Thanks,

[redacted]

From: [redacted]
Sent: 28 August 2025 13:27
To: [redacted]
Cc: [redacted] Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Afternoon [redacted]
If it's the same development I believe it is, Planning and Regeneration have received correspondence from elected Members on the matter.
The below is the body of text taken form one of those responses – given it was personal to a constituent please do not share or pass on the below. If any queries do come up, we'll be happy to engage with a response, but hopefully the below gives you a bit of context at this stage:

> *Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.*
> *I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.*
> *Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.*
> *In direct response to your request, I have attached the following approved documents for reference:*
> - *The site layout plan, showing the location of all approved units.*
> - *The elevational drawing for Unit 1.*
> - *The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.*
>
> *While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.*
> *In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:*

[Search and comment on planning applications]

Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.

I hope this response provides clarity and reassurance to both you and your constituents that the Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.

Hope this helps, regards,

[redacted]

Place Directorate
Wigan Council

From: [redacted]
Sent: 28 August 2025 13:05
To: [redacted]
Subject: Withington Drive, Astley- Warehouses

Hi [redacted]

We've been tagged into a facebook post about warehouses on Withington Drive- it's getting a lot of engagement so I'm expecting an enquiry on it.

The general jist is that people feel they are bigger and closer than on the plans, and they were not consulted.

Is there any background to this one please?

Thanks

[redacted]

>><<



[redacted]

From: [redacted]
Sent: 16 September 2025 09:47
To: [redacted]
Cc: [redacted] Proctor, David
Subject: RE: Warehouses- Letter
Attachments: MP Response MEM005772-2 - M Wheeler MP.docx

Morning [redacted]

This is a copy of a letter that has been sent to the MP by planning also fyi.

Regards,

[redacted]

[redacted]
Place Directorate
Wigan Council

From: [redacted]
Sent: 16 September 2025 09:42
To: [redacted] (Planning)
Cc: [redacted]
Subject: Warehouses- Letter

Hello,

[redacted] has just asked me to share the latest of what we've sent to the press, in case it helps with the letter to the steering group:

Response:
Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

Ends

For context:

- This land has been allocated as employment land since 2006.
- The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.
- The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.

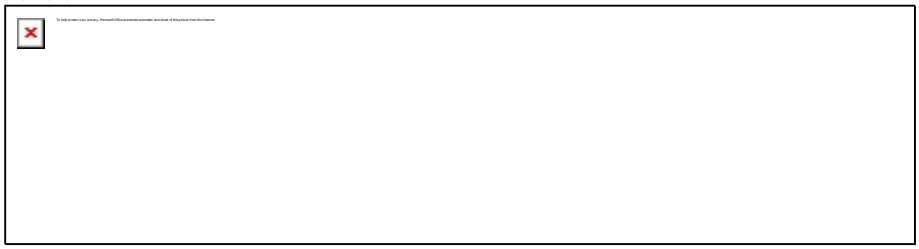
- The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.
- Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.
- The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.

Would you mind sharing the letter with us please, as we'd expect it to be shared with the media?

Thanks

[redacted]

>><<



Wigan Council

Michael Wheeler MP
Suit 10 Moorfield House
2a Moorside Road
Swinton
M27 0EW

Our reference: DP/MEM005772-2
Please ask for: David Proctor
Extension: 89126
Direct line: 01942 489126

Date: 7 August 2025

Dear Michael,

Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.

I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.

In direct response to your request, I have attached the following approved documents for reference:

- The site layout plan, showing the location of all approved units.
- The elevational drawing for Unit 1.
- The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.

While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.

In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the

approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:

Search and comment on planning applications

Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.

I hope this response provides clarity and reassurance to both you and your constituents that the Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.

Yours sincerely,



David Proctor
Assistant Director, Planning and Regeneration

[redacted]

From: [redacted]
Sent: 14 August 2024 12:59
To: Validation and Customer advisors
Cc: [redacted]
Subject: A/23/96226/MAJOR - due 16 August
Attachments: Section 106 Agreement 96226 - Scanned.pdf

Hi

This was a major that went to committee in June. A copy of the Section 106 is attached, and on civica and needs to be redacted please.

The decision is due on 16 August, but if it can go before then that would be great.

Thanks

[redacted]

[redacted] **– Development Management**

My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

Knights

Printed 02/08/2024 10:24 AM

DATED the 14th day of Augnst 2024

(1) WIGAN METROPOLITAN BOROUGH COUNCIL

and

(2) PEEL L&P DEVELOPMENTS LIMITED

and

(3) PEEL L&P LAND (INTERMEDIATE) LIMITED

and

(4) LLOYDS BANK PLC

AGREEMENT

pursuant to section 106 of the Town and Country Planning Act 1990 and other powers

in relation to land at Astley Park Way, Worsley

Planning application reference number A/23/96226/MAJOR

Knights

The Brampton

Newcastle under Lyme

Staffordshire

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1. Covenants by the First Owner 14

2. Covenants by the Council 14

THIS DEED is made on the 14th day of August 2024

PARTIES

(1) **WIGAN METROPOLITAN BOROUGH COUNCIL** of Town Hall, Library Street, Wigan, WN1 1YN ("**the Council**"); and

(2) **PEEL L&P DEVELOPMENTS LIMITED** (company registration number 01798783) whose registered office is at Venus Building 1 Old Park Lane, Trafford City, Manchester M41 7HA ("**the First Owner**"); and

(3) **PEEL L&P LAND (INTERMEDIATE) LIMITED** (company registration number 06495537) whose registered office is at Venus Building 1 Old Park Lane, Trafford City, Manchester M41 7HA ("**the Second Owner**"); and

(4) **LLOYDS BANK PLC** (company registration number 00002065) whose registered office is at 25 Gresham Street, London EC2V 7HN ("**the Chargee**")

RECITALS

(A) The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Site is located and a local authority for the purposes of the Acts.

(B) The Council is the highway authority for the purposes of the 1980 Act.

(C) The obligations contained in this Deed are planning obligations for the purposes of section 106 of the 1990 Act and covenants under the 1990 Act.

(D) The First Owner owns the freehold interest in the First Property registered at the Land Registry with Title Absolute.

(E) The Second Owner owns the freehold interest in the Second Property registered at the Land Registry with Title Absolute.

(F) The Chargee has an interest in the First Property by way of two registered charges over title number MAN117935 dated 19 September 2013 and 6 July 2020.

(G) The Application was submitted to the Council on 3 October 2023.

(H) On 11 June 2024 the Council's Planning Committee resolved to approve the Application subject to conditions and the completion of this Deed.

(I) The parties have agreed to enter into this Deed to secure the planning obligations and covenants contained herein with the intention that they may be enforced by the Council against the First Owner and its respective successors in title.

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 The following words and phrases shall, unless the context otherwise requires, bear the following meanings:-

"1980 Act"	means the Highways Act 1980 (as amended);
"1990 Act"	means the Town and Country Planning Act 1990 (as amended);
"2007 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 28 August 2007 between the Council (1) and Peel Investments (North) Limited (2)
"2009 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 27 March 2009 between the Council (1) and Peel Investments (North) Limited (2)
"2012 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 19 November 2012 between the Council (1) and Peel Investments (North) Limited (2)
"2017 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 24 February 2017 between the Council (1) and Peel Investments (North) Limited (2) and Lloyds Bank Plc (3) as varied by the 2018 Agreement
"2018 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 20 December 2018 between the Council (1) and Peel Land (Intermediate) Limited (2) and Peel Investments (North) Limited (3) and Lloyds Bank Plc (4)
"Acts"	means section 111 of the Local Government Act 1972, section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and section 1 of the Localism Act 2011;
"Application"	means the application for planning permission for the Development received by the Council and allocated reference number A/23/96226/MAJOR;
"BCIS Index"	means the Building Cost Information Service All in tender Price Index produced by RICS or if such index is no longer maintained, such replacement or alternative index as the Council and the First Owner may agree in writing;
"Biodiversity Net Gain"	means the system of enhancement of habitat in respect of the authorisation of new development

	pursuant to part 6 and schedule 14 of the Environment Act 2021;
"Biodiversity Off-setting Contribution"	means the sum of £199,332 (one hundred and ninety nine thousand three hundred and thirty two pounds) Index Linked to off-set the loss of habitats on the Site and to provide a net gain of 10% for the purposes of Biodiversity Net Gain and to be used by the Council or its nominee towards the establishment of new or improved habitat in accordance with the Biodiversity Off-setting Scheme.
"Biodiversity Off-setting Scheme"	means the establishment of new or improved habitat by the Council at Bedford Colliery.
"Development"	means the 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, 014/154/20 and 014/159/10 and associated engineering, infrastructure and landscaping works;
"First Property"	means that part of the land edged red on the Plan which is registered at the Land Registry at the date hereof under title number MAN117935
"Highway Contribution"	means the sum of £15,000 (fifteen thousand pounds) Index Linked payable to the Council towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane;
"Implementation"	means implementation of the Planning Permission by the carrying out of any material operation as defined in section 56(4) of the 1990 Act but excluding operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements (and the expressions or phrases 'Implement', 'Implemented' and 'Implementation of the Development' shall be construed accordingly);
"Implementation Date"	means the date the Planning Permission is Implemented;
"Index Linked"	means increased (or decreased if applicable) in proportion to movements in the BCIS Index between

	the date of this Deed and the date when the particular payment is made;
"**Interest**"	means interest at 4 per cent above the base lending rate of Barclays Bank plc from time to time;
"**Occupation**"	means occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations during construction or as a show unit and 'Occupy' and 'Occupying' shall be construed accordingly;
"**Planning Permission**"	means the planning permission to be granted by the Council pursuant to the Application;
"**Plan**"	means the plan attached to this Deed;
"**RICS**"	means the Royal Institution of Chartered Surveyors;
"**Second Property**"	means that part of the land edged red on the Plan which is registered at the Land Registry at the date hereof under title number MAN192479
"**Site**"	means the First Property and the Second Property shown edged red on the Plan;
"**Working Day**"	means any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

2. CONSTRUCTION OF THIS DEED

2.1 Unless the context otherwise requires, a reference to any particular statute includes any statutory extension, modification, amendment or re-enactment of such statute and also includes any subordinate instruments, regulations or orders made in pursuance of it.

2.2 The headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Deed.

2.3 References to clauses and Schedules (unless the context otherwise requires) are to the clauses and Schedules of this Deed.

2.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

2.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

2.6 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

2.7 A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.

2.8 A reference to any party shall include that party's personal representatives, successors and assigns and in the case of the Council the successors to its respective statutory functions.

2.9 A reference to this Deed or to any other Deed or document referred to in this Deed is a reference to this Deed or such other Deed or document as varied or novated (in each case, other than in breach of the provisions of this Deed) from time to time.

2.10 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

2.11 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2.12 An obligation on a party to do any act or thing includes an obligation to procure that it be done and a covenant not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.

3. STATUTORY PROVISIONS

3.1 This Deed constitutes a planning obligation for the purposes of section 106 of the 1990 Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and any other enabling powers.

3.2 The covenants, restrictions and obligations contained in this Deed are planning obligations for the purposes of section 106 of the 1990 Act and are entered into by the First Owner and the Second Owner with the Council with the intention that they will bind the interests held by those persons in the Site and their respective successors and assigns as set out in this Deed.

3.3 The covenants, restrictions and obligations contained in this Deed are enforceable by the Council and in accordance with section 106 of the 1990 Act.

4. CONDITIONALITY

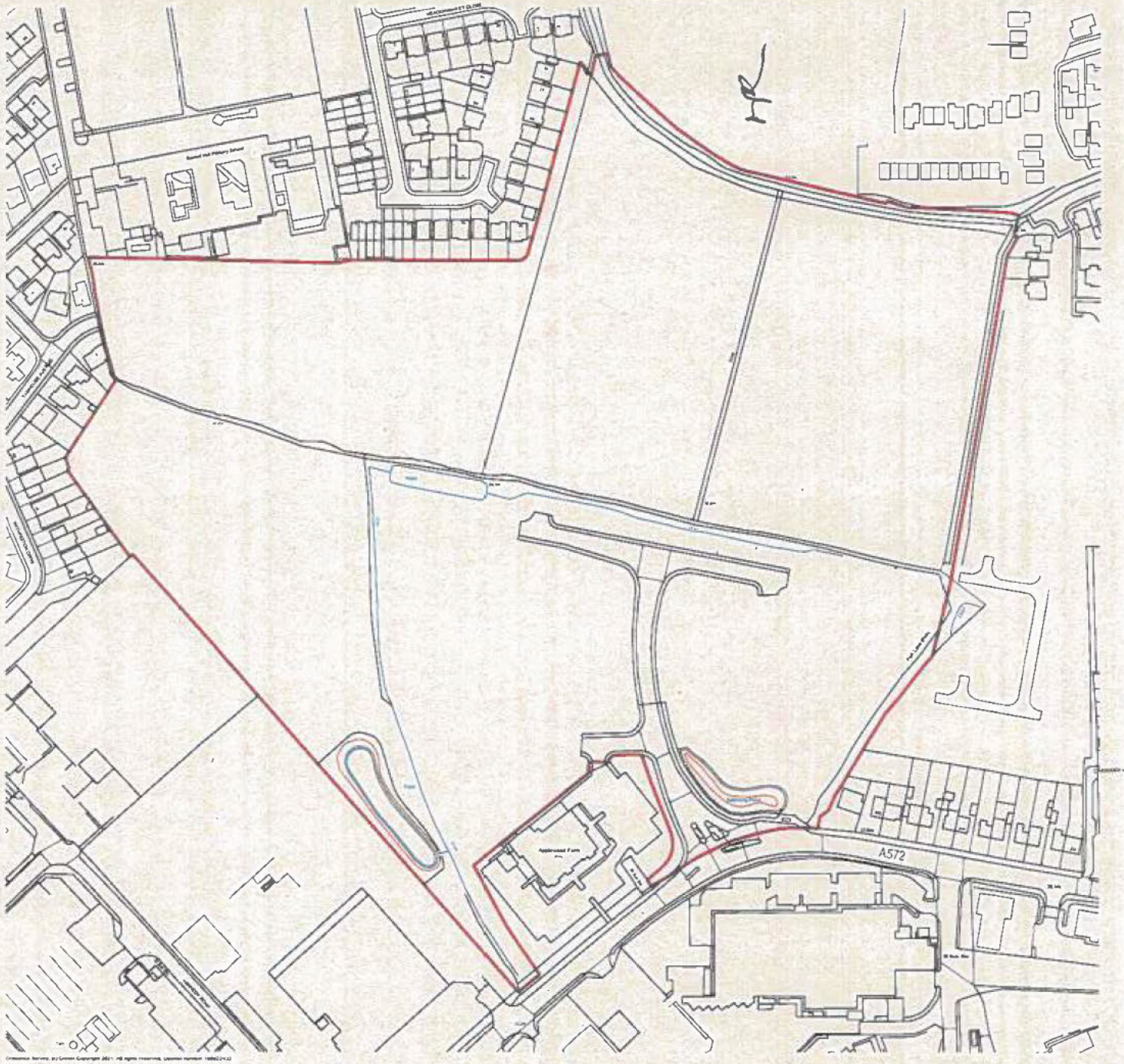
4.1 With the exception of clauses 5.4 and ~~4.10~~ 11 (which take effect immediately), this Deed is conditional upon:

(a) the issuing of the Planning Permission; and

(b) the Implementation of the Development pursuant to the Planning Permission.

5. FIRST OWNER'S COVENANTS WITH THE COUNCIL

The First Owner covenants with the Council:



356/24

ASSISTANT DIRECTOR
LEGAL, GOVERNANCE AND ELECTIONS

JT

Application Red Line
Site Area -
31.46 Acres
12.73 Hectare

PLP

pHp architects

ASTLEY, WIGAN
MANCHESTER

PEEL LOGISTICS PROPERTY
APPLICATION RED LINE

Status	Planning
Drawn by KJ	Checked by RM
Date	AUG 2021
Document Number	WG-PHP-00-00-DR-A-4557-006-P4
Scale@ A1	1:1000

5.1 to observe and perform the obligations set out in this Deed (including the Schedules hereto);

5.2 to give at least 5 Working Days written notice to the Council of the intended Implementation Date; and

5.3 to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the Transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan;

5.4 on the signing of this Deed to pay the Council's reasonable legal costs and disbursements of and incidental to the preparation and execution of this Deed in the amount of £500 (five hundred pounds).

6. SECOND OWNER'S COVENANTS WITH THE COUNCIL

6.1 The Second Owner covenants with the Council to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the Transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan;

7. COVENANTS BY THE COUNCIL

The Council covenants with the First Owner and separately the Second Owner to:

7.1 observe and perform the obligations which are to be observed and/or performed by the Council as set out in in this Deed (including the Schedules hereto);

7.2 grant the Planning Permission within 5 Working Days of completion of this Deed.

8. LIMITATION OF LIABILITY

8.1 No person shall be liable for any breach of a covenant, restriction or obligation contained in this Deed after parting with all of its interest in the Site or the part to which such breach relates, except in respect of any breach subsisting prior to parting with such interest.

9. EXCLUSIONS OF LIABILITY

9.1 No obligations contained in this Deed shall be binding upon or enforceable against any statutory undertaker in respect of any part of the Site (or interest therein) that they have acquired solely for the purpose of the supply of electricity, gas, water, drainage, telecommunication services.

9.2 This Deed shall not be enforceable against owners or occupiers of individual units constructed on the Site pursuant to the Planning Permission.

9.3 This Deed shall not be enforceable against any person whose interest in the Site is of the nature of an easement or covenant.

10. DETERMINATION OF DEED

10.1 If the Planning Permission shall expire before the Implementation of the development or shall at any time be quashed, revoked or otherwise withdrawn or (without the consent of the First Owner and the Second Owner) is modified by any statutory procedure this Deed shall forthwith determine and cease to have effect (to the extent that it has not already been complied with).

11. LOCAL LAND CHARGE

11.1 This Deed is a local land charge and shall be registered as such by the Council.

12. EFFECT OF PLANNING OBLIGATIONS

12.1 It is acknowledged that the 2012 Agreement replaced the 2007 Agreement and the 2009 Agreement and it was agreed that the planning obligations not already discharged under the 2007 Agreement and the 2009 Agreement were no longer enforceable under those agreements FOR THE AVOIDANCE OF DOUBT the 2007 Agreement and the 2009 Agreement ceased to have effect pursuant to the 2012 Agreement and shall be removed from the Register of Local Land Charges by the Council.

12.2 With effect from the date of this Deed the Site shall be released from the 2012 Agreement and the 2017 Agreement (as varied by the 2018 Agreement) and the obligations therein will be treated as revoked and of no further effect in relation to the Site only FOR THE AVOIDANCE OF DOUBT the Site shall be bound by this Deed only.

13. REASONABLENESS

13.1 Any approval, consent, direction, authority, agreement or action to be given by the Council under this agreement shall not be unreasonably withheld or delayed.

14. CANCELLATION OF ENTRIES

14.1 Once the First Owner has discharged its obligations under this Deed the Council shall on the written request of the First Owner cancel all entries made in the local land charges register in respect of this Deed within 10 Working Days of the Council receiving such a request and issue a written confirmation of such cancellation to the First Owner and the Second Owner.

15. RESOLUTION OF DISPUTES

15.1 In the event of any dispute relating to or arising out of the terms of this Deed, the Council or the First Owner or the Second Owner may invite the other party to resolve the dispute by mediation in such manner as the parties may agree.

15.2 Clause ~~10~~ 11.1 notwithstanding and without prejudice to the exercise by the Council of its statutory functions, in the event of a dispute relating to or arising out of the terms of this

Deed (other than a dispute relating to a matter of law or in relation to the interpretation of this Deed) the matter in dispute will on the application of either party be referred to a surveyor acting as an expert (hereinafter referred to as "**the Expert**") (being a member of the Planning Division of RICS) with not less than ten years recent experience in the field of town and country planning and development whose identity will be agreed between the parties or in default of agreement appointed by or on behalf of the President for the time being of RICS on the application of any party and:

(a) The determination of the Expert will be final and binding on the parties save in the case of manifest error;

(b) The parties will be entitled to make representation and counter-representations in accordance with such timetable as the Expert shall direct; and

(c) The Expert's costs will be borne in such proportions as he may direct failing which each party will bear its own costs of the reference and determination and one half each of the Expert's costs.

16. NO FETTER OF DISCRETION

16.1 Nothing (contained or implied) in this Deed shall fetter or restrict the Council's statutory rights, powers, discretions and responsibilities.

17. FUTURE PERMISSIONS

17.1 Nothing in this agreement shall prohibit or limit the right to develop any part of the Site in accordance with any planning permission (other than the Planning Permission or modification, variation or amendment thereof) granted after the date of the Planning Permission.

18. SECTION 73 VARIATION

18.1 In the event that the Council shall at any time hereafter grant a planning permission pursuant to an application made under Section 73 of the 1990 Act in respect of conditions attached to the Planning Permission, save and in so far as this Deed has been amended by way of a deed of variation prior to the grant of such planning permission, references in this Deed to the Application and the Planning Permission shall (save for the purposes of the definition of Planning Permission in clause 1) be deemed to include any such subsequent planning applications and planning permissions as aforesaid and this Deed shall henceforth take effect and be read and construed accordingly.

19. THE CHARGEE

19.1 The Chargee for itself and its successors in title consents to the First Owner entering into this Deed and covenants with the Council that in the event that the Chargee takes possession of the Site or any part of it and/or exercises its power of sale under the provisions of the charge then the Chargee and its successors in title will observe and perform and be bound by the terms and conditions of this Deed so far as the same remains to be observed and performed.

20. NOTICES

20.1 Any notice or other communication to be given under this Deed must be in writing and must be:

(a) delivered by hand; or

(b) sent by pre-paid first class post or by guaranteed next day delivery (via Royal Mail).

20.2 Any notice or other communication to be given under this Deed must be sent to the relevant party as follows:

(a) to the Council at Town Hall, Library Street, Wigan WN1 1YN and marked for the attention of the Assistant Director – Legal, Governance and Elections;

(b) to the First Owner at their registered office address from time to time and marked for the attention of the Legal Department;

(c) to the Second Owner at their registered office address from time to time and marked for the attention of the Legal Department;

(d) to the Chargee whose Registered Office is at 25 Gresham Street, London EC2V 7HN;

or as otherwise specified by the relevant party by notice in writing to each other party.

20.3 Any notice or other communication given in accordance with clause ~~18.1~~ 20.1 and clause ~~18.2~~ 20.2 will be deemed to have been received:

(a) if delivered by hand, on signature of a delivery receipt or at the time the notice or document is left at the address provided that if delivery occurs before 9.00 am on a Working Day, the notice will be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9.00 am on the next Working Day; or

(b) if sent by pre-paid first class post or by guaranteed next day delivery (via Royal Mail), at 9.00 am on the second Working Day after posting.

20.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

21. INTEREST

21.1 Without prejudice to any other right remedy or power herein contained or otherwise available to the Council if any payment of any sum referred to herein shall have become due but shall remain unpaid for a period exceeding seven days the First Owner shall pay on demand to the Council Interest thereon from the date when the payment became due until payment has been made.

22. NO WAIVER

22.1 No waiver (whether express or implied) by the Council of any breach or default by the First Owner in performing or observing any of the covenants, obligations or restrictions contained in this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said covenants, obligations or restrictions, or from acting upon any subsequent breach or default in respect thereof by the First Owner.

23. THIRD PARTY RIGHTS

23.1 A person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed. For the avoidance of doubt the successors-in-title and Assignees to the First Owner and the Second Owner and the successors to the Council's statutory functions shall have the right to enforce any of the obligations rights and covenants within this Deed.

24. GOVERNING LAW

24.1 This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England.

25. INVALIDITY

25.1 It is agreed and declared that if any clause or sub-clause of this Deed shall be deemed to be unenforceable or ultra vires the remainder shall remain in full force and effect provided severance from this Deed is possible.

This document has been executed as a Deed and is delivered and takes effect on the date stated at the beginning of it.

SCHEDULE 1 BIODIVERSITY OFFSETTING

1. COVENANTS BY THE FIRST OWNER

1.1 The First Owner covenants with the Council as follows:

(a) to pay the Biodiversity Off-setting Contribution to the Council on or before the Implementation Date;

(b) not to Implement the Development until the Biodiversity Off-setting Contribution has been paid to the Council;

(c) to notify the Council of such payment within 5 Working Days of it being made.

2. COVENANTS BY THE COUNCIL

2.1 The Council covenants with the First Owner as follows:

(a) to use the Biodiversity Off-setting Contribution towards the establishment of new or improved habitat in accordance with the Biodiversity Off-setting Scheme and for no other purpose;

(b) in the event that the Biodiversity Off-setting Contribution has not been so expended within 30 years from receipt of the Biodiversity Off-setting Contribution then the Council shall refund the unexpended part of the Biodiversity Off-setting Contribution to the person(s) who paid it together with Interest thereon for the unexpended part only (such interest to be calculated at the Base Rate from and including the date of receipt of the payment by the Council to the date of its repayment.)

SCHEDULE 2 HIGHWAY CONTRIBUTION

1. COVENANTS BY THE FIRST OWNER

1.1 The First Owner covenants with the Council as follows:

(a) to pay the Highway Contribution to the Council prior to first Occupation of the Development;

(b) not to Occupy or permit Occupation of the Development until the Highway Contribution has been paid to the Council;

(c) to notify the Council of such payment within 5 Working Days of it being made.

2. COVENANTS BY THE COUNCIL

2.1 The Council covenants with the First Owner as follows:

(a) to use the Highway Contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane and for no other purpose;

(b) in the event that the Highway Contribution has not been so expended within 5 years from receipt of the Highway Contribution then the Council shall refund the unexpended part of the Highway Contribution to the person(s) who paid it together with Interest thereon for the unexpended part only (such interest to be calculated at the Base Rate from and including the date of receipt of the payment by the Council to the date of its repayment.)

EXECUTED as a **DEED** by affixing the common seal of **WIGAN BOROUGH COUNCIL**)
)
in the presence of:)

[redacted]

ASSISTANT DIRECTOR
LEGAL, GOVERNANCE AND ELECTIONS

356/24

EXECUTED as a **DEED** by **PEEL L&P DEVELOPMENTS LIMITED** acting by)
)
, a Director in the presence of:)

.....
Director

Witness:

Signature [redacted].....

Name [redacted].....

Address VENUS, 1 OLD PARK LANE

MANCHESTER M41 7HA

Occupation CO SEC MANAGER

EXECUTED as a **DEED** by **PEEL L&P LAND (INTERMEDIATE) LIMITED**)

acting by , a Director) [redacted]

in the presence of:) **Director**

Witness:

Signature [redacted]

Name [redacted]

Address KENLIS, 1 OLD PARK LANE

MANCHESTER M41 7HA

Occupation COST MANAGER

EXECUTED as a **DEED** by **LLOYDS BANK PLC** acting by)

a duly appointed attorney under a power of attorney dated)

in the presence of:)

[redacted] ASSOCIATE DIRECTOR

[redacted]

Attorney

Witness:

Signature [redacted]

Name [redacted]

Address 11 Earl Grey Street
Edinburgh EH3 9BN

Occupation MANAGER

[redacted]

From: [redacted]
Sent: 05 June 2024 18:55
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

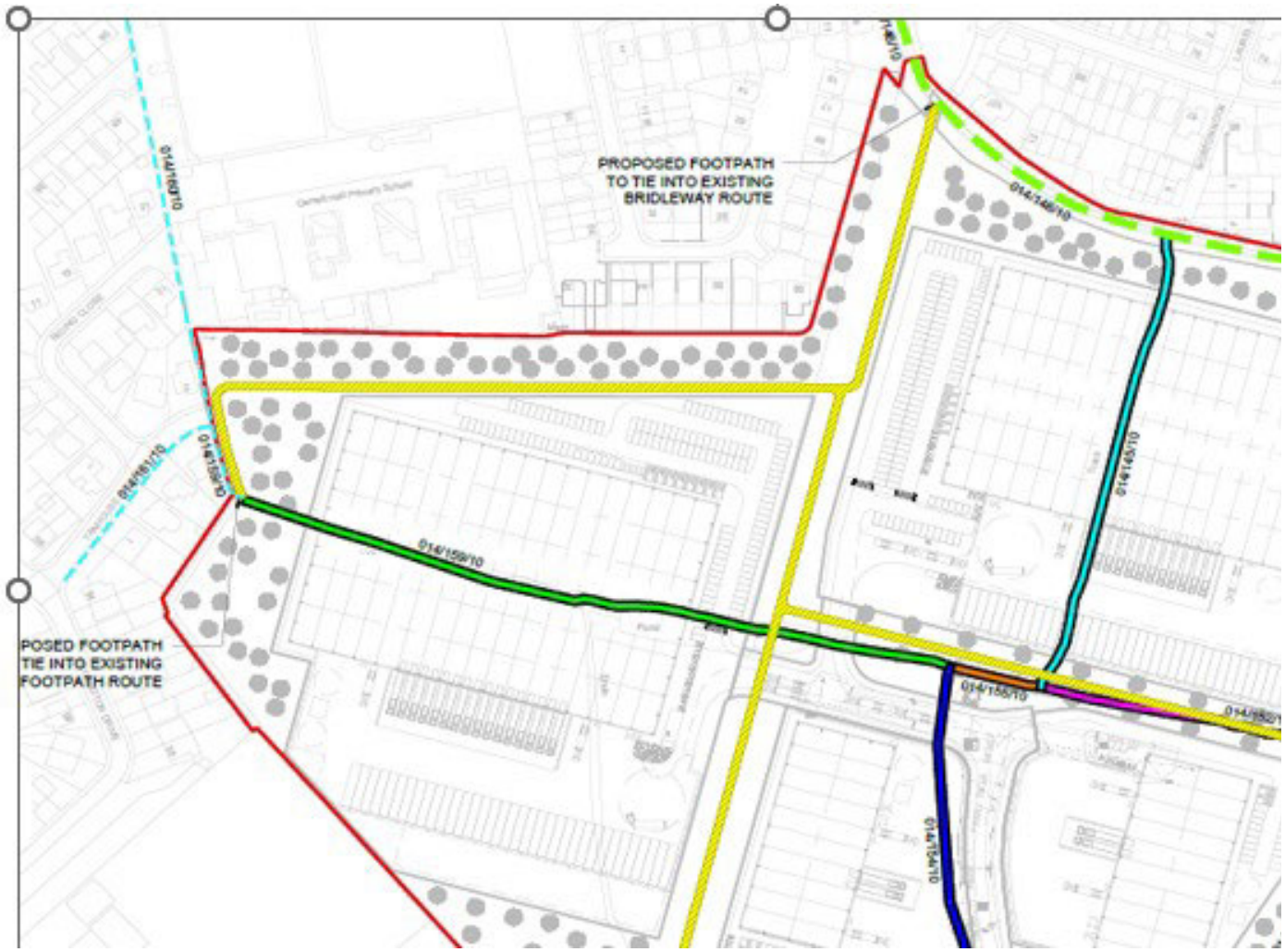
Hi [redacted]

I'll upload the presentation now. I've amended the public representations as discussed and added in "former" in relation to James Grundy.

I've added in a slide to acknowledge my stupid mistake and I've added this slide just to show the existing and proposed PROWs through the site as this may be a point of interest tomorrow. The key is on the slide but basically the yellow is the proposed PROW, the dashed green is the retained bridleway, the dashed light blue is a retained footpath and all other colours are existing PROW which are to be stopped up (also the subject of a s247/248 app).

Thanks again for your help on this.

Therese



[redacted]

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 09:18
To: [redacted]
Subject: Astley Business Park - bunds
Attachments: A_23_96226_MAJOR GA site sections.pdf; A_23_96226_MAJOR Landscape cross sections.pdf

Hi [redacted]

The approved drawing showing the bunds is WIG-PHP-00-00-DR-A-4557-005-P12 (attached). The landscape site sections, also attached, is helpful but not approved.

I don't believe anything further was approved under the required conditions application, but [redacted] dealt with this.

[redacted]

Place Directorate

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

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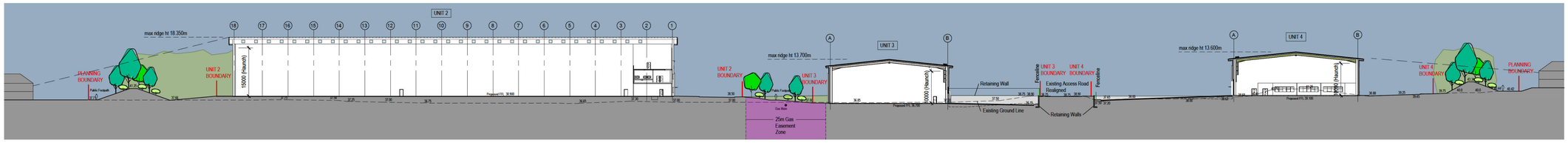
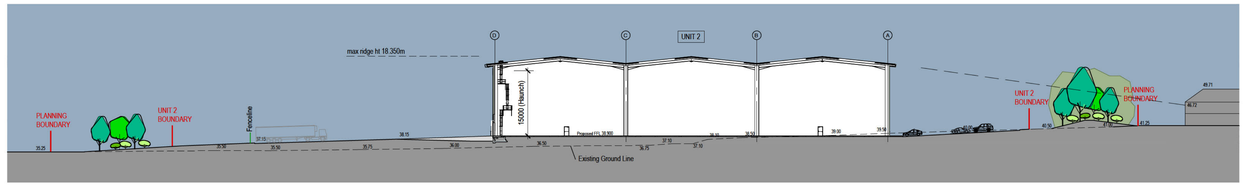
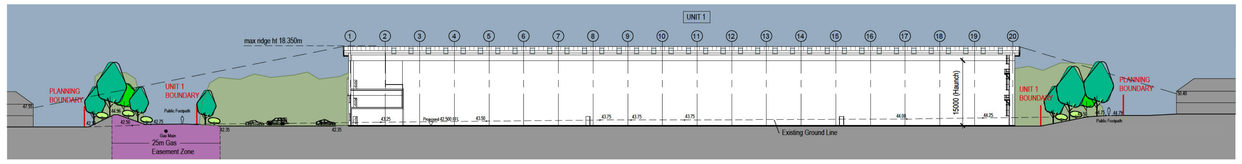


SECTION A-A 1:500



SECTION B-B 1:500



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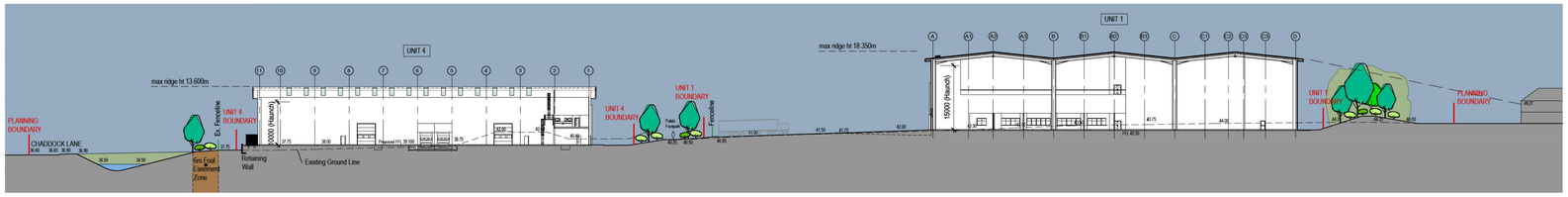

SECTION D-D 1:500


A
B
C
D
Existing Public Footpath
Chaddock Lane
Public Footpath
Existing Ground Line
Retaining Wall
Fenceline
Gas Main
25m Gas Easement Zone
Proposed FFL 39.100
Proposed FFL 39.100
Proposed FFL 38.900
Proposed FFL 38.900
Proposed 42.300 FFL
Proposed FFL 38.900
Proposed FFL 39.100
Proposed FFL 39.100
Proposed FFL 38.900
Proposed FFL 38.900
Proposed FFL 38.900

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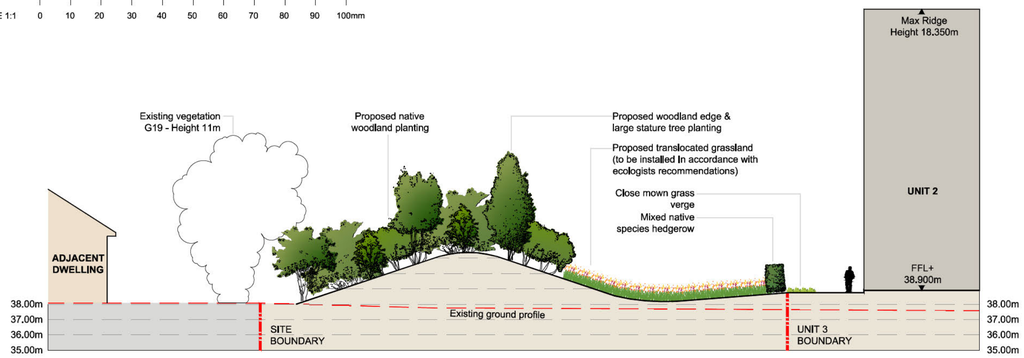
DO NOT SCALE FROM THIS DRAWING

SCALE 1:200 0 5 10 15 20m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm



SECTION A-A
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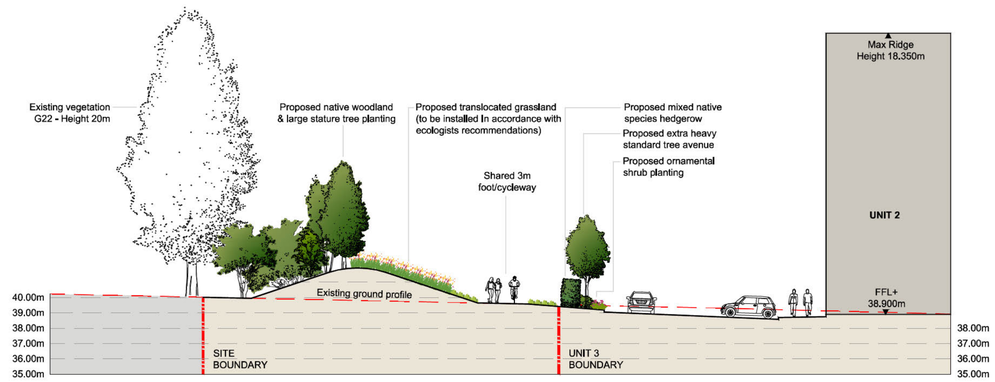

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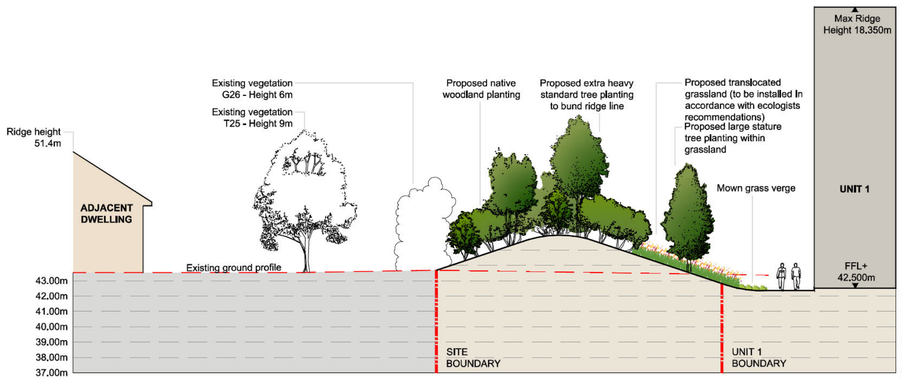

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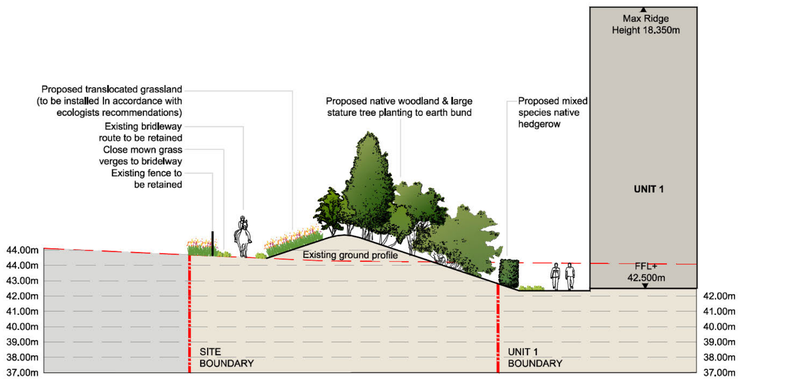

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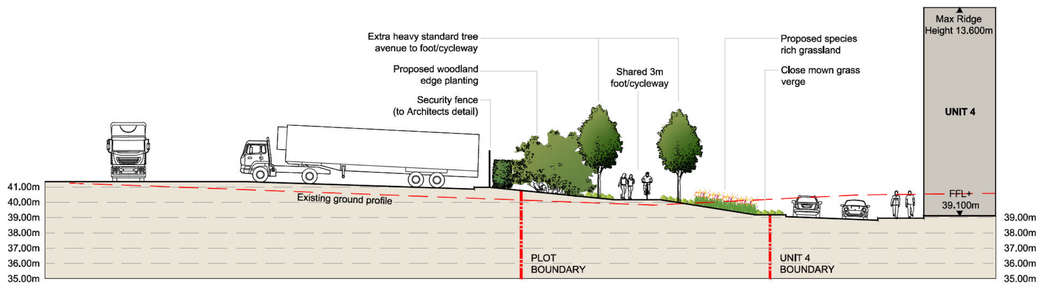

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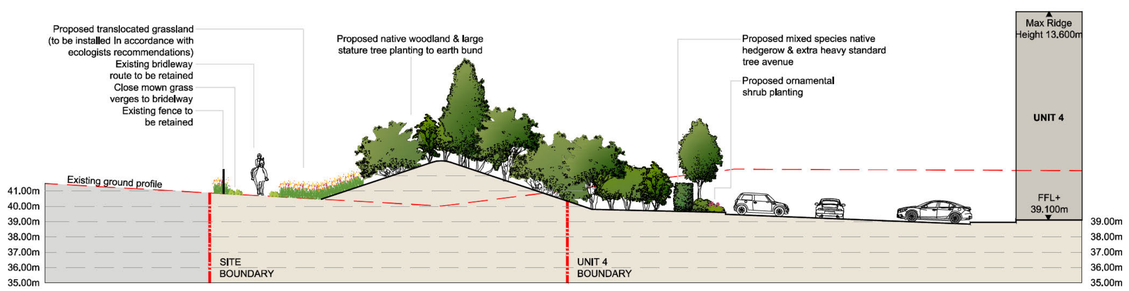

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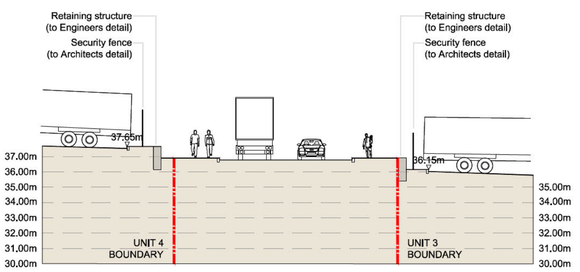
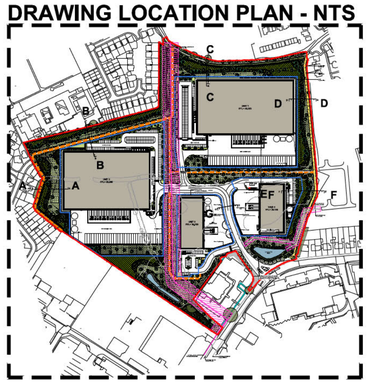


SECTION G-G
SCALE 1:200

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	CKD	DATE
P05	Scale bar added to sections sheet	HC	MB	27-10-23
P04	Building ridge heights updated to suit architects elevations	HC	MB	13-09-23
P03	Section CC updated to suit revised concept plan	HC	MB	01-09-23
P02	Drawing annotation updated	HC	MB	11-07-23
P01	Drawing annotation updated	HC	CKD	07-07-23

BCA DESIGN
Landscape Architects

CLIENT
PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
LANDSCAPE CROSS SECTIONS

CONTRACT NUMBER:	2266/22	DATE:	03/08/22
DRAWING STATUS:	PLANNING	CAD REFERENCE:	2266-22-07.dwg
DRAWN BY:	HC	CHECKED BY:	MAB
SCALE:	1:200	ORIGINAL SHEET:	A1

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
AST	BCA	ELS	XX	DR	L	2262-22-07	S5	P05

Barry Chinn Associates Ltd, Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gen@bca-landscape.com Website: www.bca-landscape.com

[redacted]

From: [redacted])
Sent: 15 August 2024 09:56
To: [redacted]
Subject: RE: A/23/96226/MAJOR - due 16 August

Hi [redacted], its done

[redacted] **Development Management & Building Control**
Place Directorate Planning and Regeneration
Wigan Council
Wigan Life Centre(South site), Wigan WN1 1NJ

[redacted]

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From: Validation and Customer advisors
Sent: Thursday, August 15, 2024 8:25 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - due 16 August

From: [redacted]
Sent: Wednesday, August 14, 2024 5:39 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Subject: RE: A/23/96226/MAJOR - due 16 August

Thanks [redacted], could you redact the initials too – looks like 'AM'

Thanks

[redacted]

[redacted] **– Development Management**

My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

From: Validation and Customer advisors <Validation@wigan.gov.uk>
Sent: Wednesday, August 14, 2024 4:57 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - due 16 August

Hi [redacted] can you check that you are happy with what is redacted on the 106 please.

Thanks

[redacted] **– Development Management & Building Control**
Place Directorate Planning and Regeneration
Wigan Council
Wigan Life Centre(South site), Wigan WN1 1NJ

[redacted]

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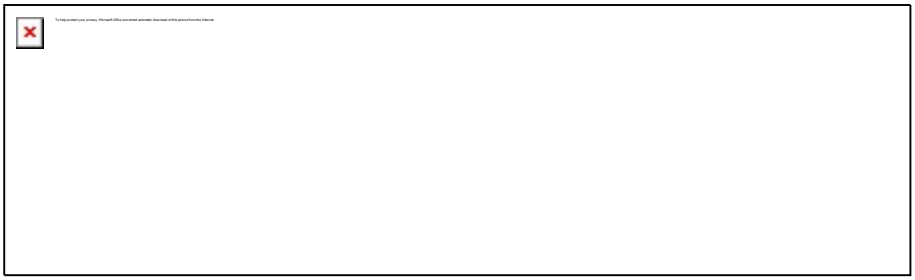



From: [redacted]
Sent: Wednesday, August 14, 2024 12:59 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: A/23/96226/MAJOR - due 16 August

Hi

This was a major that went to committee in June. A copy of the Section 106 is attached, and on civica and needs to be redacted please.

The decision is due on 16 August, but if it can go before then that would be great.

Thanks

[redacted]

[redacted] **Development Management**

My working days are Monday - Thursday

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

Wigan Council

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>><<

[redacted]

From: [redacted]
Sent: 03 November 2025 12:00
To: [redacted]
Subject: FW: Astley Business Park

From: Proctor, David
Sent: 23 October 2025 17:29
To: [redacted] (Planning) ; [redacted]
Cc: Thatcher, Aidan ; [redacted]
Subject: Astley Business Park

Hello all,

In view of the number of questions still being asked about this, Aidan and I could do with increasing the level of detail that we know about it – evolution through pre-app, consultation on the application etc.

Would it be possible please to a set up a full morning or afternoon, for us to sit in a room and have you talk us through the background with images / files up on screen as we need?

@[redacted] can help arrange this – we'll need all those included in this email, in a room with a decent screen that you can actually see – so maybe Room C in WLCS.

Ideally if we can try for the end of the first week back after half term or the start of w/c 10th Nov, so that colleagues have time to prepare but we keep moving with it. We'll all need to prioritise this so please help [redacted] as far as possible in moving other things around.

Thanks
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

d.proctor@wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

>><<

[redacted]

From: Proctor, David
Sent: 04 November 2025 18:56
To: [redacted]
Cc: [redacted] (Planning); Thatcher, Aidan
Subject: FW: Update Following the GM Mayor's meeting with the Astley Warehouse Action Group

Importance: High

Hi [redacted], sorry to come back on this but I see [redacted] is off now – are you able to help with the specific query below, about the Cadent responses and the approved plan that the bunds are being constructed to?

The links to the Cadent responses don't work for me so can that be checked out as well please.

If this can be done Wednesday morning that would be fantastic, if not then can you let me know when we can get the info please.

Thanks
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 04 November 2025 18:49
To: Thatcher, Aidan
Cc: [redacted] (Planning) ; Proctor, David
Subject: RE: Update Following the GM Mayor's meeting with the Astley Warehouse Action Group

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Hello again, as predicted I have been asked by the Mayor's office for an update!

If it is not going to possible to provide a full response tomorrow on my queries below, could someone advise me, in the morning, on timescales for a full response, so that I can manage expectations at this end.

Thanks

[redacted]

[redacted] Place (Planning)
M: [redacted]
Email [redacted]
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



From: [redacted]
Sent: 04 November 2025 15:16
To: 'Thatcher, Aidan' <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted] Proctor, David' <D.Proctor@wigan.gov.uk>
Subject: RE: Update Following the GM Mayor's meeting with the Astley Warehouse Action Group

Hello,

I was wondering if you have had a chance to look into this as yet, conscious I'll probably be chased by our Mayor's office tomorrow.

Sorry

[redacted] Place (Planning)
M: [redacted]
Email [redacted]
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



From: [redacted]
Sent: 31 October 2025 15:26
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]>; [redacted] (Planning) [redacted]>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Update Following the GM Mayor's meeting with the Astley Warehouse Action Group

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Thanks, Aidan, Monday/Tuesday would be great, if possible.

The residents seemed to be pleased that the Mayor agreed to meet them. He didn't commit to anything and was very much in listening mode. He explained that he has no remit in terms of planning decision making in Wigan, but he did offer to look into their concerns around the Cadent pipeline and the construction of the bunds. So I think the residents felt the meeting went ok and there was an amicable atmosphere (Michael Wheeler MP was also present).

Thanks again and have a good weekend

[redacted]

[redacted] Place (Planning)
M: [redacted]
Email [redacted]
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 31 October 2025 13:57
To: [redacted]; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted] (Planning) [redacted]
Subject: RE: Update Following the GM Mayor's meeting with the Astley Warehouse Action Group

Thanks [redacted]

Did the meeting go ok yesterday?

David and the officer who dealt with the application are back from leave on Monday and we will pick up these queries then and respond accordingly.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
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Library Street
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WN1 1YN

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07918 223 640

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From: [redacted]
Sent: 31 October 2025 12:45
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]
Subject: Update Following the GM Mayor's meeting with the Astley Warehouse Action Group
Importance: High

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Hello both

I wanted to update you following yesterday's meeting with the Astley Action Group, which, in the end, I was asked to attend.

At the meeting the group raised a query about the availability of the consultation responses from Cadent; they indicated that these were no longer available to view on your website, so we agreed to look into this. This morning I reviewed this document page on your website (Planning Documents), which relates to the application approved in June 2024.

I have found links to two Cadent consultation responses. It is true that the "pdf" links in both cases do not work, but the "download file" buttons work in both cases and I was able to download the attached emails using these links.
The link to the first "holding response" can be found here: Document Viewer
The link to the second email, which updated Cadent's position, can be found here: Document Viewer

I also note the officer's report to the planning committee refers to the original holding objection being withdrawn/superseded as per the comments in the second email. However, it looks like the dates in the officer report are slightly different to the ones in the attached two emails, 9th and 16th November 2023 vs 8th and 15th in the attached. Before we share this information with the group, I wanted to check that I'm right in assuming this is a typo in the report and not that other responses exist and also whether any further correspondence has been received more recently from Cadent in relation to this development and its relationship to the gas main in the locality . If any additional correspondence is available from Cadent, please could you provide me with copies?

Related to the availability of Cadent's responses, the local residents believe the extent/height of the bunds might have been limited, possibly in part due to the existence of the gas pipeline. In the letter sent to residents, I can see you have explained that the bunds are not finished as yet, but you do not appear to be suggesting that the bunds are not being completed as anticipated. Therefore, please can you confirm which approved plan the bunds are being constructed in accordance with and their anticipated height/extent (noting that this height is to be measured relative to the ground level of the ground within the development). Apologies, I realise this information may well be available on the above page, or via the various amendments, but I am struggling to locate the relevant documents as I am not as familiar with the documentation as you and your team will be.

As you can imagine, the Mayor is keen to get back to the group with an update as soon as possible, ideally early next week. Therefore I'm happy to have a call if that would be helpful.

Thanks

[redacted]

[redacted] Place (Planning)
M: [redacted]
Email [redacted]
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



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[redacted]

From: [redacted]
Sent: 05 March 2024 20:56
To: [redacted]
Cc: [redacted] (Planning)
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted],

Just to keep you in the loop on this as its relevant to the conversation we had earlier about workloads.

[redacted] has reiterated the gaps in this application and has previously advised that the information requested below is needed before we go before Members. I'm not surprised as when [redacted] originally raised his concerns, the applicant advised that it would take too long to carry out the remodelling required and next thing they submitted the additional info! It was very unlikely that there was anything new in there.

I'll go back to the agent tomorrow (prepare for the back lash!) and given where we are, there is some doubt that all the boxes will be ticked in time for April's planning committee. This would probably help me in focusing on Eckersleys for the next couple of weeks (whether its delegated or committee) but, as discussed today, will proceed as directed.

Thanks

[redacted]

From: [redacted]
Sent: Tuesday, March 5, 2024 5:12 PM
To: [redacted]
Cc: [redacted] (Planning)
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Sorry for the delay in my response.

I've reviewed the Technical Note and its more of the same I'm afraid, with lots of references to our previous responses. Please see below comments on the response:

1. Assessment Years – consultant is arguing that a year of app and 5+ year assessment is ok as end user is unknown and this is a consistent approach taken at other local authorities in the NW. The fact that the end user is unknown only strengthens my point. Its going to be a minimum of 3 years before the development is operational. We need to understand the impact growth in traffic will have on the adjacent transport network.

2. Committed Developments – fine to exclude Mosley Common, as noted in your email Therese.

3. HGV Trip Distribution – Observed count data from June 2022 was used to identify HGV movements. This needs to be explained in greater detail (where in the TA, the split between east and west movements, the locations). The further evidence of HGV movements travelling westbound is a Google image taken from September 2021. This cannot be considered conclusive evidence.

4. Distribution Methodology – JTW information taken from 2011 should be used to support a planning application submitted in 2023. Turning count data or another form of relevant information must be used instead.

5. Traffic Flow Figures – Response noted, conversion of HGVs to PCUs not accounted for within assessment. As a PCU is equivalent to one standard LGV trip junctions experiencing 30 or more PCU movements should be assessed to accord with the initial response from Network Management.

6. Junction Assessments – Must be updated to account for assessment years and potentially updated HGV distribution.

7. Proposed Car Parking Provision – with no end supplier identified it is difficult to determine the appropriate level of parking provision. A list of recently consented developments taken from various locations across the north west is not adequate justification. Once operational these sites could have issues with on-street parking for example. There will also be a number of speculatively developed sites with more parking.

We don't really have any new information, its just a reiteration of the initial TA. We need more before this is considered acceptable.

Kind Regards

[redacted]

[redacted] **Transport Policy**
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Wednesday, February 28, 2024 2:20 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

Good afternoon [redacted], [redacted]

The applicant has provided the attached, and commentary below, responses to the issues identified by yourselves and Salford Council. As discussed during our meeting with the applicant/agent a couple of weeks ago, I'm not intending on re-consulting with Salford Council so long as we are satisfied that the issues raised have been addressed.

[redacted] – Will you reconsult with TfGM?

Please can you review the attached and let me have your comments as soon as possible?

Thanks

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]

Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted]'s comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted]'s comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted],

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

Places Directorate: Economy and Skills
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Wigan Life Centre (South Site)
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Wigan
WN1 1NJ

[redacted]

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- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*

- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*
- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted] (Planning) [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards

[redacted]

[redacted]

From: [redacted]
Sent: 05 November 2025 09:25
To: [redacted]
Subject: RE: Astley Business Park - bunds

Great thank you.

[redacted]

[redacted] **– 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: [redacted]
Sent: 05 November 2025 09:18
To: [redacted]
Subject: Astley Business Park - bunds

Hi [redacted]

The approved drawing showing the bunds is WIG-PHP-00-00-DR-A-4557-005-P12 (attached). The landscape site sections, also attached, is helpful but not approved.

I don't believe anything further was approved under the required conditions application, but [redacted] dealt with this.

[redacted]

Place Directorate

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

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>><<

[redacted]

From: [redacted]
Sent: 06 November 2025 13:07
To: Proctor, David; DMenquiries
Cc: [redacted]
Subject: RE: FW:warehouses
Attachments: RE: Astley Business Park

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]
Places Directorate Economy and Skills
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

Tel [redacted]
Email [redacted]

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www.facebook.com/WiganCouncilOnline



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]

[redacted] **– 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]

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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 05 November 2025 11:49
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Members Enquires <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
Christine Roberts
Councillor for Astley

From: [redacted]
Sent: Wednesday, November 5, 2025 11:46:44 am
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: FW:

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Best wishes Christine Roberts

-------- 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]

From: [redacted]
Sent: 06 November 2025 11:19
To: [redacted]
Cc: [redacted]-inbound-astley-wbqwxlkrna@us02.procoretech.com
Subject: RE: Astley Business Park

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Morning [redacted],

We have been to the location noted, please see photo attached. I can't see any signs of flooding but will keep an eye on it.



Kind Regards

[redacted]

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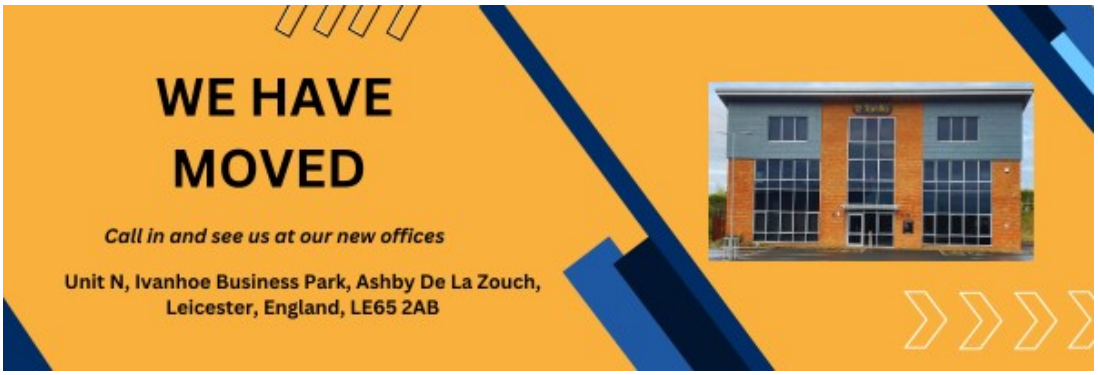

E: [redacted] M: [redacted] T: [redacted] W: www.tanro.co.uk

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From: [redacted]
Sent: 05 November 2025 17:04
To: [redacted]
Cc: [redacted]-inbound-astley-wbqwxlkrna@us02.procoretech.com
Subject: RE: Astley Business Park

Hi [redacted],

Thank you, much appreciated.

Thank you

[redacted]
Places Directorate Economy and Skills
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

Tel [redacted]
Email [redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 05 November 2025 16:49
To: [redacted]
Cc: [redacted]-inbound-astley-wbqwxlkrna@us02.procoretech.com
Subject: RE: Astley Business Park

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Afternoon [redacted],

Thankyou for the message, we were not aware of this but will investigate and get back to you.

Kind Regards

[redacted]

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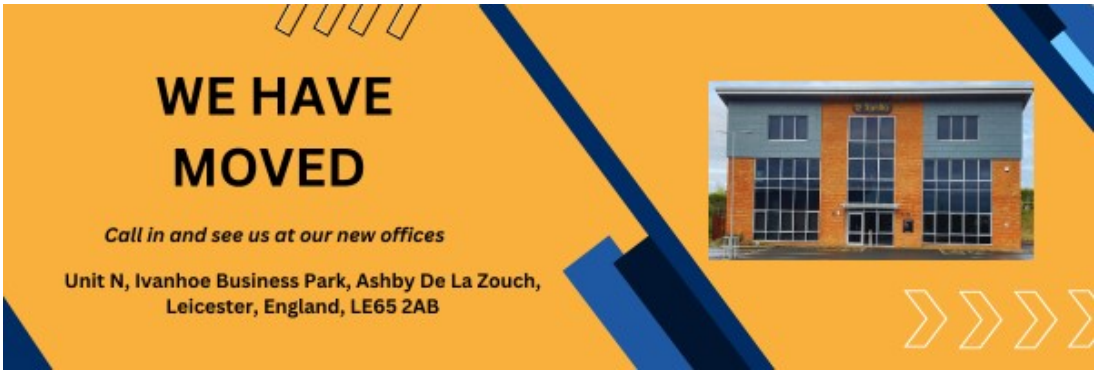

E: [redacted] M: [redacted] T: [redacted] W: www.tanro.co.uk

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From: [redacted]
Sent: 05 November 2025 16:28
To: [redacted]
Cc: com-inbound-astley-wbqwxlkrna@us02.procoretech.com; [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]
Places Directorate Economy and Skills
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

Tel [redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 10 September 2025 12:29
To: [redacted]
Cc: com-inbound-astley-wbqwxlkrna@us02.procoretech.com
Subject: RE: Astley Business Park

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Afternoon [redacted]

Yes, that's good for me, thanks.

Kind Regards

[redacted]

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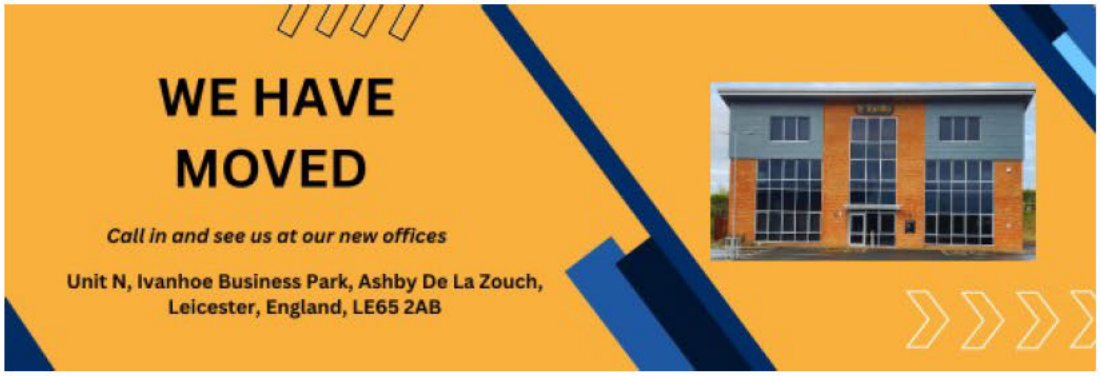

E: [redacted] M: [redacted] T: [redacted] W: www.tanro.co.uk



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From: [redacted]
Sent: 10 September 2025 12:10
To: [redacted]
Cc: com-inbound-astley-wbqwxlkrna@us02.procoretech.com; com-inbound-astley-wbqwxlkrna@us02.procoretech.com
Subject: RE: Astley Business Park

Hi [redacted]

Would tomorrow at 11am be convenient to do a visit? It will be myself and [redacted]

Thank you

[redacted]
Places Directorate Economy and Skills
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

Tel [redacted]

Postal Address:
Wigan Council, Places Directorate, Economy and Skills
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 04 September 2025 10:51
To: [redacted]
Cc: com-inbound-astley-wbqwxlkrna@us02.procoretech.com; com-inbound-astley-wbqwxlkrna@us02.procoretech.com
Subject: RE: Astley Business Park

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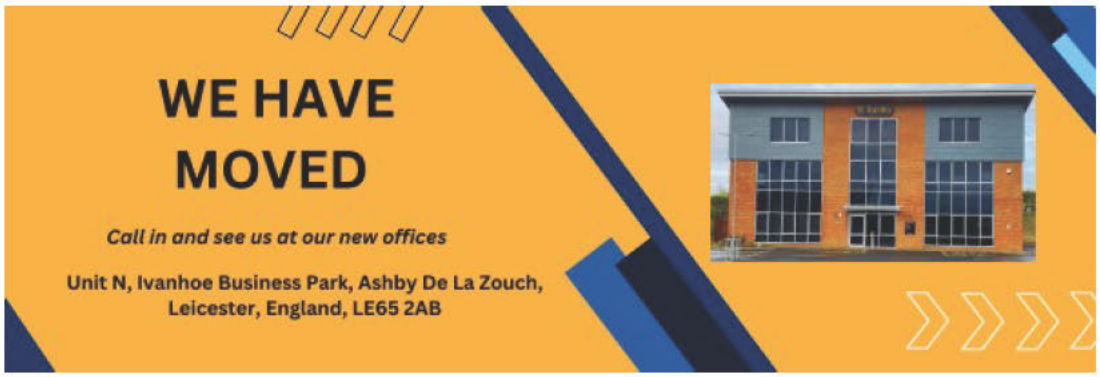
Thankyou [redacted]

Kind Regards

[redacted]

TanRo

Delivery Focused Main Contracting



E: [redacted] M: [redacted] T: [redacted] W: www.tanro.co.uk

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From: [redacted]
Sent: 04 September 2025 10:23
To: [redacted]
Cc: com-inbound-astley-wbqwxlkrna@us02.procoretech.com
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 [redacted] 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]
Places Directorate Economy and Skills
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

Tel [redacted]

Postal Address:
Wigan Council, Places Directorate, Economy and Skills
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 04 September 2025 09:13
To: [redacted]
Cc: com-inbound-astley-wbqwxlkrna@us02.procoretech.com
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]

TanRo

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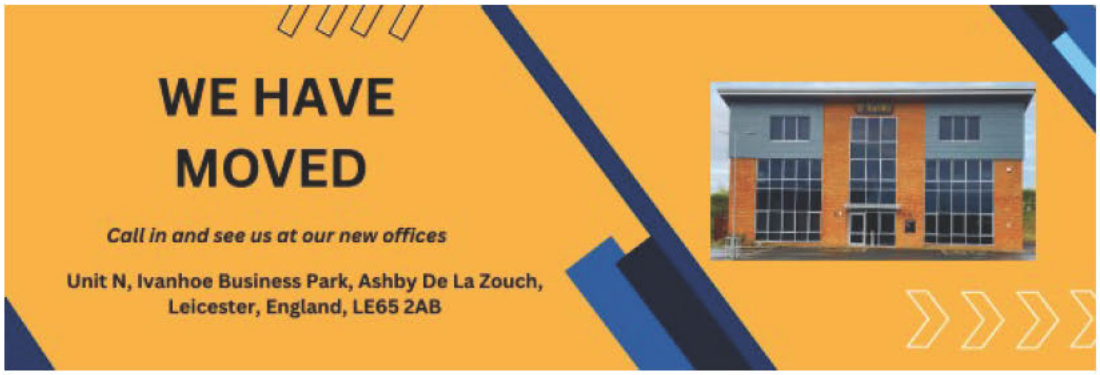

E: [redacted] M: [redacted] T: [redacted] W: www.tanro.co.uk

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[redacted]

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[redacted]

From: [redacted]
Sent: 08 August 2024 18:34
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

No problem, [redacted]

[redacted]

[redacted] **– Development Management**

My working days are Monday - Thursday

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

Wigan Council

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From: [redacted]
Sent: Thursday, August 8, 2024 4:57 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

I've copied you into an email to [redacted] I was holding off and hoping that the agreement might have been sealed today but that's not going to happen now.

If he does let you know that the agreement is sealed next week, uniform is up to date re conditions and informatives with an EOT until 14th Aug. If there is any house keeping to do on Civicia, I can pick that up when I get back.

To be honest, if you aren't chased by anyone, I'm quite happy to sort this out when I get back.

Just so you know (on the slight chance it's raised with you), the agents are trying to convince us to amend the land contamination condition on this one. [redacted] and [redacted] have been involved but all you need to know is that they know that the decision must be issued in line with what was reported to Members and so are expecting all of the conditions as listed on Uniform. If we do agree to any amendments, they know this will be post decision under a s73/NMA app.

Thanks again.

[redacted]

From: [redacted]
Sent: Wednesday, August 7, 2024 1:08 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

Hi if there is nothing additional to action (like any changes) they can send me it and I can issue it for you.

Thanks

[redacted]

[redacted] **– Development Management**

My working days are Monday - Thursday

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

Wigan Council

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From: [redacted]
Sent: Wednesday, August 7, 2024 1:06 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Extension of time

Hi [redacted],

As this may come up in the next couple of weeks, I just wondered how you would like me to leave it.

This app went to Planning Committee in June, but the legal agreement has taken some time to finalise. It looks like [redacted] may be able to seal it next week or the week after, but he is still awaiting some documentation so its hard to know for sure.

The agents want to know who they can contact in my absence if we're in a position to issue the decision? I don't really want to say no one (I would have said [redacted] as he knows all about this!) but do you want me to say that or can I give them your email address, or [redacted]'s or [redacted]'s?

Uniform is up to date re conditions and informatives and there is an EOT agreed until Wed 14th Aug so it would just be someone putting an X in uniform and advising

[redacted]'s team the decision is good to go once [redacted] has confirmed the legal agreement has been finalised.

[redacted] is one of the agent but he is also going on leave on Friday; any emails over the next couple of weeks will come from [redacted]

Thanks

[redacted]

From: [redacted]
Sent: Wednesday, August 7, 2024 11:20 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

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Hi [redacted]

[redacted]

If the S106/issue of decision notice spills into next week will there be someone available to issue the decision notice in your absence?

Thanks

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Wednesday, August 7, 2024 11:16 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

Hi [redacted],

Thanks for your response.

I was copied into an email from your client's solicitor on Monday to confirm that she is awaiting receipt of some signed documentation which will need to be posted on to the Council's solicitor so it looks like there will be another short delay.

[redacted]o, but I will update the record with the agreed EOT.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, August 7, 2024 9:32 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

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Good morning [redacted]

Many thanks for your email and update.

We understand that the S106 will be completed this week and therefore agree to an extension of time until Wednesday 14 August however, should you be able to issue the decision notice earlier than this date it would be appreciated.

Just fyi – I'm heading off on annual leave from close on Friday but [redacted] returns on Tuesday to pick up the baton.

Kind regards

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Monday, August 5, 2024 6:03 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

Hi [redacted],

I appreciate there are other matters on going but in order to issue the decision, please can you confirm your agreement to an extension of time to issue the decision until Wednesday 14th August 2024? There are some minor discussions on going between the solicitors which I hope will be resolved by the end of the week.

Regards

[redacted]

From: [redacted]
Sent: Thursday, August 1, 2024 12:56 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

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Hi [redacted]

[redacted] from PLP issued the email below in response to your email of yesterday, but it has bounced back from your account. Just sharing it with you again here.

Many thanks

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Thursday, August 1, 2024 11:50 AM
To: [redacted]
Cc: [redacted]
[redacted] - Land Condition

Hi [redacted]

I hope you are well and thanks for your help on the condition 5 matter to date.

Just picking up on your response to [redacted] below I thought it was worth myself providing a observation on the matter as unfortunately unless we can achieve flexibility on the Councils proposed wording for condition 5 (as suggested in [redacted] email below dated 10th July) which in our opinion achieves the same outcome the Council require we have a material viability issue with the project as we will effectively have a 4-6 month timing implication on the construction programme with associated cost and delay which unfortunately means we would need to return to investors for approval as this could be a material variance to the currently approved construction budget and programme (we currently have a fixed price and programme offer from a Contractor) this investor approval may not be forthcoming meaning the scheme does not happen.

We are also at early-stage discussions with a potential occupier of the larger unit and again this delay would mean we could not meet their occupational timescales so potentially we would lose this opportunity.

We found our last call productive so given the significance of the issue we face here I was hoping we could again convene to discuss this and hopefully make some progress.

We would be available any time on Monday up until 3 pm on TEAMS if this would work for you and colleagues?

Thanks,

[redacted]

From: [redacted]
Sent: Wednesday, July 31, 2024 3:59 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted],

Thanks for your email.

Myself and [redacted] (EP) do not consider there to be any other possible amendments to the agreed wording of the condition which could fall under a non-material amendment. I have therefore asked [redacted] for advice on what next steps he wants us to take and once he has come back to me, I will let you know.

I imagine the developer is gathering the information needed for clause 1 of the condition at the present time. Please submit any results from that work for [redacted] to consider but in the absence of that information, as I said, I don't see any other acceptable non-material amendments to the agreed condition.

I will come back to you with [redacted]'s direction as soon as possible.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, July 31, 2024 3:06 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition
Importance: High

Some people who received this message don't often get email from [redacted] Learn why this is important

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Hi [redacted]

Hope you are well.

I'm just following up on [redacted]'s email below to check if you've had chance to review the issues raised, and also if you have found a space in diaries for the quick TEAMS call [redacted] suggested.

This one issue is starting to impact significantly on our construction programme, so we are very keen to bottom things out as speedily as possible. With this in mind if you could come back to me with your availability, I'll ensure we can work around it at this side.

Look forward to hearing from you.

Many thanks

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Friday, July 26, 2024 6:18 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted],
[redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Thanks again for your response and continued efforts to help resolve our concerns and to reach an agreeable position regarding condition 5.

I've reviewed your latest response below with the team and whilst it reassuring that you advise that clauses 2 and 3 would not prevent site enabling works being carried out following the satisfaction of clause 1 (which I assume you mean to be the provision of an updated ground gas risk assessment, we still have concerns which are rooted in the sequencing of works required in the lead in to the updated ground gas risk assessment – concerns that I've set out in previous emails.

In any case, I'm also not sure the currently proposed condition 5 wording is clear in that site enabling works could be commenced after clause 1 as there is no reference to site enabling works being excluded and the preceding text refers to "*following demolition*" (which there isn't any required on site) and then "*prior to any further development commencing…"* but the first part of the condition also refers to the submission/approval of a Remediation Strategy prior to commencement of any development. So, there is no part of the condition that clearly refers to when site enabling works can commence, which if it proved to be a workable comprise for us (which I'm not sure it is) would to have some additional/amended wording shoe-horned in as part of an amended condition for clarity/precision.

I appreciate this is becoming a laboured matter and really do appreciate the Council's willingness to resolve and be flexible where possible. If the Council is amenable, please could we arrange a further short Teams meeting to try and set out our concerns and discuss a potential compromise that works for all parties as I think the concerns on both sides are being missed in the email back and forth. We shouldn't need any more than 15-20 minutes and I think it will allow us to all reach a definitive conclusion on the matter one way or another.

If you could please advise of your and [redacted]'s availability over the next week or so we can get coordinate the necessary team members from our side to suit your diaries.

I'm on leave myself the next two weeks but my colleagues [redacted], both cc'd, are on hand to progress this matter in my absence.

Kind regards



[redacted]

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From: [redacted]
Sent: Monday, July 15, 2024 1:36 PM
To: [redacted]

Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Thanks for your email.

I can confirm that the content has been considered by our EP colleagues and concern remains about shifting clause 2 and 3 to pre-occupation for the reasons discussed at our last meeting and doing so could not be considered a non-material amendment to the development as approved.

However, as [redacted] has previously advised, clause 2 and 3 does not prevent works up to the build phase commencing; so enabling works such as roads, drainage, site levelling etc can be commenced following the submission of the details required under clause 1 (and subject to the requirements of the other agreed pre-commencement conditions). Furthermore, the information required by clause 1 could be obtained now, submitted and, depending on the result, provide the justification to amend clause 2 and 3 later down the line.

The importance of clause 1 also needs to be stressed, as additional considerations relating to the potential gas risk following the proposed grouting works affecting both on-site and off-site needs to be explored, as well as the combustion assessment. These assessments required through clause 1 may indicate significant considerations or proposals that will inform the requirements of clauses 2 and 3.

As previously advised, the decision notice for the development will include the condition as agreed prior to the application going before Members (once the legal agreement has been finalised). Hopefully the above will provide your client with the time needed to obtain the information needed to comply with clause 1 and potentially further consider clause 2 and 3 and/or the comfort that the proposed wording does not prevent enabling works taking place as outlined above following compliance with clause 1.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, July 10, 2024 3:51 PM
To: [redacted]
Cc: [redacted] (Planning) <[redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

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Thanks [redacted], noted.

Kind regards

[redacted]

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From: [redacted]
Sent: Wednesday, July 10, 2024 1:44 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted],

Thanks for your email.

I can confirm the matter is now being considered by my colleagues in EP and a response will be provided as soon as possible.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, July 10, 2024 6:33 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

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Hi [redacted]

Thank you for your response below following our meeting last month and apologies for the delay in responding to your email below of 25th June - I've been stuck at a seemingly never ending planning inquiry but I have now managed to review your email below and suggested alternative condition 5 wording with the team.

As I expressed following our meeting last month we are grateful for the Council's willingness to work with us to find agreeable amendments to the condition 5 wording and to show flexibility in the approach in which we formalise such amendments (i.e. as a Non-Material Amendment). To that end we are grateful for you and colleagues taking time to discuss the matter further and to provide suggested alternative condition wording.

However, having reviewed with the team, unfortunately the alternative amendments suggested in your email would not materially change the issue of the trigger point and sequence of events required to satisfy the condition and would still cause significant issues to the build programme, for the reasons summarised below:

- The sequencing of the required works means that ground gas monitoring can only take place following completion of on-site pressure grouting.
- As such, the amended condition 5, clause 1 and retained clauses 2 and 3 as pre-commencement elements do not really change anything in that on-site pressure grouting would need to take place, after which an updated ground gas risk assessment and combustion assessment can be undertaken and submitted to the Council for discharge following completion, which as identified in my email attached could potentially mean a lead-in time of 6 months before construction can commence.
- As clause 1 requires all the above prior to development commencing, the significant programme constraint remains.

As such, whilst we can agree to the revision to clause 1 suggested in your email, it is critical that clauses 2 and 3 drop down to beneath the 'pre-occupation' line to alleviate this significant programme constraint and the condition wording you've provided below instead reads as follows:

"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 demolition but prior to any further development commencing:

1. An updated ground gas risk assessment (considering on-site pressure grouting works and the subsequent ground gas risk), and a combustion assessment, identifying the risk to all receptors that may be affected, including those off-site.

Prior to the occupation of the development:

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.

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."

I note also your reference to the risks on the developer side: "*as the recently proposed condition wording of 'prior to occupation' does not ensure that the appropriate gas protection measures will be incorporated into the design of building foundations prior to being installed. This prevents the development from progressing beyond a stage where changes become difficult and costly to amend*." – whilst we appreciate your concerns, I must be clear that the developer is willing to take on this risk as any such risk would either fall with the developer or contractor and be their responsibility and cost to deal with and is not a matter that the Council should be concerned about nor would it prevent the Council enforcing the condition wording above. Fundamentally, the condition is focused on the risks to future occupiers of the development / site and not on the developer during the construction phase.

With the above in mind, please can you re-consider the amendments to the condition wording and confirm whether you can agree to the revised wording I've suggested above? If concerns remain or the above explanation is not clear, then it will be important for all parties that attended the Teams meeting last month to jump on another meeting ASAP so that we can resolve this matter.

I trust that you can understand our position and the significant issue we have currently and that an agreeable way forward can be reached.

Kind regards

[redacted]

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From: [redacted]
Sent: Tuesday, June 25, 2024 5:08 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Land Condition

Hi [redacted],

Further to my email yesterday, we have held some internal discussions and have made some amendments to the condition – see attached.

The reasoning behind the suggested amendment is as follows:

Initially, we would require the submission of a new ground gas risk assessment and refined conceptual site model, including a detailed lines of evidence approach and more justification when considering appropriate standards and guidance as to the final risk from ground gases following the proposed grouting work.

If this revised assessment determines that post grouting gas monitoring is required, then a proposal will need to be submitted. On the other hand, if it is deemed that no further monitoring is required and the proposals & justification is agreed, then we can move forward from there.

Regarding post grouting gas monitoring (if required), we would be open to any proposals such as a more intensive monitoring regime - e.g a continuous 24/7 set up over a shorter period of time – as long as this is fully explored and presented appropriately. Similarly, any other methodology that would be considered best fit and falls within the standards and guidance could be proposed with justification and lines of evidence.

I can advise that the amended wording, as attached, would be considered a non-material amendment to the permission.

After discussion, it has been decided that these elements would need to be submitted prior to the build phase and so cannot accept your amendments in full; this is to prevent additional risk on the developer side, as the recently proposed condition wording of 'prior to occupation' does not ensure that the appropriate gas protection measures will be incorporated into the design of building foundations prior to being installed. This prevents the development from progressing beyond a stage where changes become difficult and costly to amend.

We hope the attached wording offers a reasonable and workable compromise for your client.

Regards

[redacted]

[redacted]

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: 03 May 2024 17:28
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR - BNG
Attachments: Thorley Lane - draft.DOCX

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Hi [redacted]

It was utilised by Trafford Council on one of their pre-mandatory BNG applications, or at least it was in the draft section 106 I was consulted on.

I liked the idea as it covered the eventuality that there was a change of the on-site contribution, that can theoretically occur between outline and reserved matters for instance resulting in the LPA receiving a reduced contribution per BU if a fixed cost has been agreed, which did occur on one Bury site, due to no fault of the developer or LPA. Engineers suddenly decided a load of landscaping had to come out at reserved matters for site lines.

In hindsight it may not have been accepted as I only saw the draft.

[redacted]
Planning
Investment, Development and Housing
Place

Tameside MBC | Twitter | Facebook | Instagram | LinkedIn
Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. [redacted]
Mobile. [redacted]

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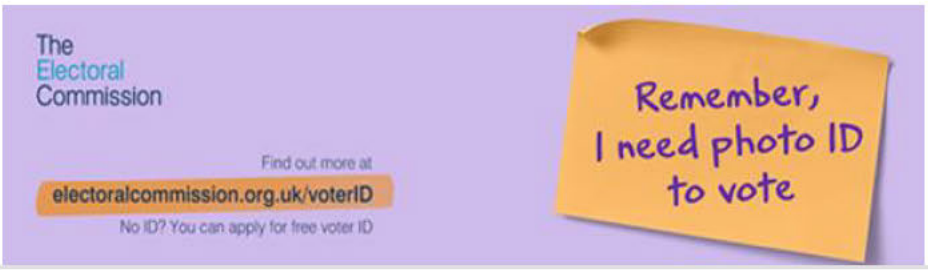

From: [redacted]
Sent: 03 May 2024 17:11

To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR - BNG

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Hi [redacted]

I wonder if you could shed any further light on the formula below.

I haven't come across it before and as yet it seems there is no standard for calculating a BNG unit price due to the national/ regional variation in the cost of mitigation work and case-specific considerations.

Kind Regards

[redacted]

[redacted]
Place Directorate – Housing, Property and Corporate Assets
Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Friday, February 16, 2024 6:12 PM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

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Hi [redacted]

Apologies for not spotting this earlier.

With regards the Urban trees, I accept that a lot of trees are being proposed but the plans were difficult to interpret as some of the standard trees are planted within the woodland planting and thicket planting, they are therefore unlikely to count as urban trees in 30 years having been subsumed in to the woodland. Once mandatory we would not be able to recommend a decision whilst the landscape proposals and biodiversity net gain proposals were not clearly a match, which is the case for this application. I accept however that BNG is not as yet mandatory and that a significant number of urban trees are proposed. I could count the number of trees I accept would count as urban trees but this should be job of the developer for a complex site such as this spread over two separate plans.

I do not however, given not as yet mandatory any objection to the post development biodiversity net gain score being finalise via a condition for on-site value and section 106 with an agreed rate per unit formula. Below is an example from a development where this approach was applied to the section 106 due to uncertainty on the number of off-site units required.

SCHEDULE 4

Biodiversity Net Gain Contribution Formula

The Biodiversity Net Gain Contribution shall be calculated applying the following formula –

A = ((B 1.1 – C)) = D* E*

Where:

A- is the the amount of the Biodiversity Net Gain Contribution

B- is 10.15 (being the Biodiversity Pre-Development Site Value)

C – is the Biodiversity Post-Development Site Value

D- is the number of Biodiversity Units to achieve the Biodiversity Net Gain Target

E – £12,000 per Biodiversity Unit.

For indicative purposes only, below is an application of the above formula based on the Developer's Update Ecological Impact Assessment dated 1st July 2021 that the Biodiversity Post-Development Site Value is anticipated to be 5.84 Biodiversity Units:

10.15 1.1= 11.165 – 5.84= 5.325*

5.325 12,000 = 63,900*

A= £63,900 is the Biodiversity Net Gain Contribution.

With regards the grassland as this is on site it could be dealt with via a detailed condition. Good condition theoretically possible, just in my experience very doubtful in practice and once mandatory, we hopefully will set some guidance on when we believe good conidition can and cannot be claimed. I have done some receptor sites for Bury, much simpler than this one and generally only regarded moderate condition as realistically achievable, occasionally fairly good.

If a decision is required happy to condition a habitat management and monitoring plan requiring the 7 criteria bullet pointed to be achieved.

Off-site Compensation
I accept that it is for Wigan to determine the off-site compensation and receptor site. No further issues with regards this point.

[redacted]
Planning
Investment, Development and Housing
Place

Tameside MBC | Twitter | Facebook | Instagram | LinkedIn
Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

Tel. [redacted]
Mobile. [redacted]

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From: [redacted]
Sent: 16 February 2024 09:34
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

Hi [redacted]

Further to your comments on this application, the applicant has provided a response in red and attached.

Would you please be able to provide some guidance on the appropriate contribution required to achieve net gain should there be a loss of 10.95BU on site?

There is quite a bit of pressure to move this forward to the next planning committee so if you could come back to me today, just with that figure, that would be a great help.

Thanks

[redacted]

From: [redacted]
Sent: Friday, February 16, 2024 8:43 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

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Hi [redacted]

Thanks again for your [redacted]'s time yesterday.

I write to respond to the GMEU comments, as follows in red:

- The details of the urban tree planting schedule is provided to ensure that 150 trees are proposed – The submitted landscape plans propose that 319 standard trees are planted across the site. This is over double the 150no. stated in the GMEU response and is hopefully satisfactory to the LPA on this point.

- That at least 56 have the potential to exceed 30cm dbh after 30 years - Please find revised landscape plans 2266-22-05+06 Rev P04 attached. The revised drawings include 56no. Semi mature trees proposed within areas of grassland (individual trees) as opposed to the 26no. semi mature trees previously proposed on Rev P03. The following 'upgrades' in size have been made on Rev P04:
    - 26no. EHS (14-16cm girth) have been upgraded to be of Semi mature standard (20-25cm)
    - 4no. EHS (extra heavy standard) 18-20cm girth have been upgraded to be of Semi mature standard (20-25cm)
    - For the avoidance of doubt these are not additional trees but instead an upgrade to 30no. trees from extra heavy standard to semi mature. As such, the ecologist has confirmed this has no impact on the currently submitted BNG Metric/spreadsheet and/or habitat loss calculations.

- Details on the other neutral grassland proposed to achieve good condition are provided. The other neutral grassland on site is already in 'good' condition. It will be translocated on site. However, in order to maintain it as such the following should be undertaken:
    - The grassland should continue to be consistent with the UK Habs description of other neutral grassland
    - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
    - Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens
    - Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%.
    - Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
    - Ensure Schedule 9 invasive species remain absent from the habitat.
    - There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type

- I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided. This is a matter to be progressed / agreed with WMBC as part of S106 drafting – as a starting point, we will consider with our ecologist what we believe to be an accurate price per unit but we request that WMBC does the same via its own advisors / habitat values charged for other schemes in the Borough.

Please can you confirm receipt and re-consult GMEU as necessary and request their urgent review/response/confirmation that the queries have now been satisfactorily resolved.

Kind regards

[redacted]

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From: [redacted]
Sent: Thursday, February 8, 2024 5:11 PM
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

You may already have seen the comments below as they are online but I just wanted to bring them to your attention.

As you will see further information is required re BNG.

There is now a need for a re-consultation with GMEU, Highways, Transport Policy Team and Salford City Council. In order to manage your client's expectations, its important to point out that all of the above will require a 14 day re-consultation period once the required information is received and as reports for March committee need to be completed by 19th Feb, there is a possibility that this application will not be ready to be presented at that time.

Given the level of objection in the surrounding area, it will be imperative that all outstanding issues are resolved before Officers can bring this before committee.

I am of course not ruling out making the March agenda, but I think its important to be realistic as we go forward.

Regards

[redacted]

From: pa-noreply@wigan.gov.uk <pa-noreply@wigan.gov.uk>
Sent: Wednesday, February 7, 2024 12:49 PM
To: [redacted]
Subject: Consultee Comments for Planning Application A/23/96226/MAJOR

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Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/02/2024 12:49 PM from [redacted] Greater Manchester Ecology Unit (Not Available) on behalf of Greater Manchester Ecology Unit.

Application Summary

Reference:	A/23/96226/MAJOR
Address:	Land At Astley Park Way Worsley
Proposal:	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
Case Officer:	[redacted]

Click for further information

Comments Details

Comments:	Hi [redacted] Thank you for consulting on the additional information.

1. Great Crested Newts
An unredacted version of the license has been provided. This confirms that Natural England are satisfied that the development is eligible of for district licensing.

Technically no condition is now required as the process is now in the hands of Natural England and their agent for delivery of the new ponds unless the LPA would want mitigation beyond the requirements of DLL. However the developer may decide to change their approach and not enter in to DLL at which point further survey may be required. I therefore recommend a condition along the following lines is applied to any permission.

"The development has the potential to cause harm to great crested newts and entered in to District Level Licensing.

Prior to development confirmation that:

• no changes to this mitigation approach have occurred or;
• if changes have occurred further information on the new mitigation approach to gcn.

should be provided to and agreed in writing by the LPA"

2. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain
Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The defra metric has been provided in excel format as requested.

The baseline value of the site appears fair, I am therefore willing to accept 62.84 biodiversity units (BU) as the baseline.

The post-development value has been calculated at 51.89 BU a loss of 10.95 BU and a shortfall of 17.24 BU to achieve 10% BNG. This includes a significant number of units generated through urban tree planting, 150 trees achieving moderate condition, of which 56 are forecast to achieve medium size after 27 years. It also includes 0.6819 ha of other neutral grassland forecast to achieve good condition. Both are relatively high risk proposals, with a lack of detail (that I could find) on the tree planting schedule or grassland proposals. There is therefore a risk of the loss being higher.

I therefore recommend that prior to determination:

- the details of the urban tree planting schedule is provided to ensure that 150 trees are proposed ;
- that at least 56 have the potential to exceed 30cm dbh after 30 years and;
- details on the other neutral grassland proposed to achieve good condition are provided.

I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided.

[redacted]
GMEU

I

[redacted]

From: [redacted]
Sent: 14 August 2024 10:04
To: [redacted]
Cc:
Subject: RE: Land at Astley Park Way, Worsley 100478/036

Hi [redacted]

It will be issued by 16th August, which is the agreed EOT date.

Thanks

[redacted]

[redacted] **– Development Management**

My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

From: [redacted]
Sent: Wednesday, August 14, 2024 9:55 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

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Hi [redacted]

Thank you, please send to 14 Market Street, Altrincham, Cheshire, WA14 1QB.

Please can you confirm when the decision notice will be issued for the planning?

Kind regards

[redacted]
Land Law LLP
[redacted]
Altrincham Office, 14 Market Street,Altrincham,Cheshire,WA14 1QB

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our bank account details have changed, do not respond to that communication, and speak to the Solicitor dealing with the transaction for yo
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Altrincham
Cheshire
WA14 1QB

Telephone: [redacted]
Fax:
Website: https://clicktime.symantec.com/15siaXgqfj5A4bumPWdGk?h=lm4STpoFNBqJeDbnIsrc
M=&u=www.land.law

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From: [redacted]
Sent: Wednesday, August 14, 2024 9:48 AM

To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

Hi,

Copy of completed agreement. I assume I am sending the two hard copies to you [redacted] at the address in your email footer?

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Wednesday, August 14, 2024 9:41 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

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Thanks [redacted], much appreciated.

[redacted], I look forward to hearing from you separately regarding the deed of indemnity.

Kind regards

[redacted]
Land Law LLP
[redacted]
Altrincham Office, 14 Market Street,Altrincham,Cheshire,WA14 1QB

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From: [redacted]
Sent: Wednesday, August 14, 2024 9:37 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

Hi [redacted],

I can confirm the 106 Agreements have been completed. I will circulate a scanned copy shortly.

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Wednesday, August 14, 2024 9:34 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

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Hi [redacted]

Further to our call, if you could confirm by return email that the S106 has been dated when you have spoken to your colleague, I will then date my associated document with the landowner.

Kind regards
[redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.
We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Tuesday, August 13, 2024 4:39 PM

To: [redacted]

Cc: [redacted]

Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley 100478/036

Message originated from outside Knights

Hi,

It really depends upon what time this will take place. I cannot guarantee there will be anybody in the office after 5.00p.m.

Regards

[redacted] – [redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Tuesday, August 13, 2024 4:33 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

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Hi[redacted],

No we can sort this, as long as you can authorise whoever needs to date to do so with today's date, and that can be actioned today?

Kind regards
[redacted]

[redacted]

Knights
[redacted]
[redacted]
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Tuesday, August 13, 2024 4:30 PM
To: [redacted]
[redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley 100478/036

Message originated from outside Knights

[redacted],

I am not in the office so cannot complete the Agreement myself.

Is this a problem?

Regards

[redacted] – [redacted]

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Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

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From: [redacted]
Sent: Tuesday, August 13, 2024 4:26 PM
To: [redacted]

[redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036
Importance: High

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Hi [redacted],

No need to apologise and thank you for the attached. I have checked and I am happy with the manuscript amendments made.

@[redacted] – can you also confirm your approval of the attached and that documents are released for completion please?

Once confirmed, I will call you [redacted] if that is okay to complete the S106 over the phone so that I may date my associated document simultaneously?

I am just about to go in to a 4.30 meeting and will call after that, if [redacted] can confirm the above in the meantime.

Kind regards
[redacted]

[redacted]

Knights
[redacted]
[redacted]
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Tuesday, August 13, 2024 4:18 PM
To: [redacted]
[redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley 100478/036

Message originated from outside Knights

Hi [redacted],

Sorry for the delay in getting back to you. I have now received confirmation the 106 has been sealed – scanned copy attached.

I await to hear further from you.

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Tuesday, August 13, 2024 2:24 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036
Importance: High

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Hi [redacted],

I tried to call and left a voicemail for you not so long ago on this.
Are you able to advise if documents have been sealed and if we can complete today please?

Kind regards
[redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.

We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Tuesday, August 13, 2024 9:52 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

Hi [redacted]

Further to the below, please let me know when documents have been sealed so that we can hopefully complete later today?

Please contact me pre-completion, as [redacted] (cc'd) needs to release documents and we need to synchronize when the S106 is being dated as I have an associated document to date.

Kind regards
[redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.
We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, August 12, 2024 3:09 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley 100478/036

[redacted],

For completeness, I confirm this is agreed on behalf of our client, Astley Unit Trust.

Kind regards
[redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.

The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.
We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, August 12, 2024 3:03 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley 100478/036

Message originated from outside Knights

Dear All

I confirm that I am authorised by Peel to make the manuscript amendments to the s106 Agreement on behalf of the First Owner, the Second Owner and the Chargee. The Chargee has approved the amendments and authorised them direct to Peel.

[redacted], I authorise you to make those amendments and sign on behalf of both Peel companies and the Chargee.

Please let me know if you need anything further.

Kind regards

[redacted]
Land Law LLP
[redacted]
Altrincham Office, 14 Market Street,Altrincham,Cheshire,WA14 1QB

Please be aware that we do not notify changes to bank account details by email due to the increased risk posed by cyber fraud. Always spea
Solicitor dealing with your transaction to check our bank details before transferring any money to us. If you receive communications suggest
our bank account details have changed, do not respond to that communication, and speak to the Solicitor dealing with the transaction for yo
Law LLP will not accept responsibility if you transfer money into an incorrect bank account.

Registered Office:
10-14 Market Street
Altrincham
Cheshire
WA14 1QB

Telephone:
Fax: [redacted]
Website: www.land.law

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contents of this message relate to legal advice given to a client of the firm in accordance with instructions or correspondence in a client trans
the views expressed in this electronic communication may be personal opinions of the author for which Land Law LLP accept no liability.

From: [redacted]
Sent: Monday, August 12, 2024 2:57 PM
To: [redacted]
[redacted] >
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

Hi [redacted],

Thank you for the below.

I have copied in [redacted] for the First / Second Owner and the chargee who will confirm as necessary.

Kind regards
[redacted]

[redacted]

Knights
[redacted]
[redacted]
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, August 12, 2024 2:31 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted],

Thank you for your email.

I confirm I am content with the course of action proposed and so await to hear further that this is agreed by all interested parties.

Regards

[redacted] – [redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100

Wigan
WN1 3DS

[redacted]

www.wigan.gov.uk
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From: [redacted]
Sent: Monday, August 12, 2024 1:32 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley
Importance: High

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

Hi [redacted],

Thank you for alerting me of this. I have just tried to call on the alternative number you gave to [redacted] but there was no option to leave a voicemail.

I have just spoken with the landowner's solicitor and the manuscript amendments have been missed, with apologies.

We really need this to be sealed by the Council tomorrow, and given the nature of the amendments and these only being in relation to cross referencing predominantly, would you be content to make these and initial, if myself and Peel's solicitor give authority that we are happy for you to do so? Previous authorities have accepted this in my experience.

For the avoidance of doubt, the manuscript amendments are in accordance with the attached comparison previously sent to you by [redacted], with the amendments required being as follows for ease:

- Clause 4.1 – change clause 10 to clause 11
- Clause 15.2 – change 10.1 to 11.1
- Clause 20.3 – change 18.1 to 20.1 and 18.2 to 20.2
- Sch 1, para 2.1 (b) – close bracket to be inserted at end of para
- Sch 2, para 2.1 (b) - close bracket to be inserted at end of para

Kind regards
[redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, August 12, 2024 12:28 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted]

I can confirm that I have received the Agreements. I don't know if I have misunderstood the situation, but I was anticipating they would have amendments made to them in manuscript. The copy I have been sent, attached, does not have any?

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Friday, August 9, 2024 1:18 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

I believe that the S106 engrossments were couriered to you yesterday. Could you please confirm receipt and advise when it is likely that the documents will be sealed?

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Wednesday, August 7, 2024 3:01 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

Hi [redacted]

Just to confirm that the First and Second Owners' solicitor has authority from all parties to initial the minor manuscript amends on each party's behalf.

The documents are to be couriered to the Town Hall address you provided and should be with you shortly. I should be grateful if, once sealed, the documents could be held to our order pending completion.

In the meantime, could you please provide account details so that I may arrange payment of your costs.

For information, I shall be on leave 12-19 August inclusive therefore I should be grateful if you would keep my colleague, [redacted], copied into correspondence going forward.

I look forward to hearing from you with account details and again once you are holding sealed documents.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, August 5, 2024 5:28 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

Hi [redacted]

The First and Second Owners' solicitor has confirmed that they have authority to make the manuscript amendments to the S106 on behalf of both companies and they will confirm once they have the same consent from the Chargee.

I am expecting the signed documents to be returned to me shortly and I shall advise when they have been posted to you.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, August 5, 2024 10:20 AM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted]

Wouldn't the parties to the Deed normally initial the manuscript changes?

Regards

[redacted] – [redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Monday, August 5, 2024 9:43 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

Just to advise that the landowners have prepared engrossments using a slightly earlier version of the agreed draft rather than the pdf engrossment I sent to you on 30 July. As the chargee has already signed it is proposed that manuscript amendments will be made to ensure the cross referencing is correct before completion.

I have attached a comparison of the final agreed draft and the pdf engrossment so you can see the amendments which will be made in manuscript.

I trust that this is acceptable but please advise as soon as possible if you consider there are any issues with this approach.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Wednesday, July 31, 2024 10:01 AM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted]

Please send the engrossments to Town Hall, Library Street, Wigan, WN1 1YN. I can confirm my costs are limited to [redacted]

Regards

[redacted] –

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Tuesday, July 30, 2024 5:45 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

Further to my email below I attach a pdf engrossment for completeness. I shall arrange for the same to be printed and signed and then sent to you for sealing/completion. Please let me know if the documents should be sent to an alternate contact/address for sealing.

In the meantime, could you please confirm that your costs are in the amount of £500 (no VAT) as set out in the agreement so that I may ensure that we have the necessary funds.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, July 29, 2024 5:32 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

Hi [redacted]

Thank you for confirming.

In relation to your previous query regarding ownership of the site, my property colleague has now advised that the pending land registry applications do not affect the ownership of the two parcels of land for the purposes of the S106 agreement.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
[redacted]
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, July 29, 2024 10:55 AM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Thanks [redacted],

All noted and agreed.

Regards

[redacted] – [redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan

WN1 3DS

[redacted]

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From: [redacted]>
Sent: Friday, July 26, 2024 1:06 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

Thank you for providing the draft with your amendments which are agreed. I have accepted all tracked changes and have amended the definition of Site further to your comments. This is shown in tracked if you could please confirm this is acceptable.

My understanding is that the chargee will only consider the document once it is in agreed form therefore, on the assumption that the definition of Site will be agreed, the attached version of the draft has been sent to the chargee for approval. I shall advise if they raise any concerns with the chargee clause/the document.

With regard to your query regarding the freehold owner of title number MAN117935, I have asked my property colleague who has a more extensive knowledge of the site to confirm and will let you know as soon as possible.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Wednesday, July 24, 2024 3:52 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] FW: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted],

Thanks for your email. I have just slightly amended the new definitions in an attempt to make them clearer and raised one question on the draft.

Just for the avoidance of any doubt, can you confirm that Peel L&P Developments Limited will be the registered freehold owner of title number MAN117935 and/or the land within the red edge of the attached title plan, on the date the Deed is completed?

Regards

[redacted] – [redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Friday, July 19, 2024 4:37 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

Thank you for confirming.

The parties have raised some further comments on the draft and have requested some minor amendments to the same.

As a brief explanation as to the amendments, the Second Owner has agreed to enter as a party to the S106 because a very small section of gravel footpath is to be constructed on land within their ownership (now defined as the Second Property) therefore they will enter as a party to covenant to notify of change in ownership of that part of the Site but the S106 obligations should sit with the First Owner (and their successors in title) who will be carrying out the Development.

I attach the amended version in tracked changes if you could please review and confirm approval.

Please note that we are still awaiting chargee approval.

I look forward to hearing from you.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Thursday, July 18, 2024 3:27 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted],

I can confirm I am happy to proceed as per the agreement attached to your last email.

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Thursday, July 18, 2024 12:30 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

Thank you for confirming.

I have removed the erroneous "February" and accepted the other tracked amendments.

I am just awaiting final approval from the parties and will then prepare engrossments.

With regard to the backdated title could you please confirm that you are satisfied that no additional parties to the agreement will be required?

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Wednesday, July 17, 2024 12:03 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] FW: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted],

Thank you for your emails. I have taken instructions and we don't have any issues with the amendments or the use of the plan, although I am not altogether clear why, in clause 11, the word 'February' has been inserted before '2017 Agreement'.

As for the execution of the Deed, we would normally require wet signatures, unless there are particular reasons for this not being possible, and for the plans to be signed as well.

The Council's sealing days are Tuesday's and Thursday's, but this may sometimes need to be varied depending upon office attendance.

The other points in your email are noted but do not need to delay the engrossments being prepared.

If you have any questions, do not hesitate to contact me.

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]>
Sent: Thursday, July 11, 2024 4:40 PM
To: [redacted]>
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Hi [redacted]

Thank you for providing the amended draft. I have accepted your tracked changes and have added some further amendments in tracked for your review. Could you please also confirm that you are happy for us to use the application plan as the S106 plan?

Once we have your approval of the same we are happy to prepare engrossments. We presume the Council will require wet ink and all parties to sign all parts of the document but please advise if otherwise. Could you please also confirm the Council's sealing days.

Just to advise, I am currently liaising with my property colleague regarding the pending applications on the title and will advise if any affect the interest in the site as shown on the backdated title registers.

I am aware that there is an option to purchase land in favour of Astley Unit Trust affecting the site but this has not been exercised therefore we do not consider that Astley Unit Trust need to enter as a party to the agreement.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Wednesday, July 10, 2024 1:57 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted],

Thank you for your email and the previous ones. Please find attached the draft with some minor changes to it. On the basis that they are non-controversial, will you be preparing engrossments?

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Wednesday, July 10, 2024 9:55 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Good morning [redacted]

Are you able to advise when you may be in a position to provide comments on the draft at all?

Please let me know if you require any further information in the meantime.

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.
We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Thursday, July 4, 2024 12:59 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

Good afternoon [redacted]

Further to my email below I am now in receipt of the updated backdated title plans. Please find the same attached.

With regard to the S106 Plan we propose to use the application plan (attached for ease of reference).

I look forward to hearing from you with comments on/approval of the draft Section 106 Agreement.

Kind regards, [redacted]

[redacted]

Knights
[redacted]

[redacted]
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
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We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Wednesday, July 3, 2024 4:01 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

Hi [redacted]

Thank you for your email.

Please find attached an amended draft which now includes the BNG drafting which you kindly provided as well as reference to historic planning obligations relating to the Site (new clause 11). Please note that the draft remains subject to any further comments from my client.

I have attached a comparison to the previous version of the draft so you can see more easily what amendments have been made.

I am seeking instructions regarding the proposed S106 plan and shall send this to you shortly.

I also attach title to the site but please note that the registers and plans are backdated pending completion of registrations with the Land Registry. I attach the registers recently obtained from the Land Registry portal but we still await some of the plans by post. I shall forward these on once received but have attached some older plans which we have on file in the meantime.

You will note that there is a very small parcel of land within the leasehold title which falls into the application boundary. We do not propose to include the leaseholder as a party to the site due to the size and position of the overlapping parcel and given that our client is the freehold owner in any event.

I should be grateful if you would review the attached and provide comments/approval of the same.

I look forward to hearing from you.

Kind regards, [redacted]

[redacted]
[redacted]

Knights
[redacted]
[redacted]
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.
We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Tuesday, June 25, 2024 1:03 PM

To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] RE: Land at Astley Park Way, Worsley

Message originated from outside Knights

Hi [redacted],

Thank you for your email and your comments are noted.

Regarding BNG, the following expressions and meanings were included in Clause 1 of a similar Agreement:-

"Biodiversity Net Gain" – the system of enhancement of habitat in respect of the authorisation of new development pursuant to part 6 and schedule 14 of the Environment Act.

"Biodiversity Off-setting Contribution" – the sum of £199,332 to off-set the loss of habitats on the Site and to provide a net gain of 10% for the purposes of Biodiversity Net Gain and to be used by the Council or its nominee towards the establishment of new or improved habitat in accordance with the Biodiversity Off-setting Scheme.

"Biodiversity Off-setting Scheme" – the establishment of new or improved habitat by the Council at Bedford Colliery.

As far as the Schedule is concerned, the Owner covenanted to pay the Contribution prior to the Commencement of Development and the Council covenanted to spend or commit it within 30 years from the date of the payment.

I have not run this proposed wording past [redacted] yet, but hopefully she can agree to it or make any necessary changes.

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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From: [redacted]
Sent: Thursday, June 20, 2024 9:15 AM
To: [redacted]

Cc: [redacted]
Subject: RE: Land at Astley Park Way, Worsley

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Good morning [redacted]

I believe the initial draft and my contact details may have been passed on via an email from my client's consultant, [redacted].

I can confirm that I am instructed in respect of the Section 106 agreement going forward.

I shall make some minor amendments to the draft in respect of the agreed highway contribution and will provide the amended draft and title to you shortly. We also intend to make some amendments with a view to referencing the existing planning obligations in respect of the land which we hope will not be contentious.

I understand that the Council may be able to provide drafting for the BNG contribution which has been used in other matters in respect of the same BNG scheme. If you are able to provide this in the meantime, I can add this into the draft, otherwise are you happy for the schedule to be left blank and you insert the relevant drafting upon review of the document?

Kind regards, [redacted]

[redacted]

Knights
[redacted]
W www.knightsplc.com

Knights

Between January and November 2024, we will be carrying out a significant refurbishment and upgrade of our offices at the Brampton in Newcastle under Lyme.
The first of our 23 offices across the country, the Brampton remains at the heart of our business and is our main operational hub. We are delighted to be making this significant investment in the Staffordshire region for our people and our clients.
We will be moving into temporary accommodation in Newcastle under Lyme while these works are completed. During this time our facilities will be limited, and therefore please contact us first before coming to visit us so we can make appropriate arrangements for you. Our postal address and all other contact details will remain unchanged.
We look forward to welcoming you to our newly refurbished office in November 2024.

From: [redacted]
Sent: Monday, June 10, 2024 2:53 PM
To: [redacted]
Cc: [redacted]
Subject: [EXTERNAL] Land at Astley Park Way, Worsley

Message originated from outside Knights

Afternoon [redacted],

In February, you sent my colleague, Therese, a draft section 106 Agreement for the above site with reference number A/23/96226/MAJOR. The application is due before Committee tomorrow. I will be dealing with the Agreement on behalf of the Council.

I understand that all of the contributions have now been agreed, including the BNG Off-site contribution of [redacted]

In your email, you referred to providing the details for the solicitor of Peel L&P. Please can you just confirm whether it will be you or Peel's solicitors who will be dealing with the 106 going forward?

The draft does not appear to be too contentious so, on the basis that the application gets through Committee, I would hope it could be finalised quite quickly.

Will somebody be able to provide me with evidence of title to the Site?

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

[redacted]

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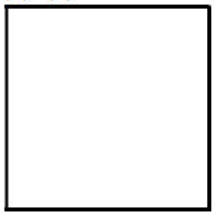

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[redacted]

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

Hi [redacted]

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

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

Cheers

[redacted]

[redacted] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
Landline: [redacted]
Mobile: [redacted]
www.wigan.gov.uk
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-----Original Message-----
From: planning@wigan.gov.uk <planning@wigan.gov.uk>
Sent: Tuesday, November 7, 2023 3:54 PM
To: [redacted]
Subject: Planning Application Consultation A/23/96226/MAJOR

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From: [redacted]
To: [redacted] ; [redacted] (Planning)
Cc:
Subject: A/23/96226/MAJOR - Astley Park Way - Land Contamination
Date: 28 May 2024 13:41:42
Attachments: PLP Astley - Draft Conditions - JW 24.05.24.docx

---

Hi both

I have reviewed the agent comments and the technical notes regarding the land contamination condition. I have some comments to pass over.

It is proposed that points 1&2 of the condition are removed (relating to more gas monitoring being needed following earthworks), and a pre-emptive ground gas barrier is included. I do have some concerns without reviewing at least a revised and detailed ground gas risk assessment.

I have detailed some options below:

The land condition currently requests an updated site investigation following on-site mine stabilsation works. This requires additional gas monitoring and an updated ground gas risk assessment once these earthworks are completed.

As detailed in the phase 2 ground investigation report by Discovery CE Limited, the risk from ground gas falls under CS2 and as such gas protection measures are required. However, as mine stabilisation works can lead to a change in the ground gas risk, Section 6.14.3 states that 'ground gas monitoring should be undertaken both during and post completion of any earthworks to confirm that this Characteristic Situation remains appropriate'. We consider that grouting/ mine stabilsation works fall under earthworks.

This approach is agreed by EP as it follows the guidance set out in 'Good Practice for Risk Assessment for Coal Mine Gas Emissions, CL:AIRE (October 2021)'.

The engineer proposals are that a pre-emptive gas membrane is to be installed to remove the need for post grout monitoring.

As it is true that the proposed grouting works may cause a reduced risk from ground gases, the opposite is also possible with an increased ground gas risk from altered migration pathways or acidic groundwaters being displaced (as detailed in the CL:AIRE document above).

Therefore, there are two options that I see as appropriate at this stage:

1. Completion of post grouting works gas monitoring and an updated risk assessment to confirm the current on-site risk from ground gases (as originally recommended).
2. Submission of an updated ground gas risk assessment **without** additional monitoring but including a detailed lines of evidence approach and more justification when considering appropriate standards and guidance as to the final risk from ground gases following the proposed grouting work.

If the conclusion of the risk assessment as mentioned in option 2 points towards further monitoring being required, then this will need to be complete, and the risk reassessed following.

>>>

It also needs to be noted that not all the pre-commencement of the build phase elements of the condition can be removed (notably the remediation strategy aspects of point 2 in the condition), regardless of the decision relating to additional gas monitoring.

Defining the ground gas risk and the initial selection of appropriate gas protection measures is only part of the overall process. It is the responsibility of the appointed designer/specifier of gas protection measures to understand the gas risk assessment findings and any building related influences when considering design options and choices to be used for the gas protection measure.

Designing ground gas protection systems in accordance with BS 8485:2015+A1:2019 is more than just adopting a Characteristic Situation and adding up points. It requires a detailed justification of each component, including for any gas membrane and calculations for any underfloor ventilation system that is specified. The points assigned to the floor construction should also be justified. Subsequent validation of each component will also be required.

The detailed design and specification of the protection measures, as recommended by the appointed designer/specifier (who has overall design responsibility), should be recorded in a detailed design report and shown on detailed site specific drawings for construction, with each component of the gas protection design, product specification(s) and verification plan being clearly defined and justified, as detailed within British Standard BS 8485:2015+A1:2019 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (s.7.4 and s. 8.3 in particular) and CIRIA C735 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases').

Therefore, a Remediation Strategy & Verification Plan (including a ground gas design report as detailed above), will need to be submitted for approval prior to commencing the build phase.

The condition can be reworded to accommodate whatever approach is taken, but it must be stressed that all gas protection measures need to be approved as part of the RS/VP prior to commencement of the build phase.

Please let me know your thoughts regarding an agreed approach for the gas risk, as I can update the condition accordingly.

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ
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From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Park Way - Land Contamination
Date: 03 June 2024 10:09:28

Hi [redacted]

The below was for the applicant to comment on before a condition together. Would you prefer me to write a new condition with those options below?

This could all be sorted as part of a condition; the original condition is still suitable to be honest. Even if they don't agree with it, they could have submitted their correspondence as part of the con discharge application and there would be no difference.

To summarise for yourself, the site needs some earthworks that may increase the risk of ground gas. We ask that they do further gas monitoring after these earthworks to confirm if the gas risk has increased. The applicant does not want to do that, and has submitted some consultant comments about installing gas measures as a precaution.

The two options I have given is: 1. for the consultant to submit a full risk assessment including the detailed justification and prediction of what the gas risk will be after the earthworks, or 2. Do the gas monitoring as normal and submit a risk assessment afterwards with the results (as originally conditioned).

Push comes to shove; the original condition is still suitable in my opinion and might be easiest for you as you have it already. If so, I would just consider these comments from the applicant once the con discharge request comes in. The comments below could still be passed on for them to consider before the discharge request comes in.

Give me a teams call if you would prefer, much harder to explain myself over email!

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
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From: [redacted]
Sent: Monday, June 3, 2024 9:52 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Park Way - Land Contamination

Hi [redacted],

Would you be able to send through the revised wording of the condition for both options? I'm struggling to follow the steps as outlined below and I'm pushed for time now as the agenda has to be published later today?

Thanks

[redacted]

From: [redacted]
Sent: Tuesday, May 28, 2024 1:42 PM
To: [redacted] (Planning)
[redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Astley Park Way - Land Contamination

Hi both

I have reviewed the agent comments and the technical notes regarding the land contamination condition. I have some comments to pass over.

It is proposed that points 1&2 of the condition are removed (relating to more gas monitoring being needed following earthworks), and a pre-emptive ground gas barrier is included. I do have some concerns without reviewing at least a revised and detailed ground gas risk assessment.

I have detailed some options below:

The land condition currently requests an updated site investigation following on-site mine stabilsation works. This requires additional gas monitoring and an updated ground gas risk assessment once these earthworks are completed.

As detailed in the phase 2 ground investigation report by Discovery CE Limited, the risk from ground gas falls under CS2 and as such gas protection measures are required. However, as mine stabilisation works can lead to a change in the ground gas risk, Section 6.14.3 states that 'ground gas monitoring should be undertaken both during and post completion of any earthworks to confirm that this Characteristic Situation remains appropriate'. We consider that grouting/ mine stabilsation works fall under earthworks.

This approach is agreed by EP as it follows the guidance set out in 'Good Practice for Risk Assessment for Coal Mine Gas Emissions, CL:AIRE (October 2021)'.

The engineer proposals are that a pre-emptive gas membrane is to be installed to remove the need for post grout monitoring.

As it is true that the proposed grouting works may cause a reduced risk from ground gases, the opposite is also possible with an increased ground gas risk from altered migration pathways or acidic groundwaters being displaced (as detailed in the CL:AIRE document above).

Therefore, there are two options that I see as appropriate at this stage:

1. Completion of post grouting works gas monitoring and an updated risk assessment to confirm the current on-site risk from ground gases (as originally recommended).
2. Submission of an updated ground gas risk assessment **without** additional monitoring but including a detailed lines of evidence approach and more justification when

considering appropriate standards and guidance as to the final risk from ground gases following the proposed grouting work.

If the conclusion of the risk assessment as mentioned in option 2 points towards further monitoring being required, then this will need to be complete, and the risk reassessed following.

>>>

It also needs to be noted that not all the pre-commencement of the build phase elements of the condition can be removed (notably the remediation strategy aspects of point 2 in the condition), regardless of the decision relating to additional gas monitoring.

Defining the ground gas risk and the initial selection of appropriate gas protection measures is only part of the overall process. It is the responsibility of the appointed designer/specifier of gas protection measures to understand the gas risk assessment findings and any building related influences when considering design options and choices to be used for the gas protection measure.

Designing ground gas protection systems in accordance with BS 8485:2015+A1:2019 is more than just adopting a Characteristic Situation and adding up points. It requires a detailed justification of each component, including for any gas membrane and calculations for any underfloor ventilation system that is specified. The points assigned to the floor construction should also be justified. Subsequent validation of each component will also be required.

The detailed design and specification of the protection measures, as recommended by the appointed designer/specifier (who has overall design responsibility), should be recorded in a detailed design report and shown on detailed site specific drawings for construction, with each component of the gas protection design, product specification(s) and verification plan being clearly defined and justified, as detailed within British Standard BS 8485:2015+A1:2019 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (s.7.4 and s. 8.3 in particular) and CIRIA C735 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases').

Therefore, a Remediation Strategy & Verification Plan (including a ground gas design report as detailed above), will need to be submitted for approval prior to commencing the build phase.

The condition can be reworded to accommodate whatever approach is taken, but it must be stressed that all gas protection measures need to be approved as part of the RS/VP prior to commencement of the build phase.

Please let me know your thoughts regarding an agreed approach for the gas risk, as I can update the condition accordingly.

Many Thanks

[redacted]

[redacted]
Environmental Health
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From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Date: 03 June 2024 14:10:09
Attachments: image001.png
image002.png
image003.png
image004.png

Hello

Just to clarify via email and pass on if needed –

Points 1 and 2 of the condition cannot be removed with the information submitted. The current approach in the condition is for further monitoring post earthworks, risk assess, and revise the remediation strategy to include the specific required gas protection measures.

The other approach given in my previous email, would be to submit a detailed ground gas risk assessment with evidenced justification of the predicted gas risk post earthworks. If this risk is suitably justified and agreed, then monitoring could be avoided depending on the outcome, and a precautionary gas protection measure could be installed. The remediation strategy would need to be revised to incorporate this proposal.

Depending on which approach is taken, points 1 and 2 of the condition remain valid as an updated ground gas risk assessment is required.
Also, both options require a revised remediation strategy & verification plan prior to commencement of the build phase (Point 2 & 3 of condition).

Therefore, the current condition remains appropriate.

If approved, then a condition discharge consultation will be required in future to resolve this condition with either of the above approaches taken and the reports submitted for approval prior to commencement of the build phase.

The details relating to cover systems, ground gas design reports, and other technical guidance within my previous email should be fully considered and included.

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
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From: [redacted]
Sent: Monday, June 3, 2024 12:43 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

Hi [redacted]

Would you be able to suggest some amended wording to the condition to see if this addresses the applicant's continuing concerns?

Thanks

[redacted]

From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]; [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi [redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with the requirements through condition discharge. Please can you let me know either way?

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted] (Planning) [redacted]
Cc: [redacted] >; [redacted]
<mfitton@plproperty.com>
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to Therese last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted] / [redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious 〈A1〉, both in the sheet material [A)] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; 〈A1〉 • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • 〈A1〉 *Text deleted* 〈A1〉 • sufficiently strong 〈A1〉 [B)] 〈A1〉 to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); 〈A1〉 and to withstand in-service stresses (e.g. settlement if placed below a floor slab); 〈A1〉 • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. 〈A1〉 *Text deleted* 〈A1〉 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A)] 〈A1〉 A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B)] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. 〈A1〉

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours/[redacted]s thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure Gareth is cc'd to any further emails I issue whilst you're away next week.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted],

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

[redacted]

From: [redacted] (Planning)
Sent: 26 January 2024 17:21
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way
Attachments: Land at Astley Park Way - Planning Performance Agreement (GJ).docx

Evening [redacted]

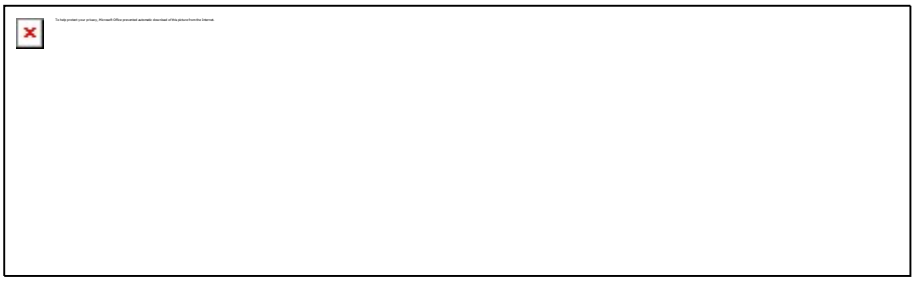
Thank you for this, and apologies for the delay in returning, signed version attached. Only comment is if it doesn't go to March Committee (if it is Committee), then we need a good reason, i.e it's not of our making.

Kind regards,

[redacted] **Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
Internal Extension: [redacted]
Mobile: [redacted]



From: [redacted]
Sent: Friday, January 26, 2024 5:00 PM
To: [redacted] (Planning)
Subject: FW: A/23/96226/MAJOR - Land at Astley Park Way

Hi [redacted]

Apologies for bothering you again with this but if you could sign it, I could progress the PPA and secure the money.

Alternatively, I'm happy to leave it if you are. They are having more meetings than usual but nothing significant at the minute.

Regards

[redacted]

From: [redacted]
Sent: Thursday, January 11, 2024 9:31 AM

[redacted]

From: [redacted] (Planning)
Sent: 07 May 2024 11:06
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Morning [redacted]

Has the below moved on last week?

If not, my view is that firstly they need to secure 10% BNG as required by development plan policy in the PfE, and if not, why not? The landscape has moved on since [redacted]'s S.Lancs application, their proposal needs to be assessed on its own merits and there isn't a precedent here to fall back on.

On the cost of a unit, you need to understand what is driving the difference in figures, where does this come from? Is it the type of habitat being lost, the type of habitat they're replacing, where the new habitat is being located? From here I would suggest you're in a position to push back to the applicant on what is required.

My take here though is that we're confusing/muddying the BNG process for pre & post mandatory requirements, are they just paying £x amount for units, and if so, where are they being paid to? That's easy then once a cost of the units is agreed. If we're collecting money on the basis of spending it on Council land (on the basis the application came in before mandatory BNG and the land doesn't need to be formally registered – because no Council land is in respect of the latter), then between [redacted] and GMEU, we need to agree an ecological scheme that (with whatever they're putting on site) achieves 10% gain (that the applicant is in agreement with), then ask for a financial amount through a UU to implement such a scheme on Council land (no need to work out credits or units, just a scheme to get 10% and what that'll cost). This will need coordinating with [redacted] GMEU and the applicant – [redacted], in his emails, has identified Council sites, in my mind what can he do on that land to achieve 10% and how much will it cost?

Hope the above helps and happy to discuss if easier, probably with [redacted] in the room.

Regards,

[redacted] - Development Management & Building Control
Place Directorate

From: [redacted]
Sent: Friday, May 3, 2024 4:30 PM
To: [redacted] (Planning)
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted],

Agreement on the BNG contribution is (I hope) the final point to agree on for the Astley Business Park application that will come before Members in June.

The total loss is agreed now at 10.95 units but we have yet to settle on the financial contribution which will achieve net gain.

The applicant is comparing it to the appeal decision on one of [redacted]s at Lockett Road (see ref below) where by circa £5k per units appears to have been accepted. But lately the Council has been seeking around £20k per unit.

GMEU have advised using a formula to work out the contribution (see email attached) and David confused me as he included £12k per unit but this wouldn't be consistent with cases brought lately before Members and he has confirmed its up to us what we charge.

I have informed the agent that their offer is very low but I need some guidance on how to proceed given that we don't have a great degree of consistency on costs. See email attached from [redacted] too.

The agent is looking for another meeting on this one next week to discuss progress; I've been told they have paid the full PPA fee today.

[redacted]

From: [redacted]
Sent: Wednesday, February 28, 2024 3:22 PM
To: [redacted]
Cc: [redacted] (Planning)
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

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[redacted]

On a separate matter, I write to set out our position in respect of the BNG offsetting and specifically a reasonable value to be ascribed to the biodiversity units to be offset to reach the 'no net loss' position. I note that Wigan Council with input from GMEU will also be providing its own view on this matter.

Having reviewed recent planning permissions in Wigan for comparable examples of offsetting requirements for a logistics scheme, we refer you to the Meridian 6 scheme by Glenbrook (Application Ref: A/21/92036/OUTMAJ) which was allowed on appeal in May 2023 following the refusal of consent.

The appeal decision and Committee report prior to the application being refused both refer to a [redacted] BNG contribution in order to reach a 'net gain' position (but not 10%, just a 'no net loss' – the same approach we are taking with the Astley scheme).

Looking at applicant's Planning Statement (see attached at page 62), it refers to a significant habitat loss of 24.99 units (59% net loss) and a 100% loss of hedgerow units. [redacted]

Given the similarities of this scheme insofar as the type of development/use classes proposed on a greenfield site, we consider the habitat value of [redacted] per habitat unit to be a useful precedent and one that we feel should be applied to the PLP Astley scheme.

We welcome your view and how we progress matters pertaining to BNG offsetting / the S106 mechanism.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, February 28, 2024 12:30 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted],

Thank you for your email.

The re-consultations will be carried out by the end of the day.

As this application will not go before Members in March, please can you agree to an extension of time until April 12th (which is the Friday following April's planning committee).

Regards

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted]s comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted]'s comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed

development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted]

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*
- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted] (Planning) [redacted] >
Cc: [redacted] >; [redacted] >; [redacted])
[redacted]

Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards

wsp

[redacted]

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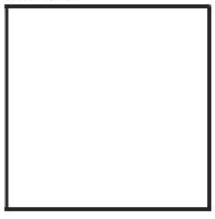

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[redacted]

From: [redacted] (Planning)
Sent: 07 May 2024 11:16
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Ok, put it in the diary please. 10% is from PfE and its part of the development plan, if they can't achieve it we can still approve on the basis of a 'planning balance' argument, but then it comes down to why they can't, which if they're throwing money at it will be viability, and that'll come with potential delays. It maybe that we accept such a position without going external, but as a starting point, and as part of the negotiations, we say there's a development plan policy that requires 10% BNG, what is your position on being non-compliant with it? I would suggest we need a bit more than 'we submitted before PfE was adopted'.

Regards,

[redacted] Management & Building Control
Place Directorate

From: [redacted]
Sent: Tuesday, May 7, 2024 11:09 AM
To: [redacted] (Planning)
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

I think we'll need to have a chat about this and you've lost me to be honest.

Due to the timing of the submission, and the legislative requirements at the time, they only need to provide net gain and not 10% (this is recognised by GMEU).

I'll try and find 30mins in the diary this week for a further discussion.

Regards

Therese

From: [redacted] (Planning) [redacted]
Sent: Tuesday, May 7, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Morning [redacted]

Has the below moved on last week?

If not, my view is that firstly they need to secure 10% BNG as required by development plan policy in the PfE, and if not, why not? The landscape has moved on since [redacted]'s S.Lancs application, their proposal needs to be assessed on its own merits and there isn't a precedent here to fall back on.

On the cost of a unit, you need to understand what is driving the difference in figures, where does this come from? Is it the type of habitat being lost, the type of habitat they're replacing, where the new habitat is being located? From here I would suggest you're in a position to push back to the applicant on what is required.

My take here though is that we're confusing/muddying the BNG process for pre & post mandatory requirements, are they just paying £x amount for units, and if so, where are they being paid to? That's easy then once a cost of the units is agreed. If we're collecting money on the basis of spending it on Council land (on the basis the application came in before mandatory BNG and the land doesn't need to be formally registered – because no Council land is in respect of the latter), then between [redacted] and GMEU, we need to agree an ecological scheme that (with whatever they're putting on site) achieves 10% gain (that the applicant is in agreement with), then ask for a financial amount through a UU to implement such a scheme on Council land (no need to work out credits or units, just a scheme to get 10% and what that'll cost). This will need coordinating with [redacted], GMEU and the applicant – [redacted], in his emails, has identified Council sites, in my mind what can he do on that land to achieve 10% and how much will it cost?

Hope the above helps and happy to discuss if easier, probably with [redacted] in the room.

Regards,

[redacted] - Development Management & Building Control
Place Directorate

From: [redacted]
Sent: Friday, May 3, 2024 4:30 PM
To: [redacted] (Planning) [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted],

Agreement on the BNG contribution is (I hope) the final point to agree on for the Astley Business Park application that will come before Members in June.

The total loss is agreed now at 10.95 units but we have yet to settle on the financial contribution which will achieve net gain.

The applicant is comparing it to the appeal decision on one of [redacted]'s at Lockett Road (see ref below) where by circa [redacted] per units appears to have been accepted. But lately the Council has been seeking around [redacted] per unit.

GMEU have advised using a formula to work out the contribution (see email attached) and David confused me as he included [redacted] per unit but this wouldn't be consistent with cases brought lately before Members and he has confirmed its up to us what we charge.

I have informed the agent that their offer is very low but I need some guidance on how to proceed given that we don't have a great degree of consistency on costs. See email attached from Martin Purcell too.

The agent is looking for another meeting on this one next week to discuss progress; I've been told they have paid the full PPA fee today.

[redacted]

From: [redacted]
Sent: Wednesday, February 28, 2024 3:22 PM
To: [redacted]
Cc: [redacted]
[redacted] (Planning)
[redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

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[redacted]

On a separate matter, I write to set out our position in respect of the BNG offsetting and specifically a reasonable value to be ascribed to the biodiversity units to be offset to reach the 'no net loss' position. I note that Wigan Council with input from GMEU will also be providing its own view on this matter.

Having reviewed recent planning permissions in Wigan for comparable examples of offsetting requirements for a logistics scheme, we refer you to the Meridian 6 scheme by Glenbrook (Application Ref: A/21/92036/OUTMAJ) which was allowed on appeal in May 2023 following the refusal of consent.

The appeal decision and Committee report prior to the application being refused both refer to a [redacted]BNG contribution in order to reach a 'net gain' position (but not 10%, just a 'no net loss' – the same approach we are taking with the Astley scheme).

Looking at applicant's Planning Statement (see attached at page 62), it refers to a significant habitat loss of 24.99 units (59% net loss) and a 100% loss of hedgerow units. [redacted]

Given the similarities of this scheme insofar as the type of development/use classes proposed on a greenfield site, we consider the habitat value of [redacted] per habitat unit to be a useful precedent and one that we feel should be applied to the PLP Astley scheme.

We welcome your view and how we progress matters pertaining to BNG offsetting / the S106 mechanism.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Wednesday, February 28, 2024 12:30 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted],

Thank you for your email.

The re-consultations will be carried out by the end of the day.

As this application will not go before Members in March, please can you agree to an extension of time until April 12th (which is the Friday following April's planning committee).

Regards

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]; [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted]'s comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted]s comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards



[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted],

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

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

[redacted]

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- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*
- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted] (Planning) [redacted] >
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from Kenny following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards

[redacted]

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[redacted]

From: [redacted]
Sent: 27 October 2023 12:26
To: [redacted]
Subject: Astley Park Major
Attachments: 03.10.23 Recv A.23.96226 DCINV Ag Land East Garrett Hall Primary MAJOR TM.docx

Hi [redacted] I've validated your major now and its invalid for a few things. I've made notes on the validation sheet, if you could have a look at it please before I send the Invalid letter out.

Thanks

[redacted] **– Development Management & Building Control**
Place Directorate Planning and Regeneration
Wigan Council
Wigan Life Centre(South site), , Wigan WN1 1NJ

[redacted]

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Application Number : **A/23/96226/DCINV**			**Planning Application** **POR NOT ON CAPS** **PP-11254742**	RH
			Date Received: 02.10.2023	
			Date Received by Validator: 03.10.2023	
			Initial Validation Completed: / **Date: 24.10.2023** / **Officer:** [redacted]	
			Valid / **Yes:** / **No:**	
Fee received: £78197.00 by portal **Receipt No. 02.10.2023**			**Date Valid:**	
Fee required: £78197.00			**Date passed to PO:**	
Fee correct:	**Yes:**	**No:**	**Date passed to Registration:**	
Request fee of			**Date passed to Scanning**	
Return fee of: £			**Date passed to Case Officer:**	
Forms correct & declaration signed	**yes**		**PRE/ENQ ref no:**	**A/22/93349/PREAPP -** [redacted]
Certificate of ownership correct	**yes**		**EIA required Schedule 1/Schedule 2 YES/NO/MAYBE**	
Location plan adequate	**yes**			
Other plans adequate (inc. plan refs)			**5 Day Target Met** / **Yes** / **No**	
Major or Minor	**MAJOR**		**Notes/Actions/Fee Calculation:** **Case officer check PADHI+**	
DOE Category	**003?**			
Application type:	**MAJOR**			
Ward Astley				
Township (Parish box in CAPS)			**Reason Application Invalid:** **Missing docs** **CEMP** **Statement of consultation within Planning Statement** **Topo** **Transport Assessment? Can you check travel plan framework** **No Existing site plan.** **Proposed site plan car parking numbers do not appear to match.** **Unit 2 parking 141 should be 143** **Unit 1 parking 113 should be 112** **NO ELEVATIONS OF UNIT 4.** **Some docs require splitting as over 10mb** **No scale bars on tree constraint plans**	
Proposed development **Development of Use Class B2/B8 warehousing units - including ancillary integral office space (Use Class E g) AND PV PANELS TO ROOF 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**				
Site Address **Land at Astley Park Way** **Worsley**			**Team: Wigan North/Wigan South/Leigh and East**	

Case Officer [redacted]

Publicity -Notice Type	Site	Press
Householder Standard		
Standard		
Advertisement		
ADV in Conservation Area		
Conservation Area		
Application within Conservation Area		
Listed Building		
Listed Building in Conservation Area		
Listed Building Setting		
Listed Building Setting in Conservation Area		
Agricultural Determination		
Departure		
Right of Way / Departure		???
CIR		
Environmental Statement		
Lawful Use		
Right Of Way		
TCSO		
Other – Please State		

Neighbours to be consulted:
Neighbours List attached: YES / NO [redacted]**Mosley Common Road Tyldesley, M29**[redacted]
Attached: YES / NO

Consultations – for major applications, see attached sheet.

Internal		**External**		**Listed Building Consultation Tick which is relevant**
Engineers Traffic **(HT)**	y	Dept Environment Food & Rural Affairs **(DEFRA)**		
Engineers Drainage **(LLFA)**	y			
Environmental Protection **(EPROT)**	y	United Utilities **(UT)**		Wigan Archaeology Society **(WAS)**
		Fire Officer **(FS)**		
Environmental Protection Landfill **(EPROTL)**		Environment Agency **(EA)**	y	Ancient Monuments Society **(AMC)**
		Network Rail **(NR)**		
Leisure & Culture **(DL)**		TfGM **(PTE)**		Georgian Group **(GG)**
Asset Management **(LPS)**		Health & Safety Executive – refer to PADHI+		Council for British Archaeology **(AU)**
Legal & Risk **(BS)**	y	National Grid **(NG)**	y	Victorian Society **(VS)**
Section 106 Officer **(SEC)**		Canal and River Trust **(BW)**		Society for Protection of Ancient Buildings **(AB)**
Safer Neighbourhood Service General **(SN)**		Lancashire Wildlife Trust **(LWT)**		English Heritage NW **(EH)**
Education **(DE)**	y	Police GMP **(POL)**	y	Twentieth Century Society **(TCS)**
Sustainable Travel Plan Team **(ENLTP)**		Police Local Wigan **(PCW)** Leigh **(PCL)**		
Address Manager **(SNN)**	y	Coal Authority **(NCB)**	y	Conservation Officer **(CA)**
		Archaeological Unit **(AU)**		Wigan Civic Trust (**WCT**)
Neighbouring LPA salford **Name of Authority:** MAJ PRO ER Cadent, national grid PLAND PROW		Minerals and Waste **(MW)**		Historical Monuments Society **(HM)** Monuments Only
		Ecology Unit **(EU)**	y	
		Sport England **(SPC)**		
		Natural England **(NE)**	y	
		Highways Agency **(HA)**		

Physical Constraints – Coal referral area: high risk, SSSI Impact Risk Zones, coal standing advice: low risk, critical drainage area 6, pipeline consultation zone, radon class 1, primary employment areas, Public Rights of Way, SHLAA

[redacted]

From: [redacted]
Sent: 31 October 2023 16:22
To: [redacted]
Subject: RE: Invalid Planning Application Notification A/23/96226/DCINV

Hi[redacted],

Sorry for not getting back to you sooner.

Okay, I'll accept that for now.

Regards

[redacted]

-----Original Message-----
From: [redacted])
Sent: Tuesday, October 31, 2023 9:33 AM
To: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV

Hi [redacted], are you happy to proceed with the Astley Park major without a CEMP?

Thanks

[redacted] – Development Management & Building Control Place Directorate Planning and Regeneration Wigan Council Wigan Life Centre(South site), , Wigan WN1 1NJ Office No: [redacted]

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-----Original Message-----
From: Validation and Customer advisors <Validation@wigan.gov.uk>
Sent: Monday, October 30, 2023 4:13 PM
To: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV

-----Original Message-----
From: [redacted]
Sent: Monday, October 30, 2023 4:03 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV

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Thank you for issuing the attached correspondence

We have issued a series of emails containing documents and amended plans to address points numbered 2-7 in your attached letter.

With regards to point 1 on the need to provide to a CEMP, we can address this during the course of determination of the application but it shouldn't hold up validation. In many cases, this is recommended as a planning condition by consultees.

Please can you confirm the above?

Kind regards

[redacted]

[redacted]
Pronouns (he/him)

[redacted]

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-----Original Message-----
From: validation@wigan.gov.uk <validation@wigan.gov.uk>
Sent: Friday, October 27, 2023 2:40 PM
To: [redacted]
Subject: Invalid Planning Application Notification A/23/96226/DCINV

Dear sir

Please find attached letter from Wigan Council;

Kind Regards
[redacted]
Validation Team
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[redacted]

From: [redacted]
Sent: 07 November 2023 15:52
To: [redacted]
Subject: A/23/96226/MAJOR Astley Park Way
Attachments: DIF_Front_Cover.pdf

Hi [redacted], dif cover for your major app.

Thanks

[redacted] **– Development Management & Building Control**
Place Directorate Planning and Regeneration
Wigan Council
Wigan Life Centre(South site), , Wigan WN1 1NJ

[redacted]

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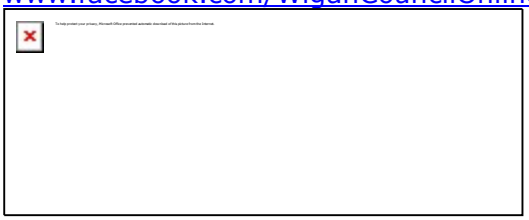

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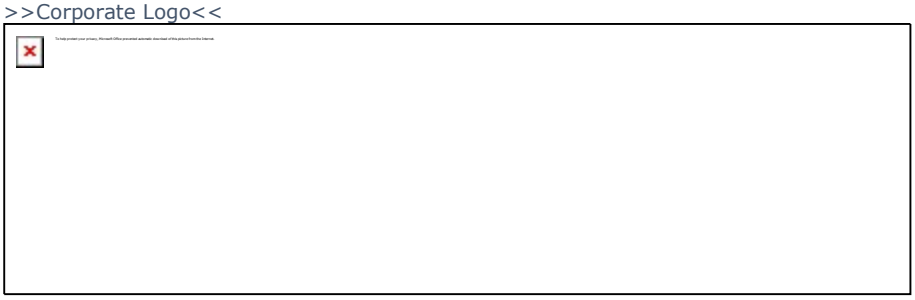

Wigan Council
Places Directorate: Economy and Skills
Development Information Folder

Application Number
A/23/96226/MAJOR

Application Type	**Major application**

Location	**Land At Astley Park Way Worsley**		
Description	**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**		
Ward	**Tyldesley And Mosley Common**	**OS REF.**	**E : 370899 N: 401108**

Applicant	**Agent**
Astley Unit Trust **32 Brook Street** **London** **W1K 5DL** **EMAIL** [redacted] **PHONE** [redacted]	**WSP** [redacted] **8 First St** **Manchester** **M15 4RP** **EMAIL** [redacted] **PHONE** [redacted]

Date Received	**03.10.2023**	**Decision Level**	**DEL**
Date Valid	**01.11.2023**		
Date for Decision	**31.01.2024**	**DOE Category**	**3**

Fee Required	**Fee Paid**	**Receipt Number**
£78197	**£78197**	**PORTAL**

Recommendation	**Actual Decision Level** **Del / Comm**
Special Factors	**Decision Notice Code**

Case Officer	**Date Signed Off**	**Date Delegated Decision Agreed**
[redacted]	**By Case Officer**	**By PPO**

Date Delegated Decision Agreed	**Date Committee item Agreed**
By PPO / DM / HPT	**By DM / HPT /SD**

Data Map As Validation Sheet	**Team**		**Computer**		**Neighbours**	
Amendments Secured	**Yes / No**		**Logged on CAPS**	**Yes / No**	
Date Passed to Planners			**Portal Ref : PP-11254742**		

Payment for Sec 106 Required	**Yes / No**	**Date UU Sent to Legal Department**	

EIA – Press Notified	
Date Decision Notice Issued	**Application Number** **A/23/96226/MAJOR**

From: [redacted]
To:
Subject: FW: Notification of Committee Planning Application Ref: A/23/96226/MAJOR
Date: 05 June 2024 09:13:54

FYA

[redacted] **– Development Management & Building Control**
Place Directorate Planning and Regeneration
Wigan Council
Wigan Life Centre(South site), , Wigan WN1 1NJ

[redacted]

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From: [redacted]
Sent: Tuesday, June 4, 2024 8:15 PM
To: [redacted]
Subject: Re: Notification of Committee Planning Application Ref: A/23/96226/MAJOR

You don't often get email from [redacted]. Learn why this is important

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Dear [redacted]

Will our representations / objectives have any baring on the decision made or is this a forgone conclusion?

Kind regards
[redacted]

On Mon, 3 Jun 2024 at 13:42, [redacted] wrote:

> Please see attached document
>
> Regards
>
> [redacted]
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---

[redacted]

From: [redacted]
Sent: 30 November 2023 14:54
To: [redacted]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted]

They are basically the raw data that is used in junction modelling. The applicant's transport consultant can provide them.

TfGM will check the raw data and run the files to see if there are inconsistencies in the modelling. Sometimes a naughty consultant will input the wrong data to make a junction appear to have spare capacity!

[redacted]

-----Original Message-----
From: [redacted]
Sent: Wednesday, November 29, 2023 9:30 AM
To: [redacted]
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted]

TfGM is looking for the LINSIG files? What are these??

Thanks

[redacted]

-----Original Message-----
From: Planning <Planning@wigan.gov.uk>
Sent: Wednesday, November 29, 2023 9:27 AM
To: [redacted]
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Fyi below

-----Original Message-----
From: Landuse <Landuse@tfgm.com>
Sent: Tuesday, November 28, 2023 6:23 PM
To: Planning <Planning@wigan.gov.uk>
Cc: Highways DC <HighwaysDC@wigan.gov.uk>
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

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Good evening,

The Local Highway Authority consulted TfGM in respect of Application A/23/96226/MAJOR on the 24th November 2023. Please could you advise of the timescale that you would require comments by.

Please note that in order for TfGM to carry out a full review and validate the modelling work, the LINSIG files will need to be supplied.

Kind regards

Landuse team
Highways Department
Transport for Greater Manchester

2 Piccadilly Place, Manchester, M1 3BG
E-mail landuse@tfgm.com
https://clicktime.symantec.com/15t5ejSmKc6bk4WTAMGaN?h=N-Ik9HXJw80SOlad05lv2pfDhCZcV-ThoAFeRaRT4QA=&u=http://www.tfgm.com/

-----Original Message-----
From: Landuse
Sent: Friday, November 24, 2023 12:23 PM
To: planning@wigan.gov.uk
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Good afternoon,

TfGM were notified about this application today, so would it be possible to pass on comments by the 15th December (within the usual 21 days)?

Also, would it be possible to request that the consultant sends across the Linsig file for TfGM to review?

Many thanks,

[redacted]
Infrastructure Development Support Officer

Transport for Greater Manchester
2 Piccadilly Place
Manchester
M1 3BG
https://clicktime.symantec.com/15t5ejSmKc6bk4WTAMGaN?h=N-Ik9HXJw80SOlad05lv2pfDhCZcV-ThoAFeRaRT4QA=&u=http://www.tfgm.com/

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-----Original Message-----
From: Highways DC <HighwaysDC@wigan.gov.uk>

Sent: Friday, November 24, 2023 10:57 AM
To: [redacted]
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted]

Can you please have a look at the attached.

Thanks,

[redacted]

-----Original Message-----
From: planning@wigan.gov.uk <planning@wigan.gov.uk>
Sent: Tuesday, November 7, 2023 3:53 PM
To: Highways DC <HighwaysDC@wigan.gov.uk>
Subject: Planning Application Consultation A/23/96226/MAJOR

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[redacted]

From: [redacted]
Sent: 21 February 2024 11:34
To: [redacted]
Cc:
Subject: RE: A/23/96226/MAJOR - Land At Astley Park Way

Hi [redacted]

Is there a PEA you can send over to understand the metric.

Thanks

[redacted]

[redacted]
Place Directorate – Housing, Property and Corporate Assets
Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Thursday, February 15, 2024 1:53 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way

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.

Hi [redacted]

The above application may be coming before Members in March 2024 and there will be a short fall of BNG on site which will require financial contribution for off-site allocation. I have attached the BNG spreadsheet provided by the applicant.

There are still some questions about the exact level of loss on site but we're looking at around 11 units. GMEU haven't suggested a figure yet but [redacted] has asked if we can start looking at where this money could be spent as things are moving fast and we will need to provide some idea to Members as to its allocation.

I usually forget to provide you with something you need so please do let me know if you need anything else!

Regards

[redacted]

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>><<



[redacted]

From: [redacted]
Sent: 02 February 2024 12:09
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Hi [redacted]

Sorry for the delay. Please see below comments:

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).
- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.
- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.
- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)
- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.
- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.

FYI This is my first real involvement with the development and [redacted]'s pre-app comments (in the TA appendices) might make it difficult for us to challenge the developer too much.

Kind Regards

[redacted]

[redacted] **– Transport Policy**
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Thursday, February 1, 2024 5:33 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Hi [redacted]

The agent has been chasing me for some comments from yourself. I think bearing in mind what [redacted] has said and that from Salford Council, it would be useful to get your views too.

We're aiming for March committee with this one so if you could get something across quite soon, that would be great.

Thanks

Therese

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Thursday, January 18, 2024 1:31 PM
To: [redacted]
Cc: [redacted]
Subject: FW: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Hi [redacted]

I called you about the below yesterday.

It would be useful to have a chat before I start writing comments so I can understand David P's perspective on the application.

Please give me a call when you have a minute.

Kind Regards

[redacted]

[redacted] **– Transport Policy**
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Monday, January 15, 2024 2:09 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Good afternoon [redacted], [redacted]

The above application has attracted a lot of attention locally and a lot of the concerns raised relate to the traffic, highways etc. David Proctor has indicated that a highways contribution would be required so the agent is waiting for the amount to be confirmed so that they can progress the legal agreement.

We need your initial comments as soon as possible please as the applicant is seeking to enter into a PPA, which mean we will have to prioritise our responses etc.

[redacted]– apologies, I don't think I formally consulted you but could you please accept this email as a consultation request?

Happy to a quick chat through the details of the scheme if that would help.

Thanks

Therese

[redacted]

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

[redacted]

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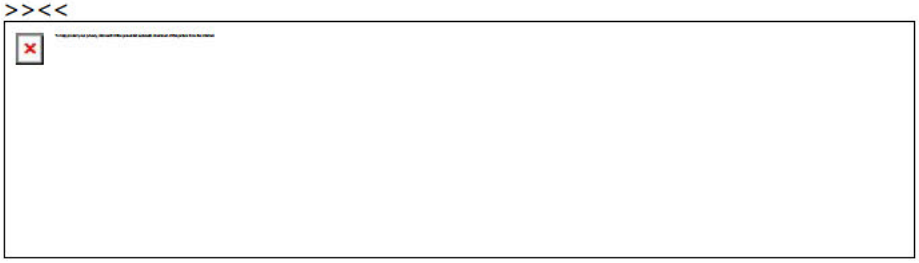

[redacted]

Subject: FW: [Hydrock: 21714-TMBI] A/23/96226/MAJOR Astley Business Park, Wigan

From: [redacted]
Sent: 31 May 2024 12:39
To: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Yes, no problem. Please see below.

Let me know if you need anything further.

Kind Regards

[redacted]

[redacted] **– Transport Policy**
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Thursday, May 16, 2024 1:22 PM
To: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Sorry to bother you again on this one but for the purposes of our planning committee report, would it be possible to receive a more comprehensive "final" response on this, taking the points below as those which need to be specifically addressed?

Just a couple of lines under each would allow me to compose a suitable paragraph in my report which will in turn form the basis of the likely discussion at planning committee.

Thanks

[redacted]

I've reviewed the Technical Note and its more of the same I'm afraid, with lots of references to our previous responses. Please see below comments on the response:

1. Assessment Years – consultant is arguing that a year of app and 5+ year assessment is ok as end user is unknown and this is a consistent approach taken at other local authorities in the

NW. The fact that the end user is unknown only strengthens my point. Its going to be a minimum of 3 years before the development is operational. We need to understand the impact growth in traffic will have on the adjacent transport network.

We had to accept the previous methodology that [redacted] initially agreed. Although it is not ideal, a year of application and a five year plus assessment still allows us to understand the impact the development would have on the operation of the highway network now and in the future, with appropriate traffic growth factors applied to the future year assessment to account for increases in traffic.

2. Committed Developments – fine to exclude Mosley Common, as noted in your email Therese.

   No further comments required.

3. HGV Trip Distribution – Observed count data from June 2022 was used to identify HGV movements. This needs to be explained in greater detail (where in the TA, the split between east and west movements, the locations). The further evidence of HGV movements travelling westbound is a Google image taken from September 2021. This cannot be considered conclusive evidence.

   Further information provided to demonstrate that the distribution of HGV's was based on observed traffic count data taken from Chaddock Lane in June 2022.

4. Distribution Methodology – JTW information taken from 2011 should be used to support a planning application submitted in 2023. Turning count data or another form of relevant information must be used instead.

   We had to accept the previous methodology that [redacted] initially agreed. Again, not ideal, however, it is the industry standard method for distributing traffic onto the network. Census data collected in 2021 should not be used due to the restrictions placed on society because of the pandemic and the impact it had on journey to work methods.

5. Traffic Flow Figures – Response noted, conversion of HGVs to PCUs not accounted for within assessment. As a PCU is equivalent to one standard LGV trip junctions experiencing 30 or more PCU movements should be assessed to accord with the initial response from Network Management.

   Additional junction assessment of A580 / Mosley Common Road undertaken.

6. Junction Assessments – Must be updated to account for assessment years and potentially updated HGV distribution.

   As above, additional junction assessment of A580 / Mosley Common Road undertaken. This demonstrated that the junction is over capacity both with and without the development in place for the year of application and future year assessments. The impact the development will have on the operation of the junction is neglible and therefore mitigation is not required.

   It should be noted that a junction improvement scheme is proposed as part of the Mosley Common planning application, which was approved by Planning Committee in January 2024.

7. Proposed Car Parking Provision – with no end supplier identified it is difficult to determine the appropriate level of parking provision. A list of recently consented developments taken from various locations across the north west is not adequate justification. Once operational these sites could have issues with on-street parking for example. There will also be a number of speculatively developed sites with more parking.

   We agreed to disagree on this. Probably best to say 'evidence has been provided to demonstrate that the proposed parking provision is suitable to serve the development. Furthermore, the developer is happy to consider the introduction of Traffic Regulation Orders in the form of double yellow lines within the immediate vicinity of the site.'

We don’t really have any new information, its just a reiteration of the initial TA. We need more before this is considered acceptable.

-----Original Message-----
From: Planning <Planning@wigan.gov.uk>

Sent: Friday, November 24, 2023 12:40 PM
To: [redacted]
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted]

Please see below

[redacted]

-----Original Message-----
From: Landuse <Landuse@tfgm.com>
Sent: Friday, November 24, 2023 12:23 PM
To: Planning <Planning@wigan.gov.uk>
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

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Good afternoon,

TfGM were notified about this application today, so would it be possible to pass on comments by the 15th December (within the usual 21 days)?

Also, would it be possible to request that the consultant sends across the Linsig file for TfGM to review?

Many thanks,

[redacted]

Transport for Greater Manchester
2 Piccadilly Place
Manchester
M1 3BG
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TfGM supports working flexibly. If I contact you outside your usual working hours then please reply when it's convenient for you.

-----Original Message-----
From: Highways DC <HighwaysDC@wigan.gov.uk>
Sent: Friday, November 24, 2023 10:57 AM
To: [redacted]

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

Hi [redacted]

Can you please have a look at the attached.

Thanks,

[redacted]

-----Original Message-----
From: planning@wigan.gov.uk <planning@wigan.gov.uk>
Sent: Tuesday, November 7, 2023 3:53 PM
To: Highways DC <HighwaysDC@wigan.gov.uk>
Subject: Planning Application Consultation A/23/96226/MAJOR

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_____
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From: [redacted]
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park
Date: 21 May 2024 14:08:00
Attachments: Committee Report TM001.docx

Hi [redacted]

Please find attached my first draft for the above committee item. This one had a PPA and [redacted] was involved in many of the discussions so not sure if its best that this one just goes straight through to him, but I'll leave that up to you.

The report contains some notes for [redacted]'s attention. I also have to add the plans list (Civica keeps crashing today so I've given up and I'll complete that later today). The attached report is saved in the delegated folder, and I'll use that version to complete the plans list later.

I'm on leave next week so only around until Friday to do any amendments.

Thanks

Therese

[redacted]

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

A/22/93349/PREAPP

Hi[redacted]

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

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

I hope you have a lovely Christmas break.

Therese

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

Hi[redacted],

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

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

Cheers

[redacted]

[redacted] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
[redacted])
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

-----Original Message-----
From: planning@wigan.gov.uk <planning@wigan.gov.uk>
Sent: Tuesday, November 7, 2023 3:54 PM
To: [redacted]
Subject: Planning Application Consultation A/23/96226/MAJOR

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Landscape Design Comments

Application Number:	A/22/93349/PREAPP
Proposal:	Pre app advice for large scale major warehousing and logistics
Development at:	Land At Astley Park Way Worsley

Landscape Design

The proposal site has long been earmarked for employment uses and has secured permission for such in the past. I therefore have no comments to make with regards to the suitability of the site for this use in strategic landscape terms.

With regards to the layout and landscape design there are some concerns that will need to be addressed in any subsequent planning application. The main concern is with regards to the height of proposed buildings, their relationship with adjacent residential development and their visual impact. The proposed plan submitted with this application suggests landscaped mounds around site boundaries. There needs to be a joined-up approach to the mitigation of noise and visual impacts for adjacent residential areas. A full application should be supported by photomontages of proposed units in situ from various viewpoints and site sections showing the relationship of units, ground levels and existing housing.

There are well established historic field boundaries with native hedgerows both through and on the boundaries of the proposed development site. Their retention should be sought wherever possible and suitable mitigation provided both in terms of landscape character and habitat enhancement through landscaped areas in any subsequent layout plan. It is not clear from this layout plan if any of the existing hedgerows are to be retained.

There are several public rights of way that run across and around the site, access to all of these should be retained and enhanced to encourage sustainable travel to the site and connections to the wider green infrastructure network.

The applicant will need to consider the need to provide net gains for biodiversity.

Signed: [redacted]

Date: 01.04.22

[redacted]

From: [redacted]
Sent: 15 February 2024 14:21
To: [redacted]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted]

I have spoken to the applicant today and he has advised that he agreed with [redacted] that a full VIA would not be required along with the formal submission. There is no record of this unfortunately so have no basis to challenge this.

He has however agreed to submit some CGIs to assist, and he will use some of the viewpoints agreed during the pre-app.

[redacted] sat in on that meeting too and was happy with that; there may be some pressure to bring this one before Members in March so it would be useful to have your general comments quite quickly following recent of those CGIs. As I'm on leave next week, would it be okay if I shared your email with the agent so that he can send them to you directly early next week?

Thanks

[redacted]

-----Original Message-----
From: [redacted]
Sent: Wednesday, February 14, 2024 10:26 AM
To: [redacted]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted]

I realise we never had a catch up regarding this.

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

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

Cheers

[redacted]

[redacted] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
[redacted]
www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

-----Original Message-----
From: [redacted]
Sent: Monday, January 29, 2024 8:12 AM
To: [redacted]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi T[redacted]

Apologies I think I forgot about this one after Christmas, will get comments to you asap.

Cheers

[redacted]

[redacted] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
[redacted]
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-----Original Message-----
From: [redacted]
Sent: Friday, January 26, 2024 5:07 PM
To: [redacted]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted],

Apologies if I've missed them, but have you sent over any comments on this one yet?

Have a good weekend!

Thanks

[redacted]

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

Hi [redacted],

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

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

Cheers

[redacted]

[redacted] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
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-----Original Message-----
From: planning@wigan.gov.uk <planning@wigan.gov.uk>
Sent: Tuesday, November 7, 2023 3:54 PM
To: [redacted]
Subject: Planning Application Consultation A/23/96226/MAJOR

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[https://www.wigan.gov.uk/pub/emailsignature/footer.png]

[redacted]

Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

[redacted] **Majors**

Place Directorate

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

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From: [redacted]
Sent: 21 May 2024 12:18
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

Thanks for your comments.

Did you see that the applicant has submitted a management and maintenance plan covering a 10 year period. Is this sufficient or do we still need to include a condition for further information?

Thanks

[redacted]

From: [redacted]
Sent: Friday, May 17, 2024 11:21 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

Please see attached comments – let me know if you need anything further.

Cheers

[redacted]

[redacted] **Environmental Planning**

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

[redacted]

From: [redacted]
Sent: 26 January 2024 13:52
To: Roberts, Christine CLLR
Subject: FW: Ref A/23/96558

Hi Councillor,

Thank you for your email.

[redacted]

In terms of A/23/96226/MAJOR (Astley Business Park), we are currently still in the assessment phase and the applicant is working through some comments made recently by the highways team and Salford Council. I would imagine that the earliest this proposal would come before Planning Committee is March, but I don't know for certain at the present time.

I hope this is of assistance.

Regards

[redacted]

From: Proctor, David
Sent: Friday, January 26, 2024 1:43 PM
To: Roberts, Christine CLLR
Cc: Taylor, Barry CLLR ; [redacted]
Subject: RE: Ref A/23/96558

Councillor Roberts, sorry for the delay in coming back to you on these, I have been away from the office at various points this week.

I'm not close to the detail of either of these applications, so if you don't mind I've copied in [redacted], who is the Principal Planner for the east of the Borough, as well as being the case officer for the Astley Business Park application. [redacted], would you mind making contact with Cllr Roberts please?

Many thanks
David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
07769 755859
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: Wednesday, January 24, 2024 3:34 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>

Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>
Subject: Re: Ref A/23/96558

Hi David
Please could you reply to my email below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Roberts, Christine CLLR
Sent: Friday, January 19, 2024 12:23:48 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>
Subject: Ref A/23/96558

Hi David

[redacted]

ALSO, IS THERE ANY UPDATE ON A23/96226?

Best Wishes
Councillor Christine Roberts
Labour Councillor Astley Ward
07931 308348

>><<

From: [redacted]
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Park Way - Land Contamination
Date: 03 June 2024 09:52:00

Hi [redacted]

Would you be able to send through the revised wording of the condition for both options? I'm struggling to follow the steps as outlined below and I'm pushed for time now as the agenda has to be published later today?

Thanks

[redacted]

From: [redacted]>
Sent: Tuesday, May 28, 2024 1:42 PM
To: [redacted] (Planning)
[redacted]>
Cc: [redacted]
Subject: A/23/96226/MAJOR - Astley Park Way - Land Contamination

Hi both

I have reviewed the agent comments and the technical notes regarding the land contamination condition. I have some comments to pass over.

It is proposed that points 1&2 of the condition are removed (relating to more gas monitoring being needed following earthworks), and a pre-emptive ground gas barrier is included. I do have some concerns without reviewing at least a revised and detailed ground gas risk assessment.

I have detailed some options below:

The land condition currently requests an updated site investigation following on-site mine stabilsation works. This requires additional gas monitoring and an updated ground gas risk assessment once these earthworks are completed.

As detailed in the phase 2 ground investigation report by Discovery CE Limited, the risk from ground gas falls under CS2 and as such gas protection measures are required. However, as mine stabilisation works can lead to a change in the ground gas risk, Section 6.14.3 states that 'ground gas monitoring should be undertaken both during and post completion of any earthworks to confirm that this Characteristic Situation remains appropriate'. We consider that grouting/ mine stabilsation works fall under earthworks.

This approach is agreed by EP as it follows the guidance set out in 'Good Practice for Risk Assessment for Coal Mine Gas Emissions, CL:AIRE (October 2021)'.

The engineer proposals are that a pre-emptive gas membrane is to be installed to remove the need for post grout monitoring.

As it is true that the proposed grouting works may cause a reduced risk from ground gases, the opposite is also possible with an increased ground gas risk from altered migration pathways or acidic groundwaters being displaced (as detailed in the CL:AIRE document above).

Therefore, there are two options that I see as appropriate at this stage:

1. Completion of post grouting works gas monitoring and an updated risk assessment to confirm the current on-site risk from ground gases (as originally recommended).
2. Submission of an updated ground gas risk assessment **without** additional monitoring but including a detailed lines of evidence approach and more justification when considering appropriate standards and guidance as to the final risk from ground gases following the proposed grouting work.

If the conclusion of the risk assessment as mentioned in option 2 points towards further monitoring being required, then this will need to be complete, and the risk reassessed following.

>>>

It also needs to be noted that not all the pre-commencement of the build phase elements of the condition can be removed (notably the remediation strategy aspects of point 2 in the condition), regardless of the decision relating to additional gas monitoring.

Defining the ground gas risk and the initial selection of appropriate gas protection measures is only part of the overall process. It is the responsibility of the appointed designer/specifier of gas protection measures to understand the gas risk assessment findings and any building related influences when considering design options and choices to be used for the gas protection measure.

Designing ground gas protection systems in accordance with BS 8485:2015+A1:2019 is more than just adopting a Characteristic Situation and adding up points. It requires a detailed justification of each component, including for any gas membrane and calculations for any underfloor ventilation system that is specified. The points assigned to the floor construction should also be justified. Subsequent validation of each component will also be required.

The detailed design and specification of the protection measures, as recommended by the appointed designer/specifier (who has overall design responsibility), should be recorded in a detailed design report and shown on detailed site specific drawings for construction, with each component of the gas protection design, product specification(s) and verification plan being clearly defined and justified, as detailed within British Standard BS 8485:2015+A1:2019 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (s.7.4 and s. 8.3 in particular) and CIRIA C735 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases').

Therefore, a Remediation Strategy & Verification Plan (including a ground gas design report as detailed above), will need to be submitted for approval prior to commencing the build phase.

The condition can be reworded to accommodate whatever approach is taken, but it must be stressed that all gas protection measures need to be approved as part of the RS/VP prior to commencement of the build phase.

Please let me know your thoughts regarding an agreed approach for the gas risk, as I can update the condition accordingly.

Many Thanks

[redacted]

[redacted]
Environmental Health
Wigan Council

From:	[redacted]
To:	[redacted] Regulatory Services
Cc:	[redacted]
Subject:	RE: A/23/96226/MAJOR - Noise
Date:	13 May 2024 16:26:00
Attachments:	784-B034505 PLP Astley Business Park Noise 13may24.pdf

Good afternoon,

Please find attached a response to the points raised below.

Please can you consider this and advise when possible. This will be going before Members in June and reports need to be complete by Monday so we would appreciate it if this matter could be prioritised.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, April 23, 2024 2:31 PM
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Noise

Hi [redacted]

[redacted] has reviewed the latest submitted noise document : '784-B034505: PLP ASTLEY BUSINESS PARK, ACOUSTIC BARRIER TECHNICAL NOTE'.

The technical note refers to deviating away from the required barrier specifications as proposed in the original noise assessment.

The noise assessment will need to be revised, with updated noise modelling based on the newly proposed acoustic barrier as detailed in the technical note.

The original CONG7 condition is no longer recommended, and this information will need to be submitted upfront.

Many Thanks
[redacted]

[redacted]
Environmental Health
Wigan Council
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ
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[redacted]

From: [redacted]
Sent: 20 December 2023 09:32
To: [redacted] (Planning)
Subject: FW: A/23/96226/MAJOR - Land at Astley Park Way
Attachments: Land at Astley Park Way - Planning Performance Agreement (DRAFT) (002).docx

Hi [redacted],

Just a quick on the meeting at 12pm. There will be very little to talk about as there hasn't been much progression since my last one 2 weeks ago. There a couple of things with the applicant which hasn't come through yet such as addressing PROW comments and providing an draft Heads of Terms (David P advised them that there would be highway contributions required but as yet I don't know what these are or what they will be for).

On our side, we are waiting for consultee comments mainly Highways, EP and GMEU. They are late coming through, but I did explain that this might be the case in the run up to Christmas.

Not really sure what else they will want to discuss.

I'm logging off for an hour this morning to go to [redacted] but will be back on line at around 11:45.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: 12 February 2024 17:38
To: [redacted] (Planning)
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR
Attachments: A/23/96226/MAJOR - Land At Astley Park Way, Worsley; Consultee Comments for Planning Application A/23/96226/MAJOR; A2396226MAJOR - Astley Park Way Worsley .doc

Importance: High

Hi [redacted],

[redacted]'s comments are attached, along with [redacted]'s and those from Salford Council. All raise issues which I would be concerned about going before Members with given the amount of local objections (including a recent objection from James Grundy MP).

[redacted] did acknowledge that [redacted] did some pre-app comments (pre-app was led by [redacted], I think) which he had no input into.

I'm not entirely convinced that we can deal with GMEU's comments by condition. There is a lack of clarity on the true loss and whilst I have not asked for a 10% gain, given the application was submitted before today, I don't know if we can calculate a figure to cover the total loss off-site.

I'm working on my reports for the food court at Eckersley which will be ready by Friday. I'm off Mon-Wed next week but could write this one up at the end of next week which would give us time to make the March agenda so it is doable but I'm concerned about the focus on highways and the fact that [redacted] is essentially asking us to proceed without addressing the concerns [redacted] has raised.

I'm on leave tomorrow and I know you're at PC so I will respond to say its not possible to meet tomorrow and I'll leave the one in for Thursday and send you an invite to that one.

[redacted]

[redacted]

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: Monday, February 12, 2024 5:08 PM
To: [redacted])
Cc: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

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[redacted]

Further to your email below and the Transport Planning Team Manager's comments attached, I write to set out our position on the various points raised.

As a starting point, whilst I appreciate that you are seeking to manage expectations, we are nevertheless very concerned by the suggestion that we may miss the March Committee date due to outstanding matters and extremely frustrated with the Transport Planning Team Manager's comments (set out further below).

GMEU

Starting with the GMEU comments, I am entirely confident that the GMEU queries can be dealt with either by condition (such as a condition for a detailed landscaping/planting schedule prior to commencement) and legal agreement (i.e. the biodiversity offsetting mechanism, which we await your solicitor's input to) – whilst the ecology consultant is reviewing the queries, I do not see why they need all of the points summarised at the foot of their response clarifying prior to determination and it risk leading to an unnecessary delay to determination. We also disagree with their suggestion of needing to demonstrate full details/scheme of mitgation to achieve a 10% net gain – you and [redacted] are already well aware of our position on this, noting the Core Strategy policy and the fact PfE is not yet adopted (not to mention that our understanding is that the mandatory requirement only comes into effect for major development submitted after 12 February 2024).

Highways

Turning to the highways comments, as mentioned we are extremely frustrated and confused with the content of the Transport Planning Team Manager's response as it seems to conflict with the transport modelling approach and methodology long agreed with [redacted] as part of the paid (and prolonged) pre-application advice process (as demonstrated further in the Hydrock responses below). We are also extremely frustrated that despite having signed up to a PPA and paid the additional cost (in addition to a significant application fee), it is one of Wigan Council's own officers (the Transport Planning Team Manager) that has provided a consultation response so very late in the process (not to mention the conflicting view with your own Highways Officer), and it is now being suggested that highways issues could be a contributing factor to potentially missing the March Committee. This is an unacceptable position for the applicant that needs urgently resolving.

A Technical Note is nevertheless being prepared to address the comments raised by Kenny and SCC, some of which will also address the Transport Planning Team Manager's comments below, however we request that the Transport Planning Team Manager is furnished with the responses below as it will clarify the long agreed methodology for the TA and should therefore address the majority of comments, with the remaining comments (i.e. those raised by [redacted] and SCC) to be addressed in the aforementioned Technical Note, which will be submitted imminently. The parking provision query will be addressed in the Technical Note and we are comfortable that the provision provided is wholly acceptable for the quantum of floorspace and use classes for which permission is sought.

Mindful of the above and the critical point we are at in the determination period / Committee lead-in, I would reiterate my request for an urgent meeting with you and the highway officers to allow us to resolve matters ASAP. We cannot afford to wait until our scheduled meeting on Thursday as we simply cannot afford to miss the March Committee, not least due to a difference of opinion with your highway officers so late in the process and despite the extensive pre-app discussions – this certainly would not align with the collaborative approach to date and that sought in the PPA.

Please can you therefore advise of your availability to meet tomorrow to resolve matters.
@[redacted] – we will require you in attendance also given the critical nature of this matter.

WMBC Comments on Transport Planning Team Manager Response (Hydrock summary response in red text):

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032). Noted. However, our proposed methodology, including Year of opening and future year assessment was agreed with WC highways officers [redacted]) as part of scoping discussions in May 2022.

- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network. The list of committed developments that should be included within our assessment was provided by WC highways officers ([redacted]) as part of scoping discussions in May 2022.

- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580. Noted. However, evidence within the 2022 observed baseline traffic flow survey indicated that a similar amount of HGVs came from the west of the site access (as per the east), from a combination of Higher Green Lane / A572, and Higher Green Lane / A580 junctions. This is further confirmed by the image shown below at Figure 1.

- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011. Noted. However, the proposed methodology, including proposed distribution was agreed with WC highways officers ([redacted]) as part of scoping discussions in May 2022. Additionally, as described above, the HGV distribution is actually based on observed baseline traffic flow surveys.

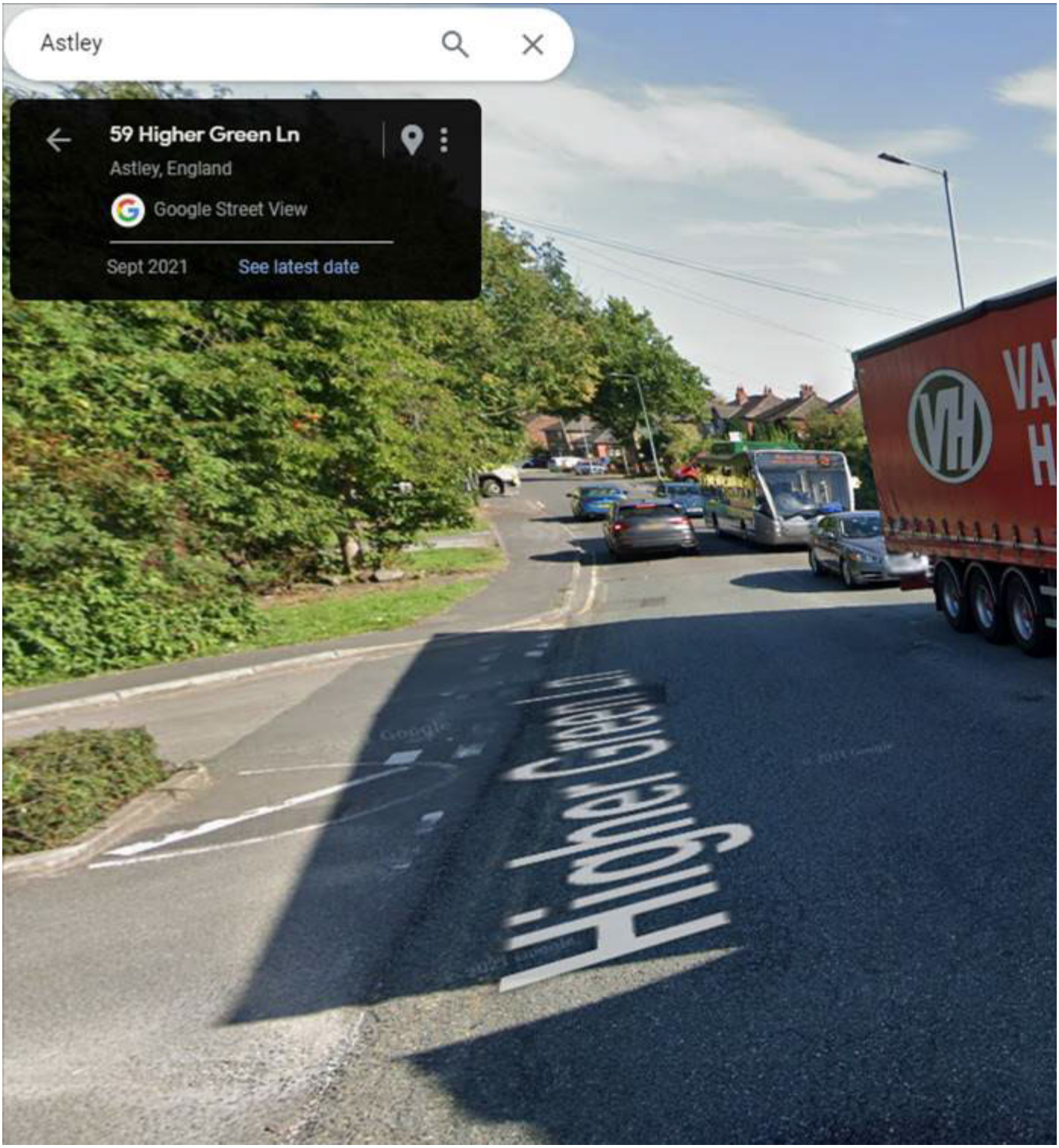
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue). The numbers are not incorrect. The assessment criteria from WC requested Hydrock to assess any junction which had a total development 'vehicle' impact of greater than 30 2-way trips. Not PCU. Figure 7 within the traffic flow figures presented within the TA illustrates the correct 'vehicle' development traffic.

  Additionally, Salford Council's other query regarding the traffic flow figures presented was around Figures 7, 8 and 9, and the total numbers provided within our assessments. This is due to the lights, and HGVs being converted to PCUs (by a factor of 2.9 for HGVs) as per the industry standard assessment criteria.

- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions. The list of junctions that should be included within our assessment was agreed with WC highways officers [redacted]) as part of scoping discussions in May 2022, based on a total 2-way 30+ vehicle development impact upon surrounding junctions.

- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs. Parking justification to be provided in the aforementioned Technical Note to evidence the appropriateness of a comparable ratio of parking provision for numerous B2/B8 schemes across the North West.

Figure 1 – HGV Image Example from Google Maps in September 2021 from junction of Higher Green Lane / A580



Kind regards

[redacted]

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[redacted]

From: [redacted]
Sent: 02 February 2024 14:53
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon [redacted],

The following bullet points reflect the views of the Transport Planning Team Manager. This needs to be considered in line with the previously provided comments by the Highways team and those from Salford Council.

Regards

[redacted]

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).
- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.
- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.
- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)
- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.
- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.

From: [redacted]
Sent: Wednesday, January 31, 2024 11:08 AM
To: [redacted]
Subject: RE: Planning Application Determined - Ref. OTH/2023/0494

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Hi [redacted]

Further to our meeting last week, I'm just wondering if you've had any feedback yet from Wigan's Transport Policy Manager?

Separately, in addition to the BNG spreadsheet provided under separate cover, I attach the unredacted signed (and counter-signed) GCN License agreed with Natural England and as requested by GMEU in their consultation response (attached). Please can you pass this on? We've also commissioned the requested additional bat endoscope survey (requested pre-determination) and should have a supplementary letter/survey to submit to this effect in the next week or so.

Kind regards



[redacted]

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From: [redacted]
Sent: Thursday, January 25, 2024 10:43 AM
To: [redacted]
Subject: FW: Planning Application Determined - Ref. OTH/2023/0494

Hi [redacted]

Please see attached comments from Salford Council. These have also gone over to our highways and transport policy teams.

Regards

[redacted]
>><<

Places Directorate: Economy, Waste and Infrastructure
Memorandum

To: Development Management	**From:**	[redacted]
		Traffic Group
	Phone/Ext:	
Ref: [redacted]		
	Date:	16th January 2024

Application No: A/23/96226/MAJOR
Proposal: 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
Location: Land At Astley Park Way Worsley
Grid Reference: E 370899 N 401108

Trip generation and forecasting: The application relates to the proposed development for a B2 / B8 land use development comprising a Gross Floor Area [GFA] of circa 32,825sqm across a number of units, situated at Astley Park Way off Chaddock Lane.

The trip rates have been previously agreed and are acceptable.

It should be noted that growth factors and the following committed developments were used in this TA. The committed developments are:

- A/17/84108/OUTMAJ - Land North Of Garrett Lane, East Of Garrett Hall, West Of Mosley Common Road, And South Of The Guided Busway Tyldesley.
- A/17/83702/OUTMES - Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester M29 8PR.
- A/17/84560/OUTMAJ - Land East Of Leigh Road South/West Of Bee Fold Lane.
- A/20/88849/MAJOR - North Leigh Park Nel Pan Lane Leigh.

Local junctions / network impact: The following modelling concerns have been identified:

- In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route.
- The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled.
- The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

Public transport and sustainable travel: The proposed development site is in a reasonably accessible location and is well located to make use of the existing public transport links and pedestrian / cycle routes.

Road safety: The causes of road traffic accidents are random and multifunctional, with each accident having several different reasons and trying to spot one overall contributing factor may not be possible. It is for this reason that Greater Manchester Police (GMP) will normally attend and record accidents that occur on the borough's highway network, where the accident results in an injury to persons. As a part of this process, they will record the details of the accident; and undertake an accident investigation to try and determine the contributory factors that may have caused the accident. The Council will analyse this data over a 5 year period to see if any trends can be identified. It should be noted that 'damage' only incidents will not appear on the accident database.

Details of damage only accidents are held by insurance companies and because of data protection, the Council cannot access this information. Without a detailed accident investigation being undertaken, any information given to the Council cannot be verified and must be regarded as hearsay.

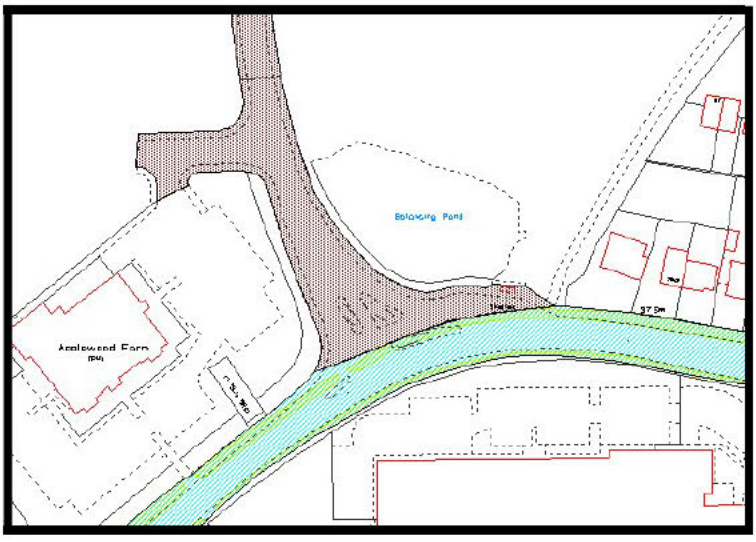
The Police database was checked for the A572 Chaddock Lane, which included its junctions with Coach Road and the A580 East Lancashire Road. During the last five-year period for which data was available, fourteen accidents were recorded. All accidents were attributed to road user behaviour and two accidents involved vulnerable road users.

The following conclusions can be made regarding the accident data:

- An average of 2.8 accident a year have been made per year in the study area.
- No accidents have occurred at the site access.
- No accident cluster have been identified.
- No accident trends have been identified.

Public rights of way: The PRoW Officer should be consulted.

Adoption record: The drawing below shows the extent of the adopted highway, which is depicted in blue/green:



It should be noted that the existing access is still subject to the certification process for adoption.

Visibility: The proposal uses an existing access and the visibility splays comply with Manual for Streets.

Servicing: Based on Drawing No: 21714-HYD-XX-XX-DR-TP-1003, a large articulated vehicle can enter and leave the site in forward gear.

Layout: The site highways layout is acceptable.

Parking: The basic car park layouts will allow for the free flow of traffic and a vehicle can enter and leave a bay in one manoeuvre. However, there are no pedestrian facilities and there should be a footpath at the rear of the parking bays that connects into building entrances.

Cycle parking facilities will require a roof.

The applicant as offered no evidence that the proposed level of parking provision is suitable for the development site. The site should be self-sufficient in parking terms and not lead to inappropriate parking on the proposed highway network. This would raise concerns for highway safety and congestion.

Proposed mitigation measures: It is recommended that a contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane is requested. TfGM anticipate that this would cost in the region of £15k. This would help to futureproof the development by mitigating any increased delay because of the increased traffic flows and changes in traffic patterns. Also, this would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Conclusion on highways matters: No objections in principle, but the modelling concerns are addressed.

[redacted]

From: [redacted]
Sent: 14 February 2024 10:41
To: [redacted] (Planning)
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

I've just spoken to [redacted] and he has confirmed he can't get involved as used to work for the highway consultancy (Hydrock), only leaving them in November when this application was being prepared. He's good friends with the consultant involved and just feels its inappropriate. He also doesn't think [redacted] will respond or attend. [redacted] has strongly advised that we wait for [redacted] to return on Monday (please note I'm on leave next week, Mon- Wed, for half term).

I'm not sure which was way to go on this now; the agent has submitted some further info this morning, so I think it's a re consult but appreciate from the tone of the emails that this won't go down well.

Do you want me to draft an email to the agent to explain that there is no one available from highways tomorrow but we'll circulate what was submitted this morning and arrange a meeting for next week when [redacted] has returned?

[redacted]

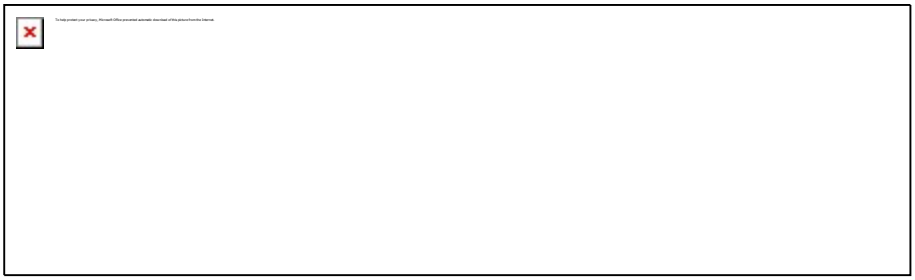
From: [redacted] (Planning)
Sent: Wednesday, February 14, 2024 9:20 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Get [redacted] in then please, and you can say I said it's urgent, he'll have to briefed on the scheme though or it could just make matters worse. My diary is filling up now too for tomorrow, can this happen either between 9am and 10am, or between 11:30 to 13:00 please. Thank you, regards,

[redacted]

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Wednesday, February 14, 2024 9:17 AM

To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

[redacted] is on leave until Monday. I could see if [redacted] is free or do want to leave it until [redacted] returns?

Therese

From: [redacted]
Sent: Wednesday, February 14, 2024 9:15 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

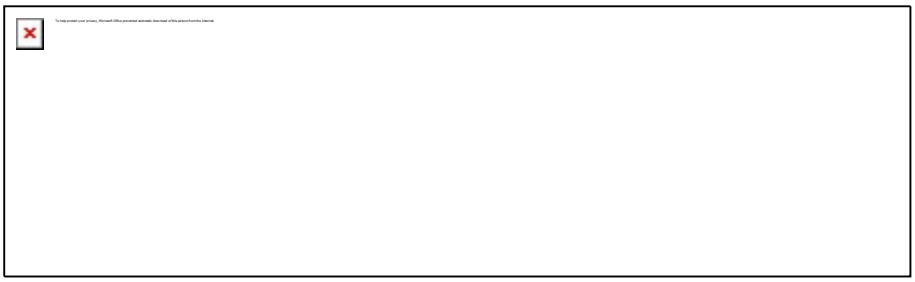
Morning,

Yes please and [redacted]. Regards,

[redacted] **- Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Wednesday, February 14, 2024 9:14 AM
To: [redacted] (Planning) [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

Do you want [redacted] at the meeting too?

[redacted]

From: [redacted] (Planning) [redacted]@wigan.gov.uk>
Sent: Tuesday, February 13, 2024 8:15 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Morning T[redacted],

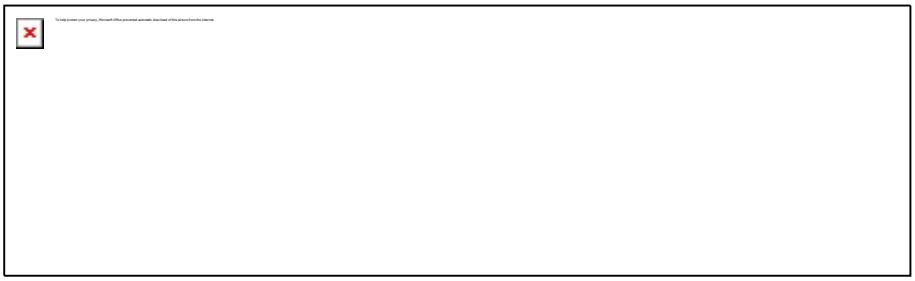
Apologies, just catching up on the below, if you see this on Tuesday, yes please, organise the meeting, if not I'll email them after Committee and organise it.

Regards,

[redacted] **- Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Monday, February 12, 2024 8:57 PM
To: [redacted] (Planning) [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

[redacted] is out of the office until Monday and then I'm off until Thursday 22nd Feb. Do you want me to organise a meeting this week and invite [redacted] and [redacted] instead?

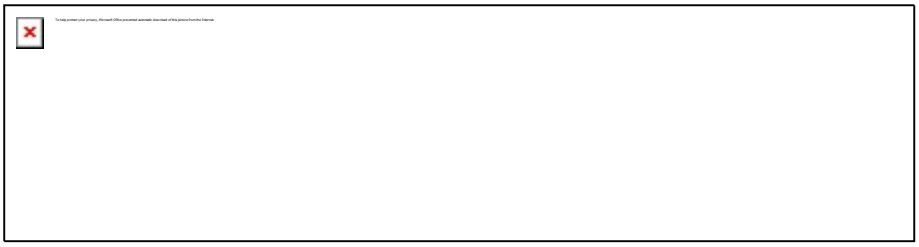
[redacted]

From: [redacted]
Sent: Monday, February 12, 2024 8:49 PM
To: [redacted]
Subject: Automatic reply: Consultee Comments for Planning Application A/23/96226/MAJOR

I am out of the office until Monday 19 February 2024. if you require assistance please contact [redacted]
[redacted]

Thanks

[redacted]
>><<



[redacted]

From: [redacted]
Sent: 15 February 2024 17:32
To: [redacted] (Planning)
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

I have shared the Transport Note sent through by the agents yesterday (the one that they went through today) with [redacted] and [redacted] but I have not formally consulted them or TfGM or Salford Council. I think on the call today you said that was okay and further consultation would not be needed subject to [redacted] and [redacted] being satisfied on all concerns raised. Please let me know if I misunderstood that.

If/when additional ecology information is submitted, unless this is received tomorrow, we won't have time to reconsult GMEU in order make the agenda for March. Again, I think you said that wouldn't be needed but that you could speak directly to GMEU if needed. I have emailed [redacted] today re a possible location for the allocation of the necessary contribution.

Let me know if you need me to do anything else tomorrow. If all is okay, I'll start my report next Thursday when I return from leave so its going to come through late to you, but I'll try and write it as quickly as possible. If there is anyone available to help out when I'm off that would be great, even summarising the objections would be give me a good start when I get back.

Thanks

[redacted]

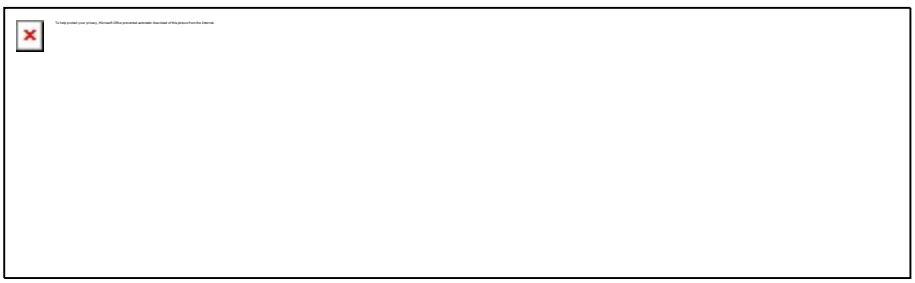
From: [redacted])
Sent: Wednesday, February 14, 2024 11:25 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Yeah, go with [redacted], [redacted]'s comments will need raising and [redacted] will need to give an answer, so you can line him up saying that'll be the ask in the meeting. Regards,

[redacted]**- Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Wednesday, February 14, 2024 11:14 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Just [redacted]'s view but [redacted] has just accepted now so at least he'll be there. I'm just worried that Steven's views won't addressed appropriately.

Happy to proceed though, without [redacted] or [redacted], if you are.

[redacted]

From: [redacted]
Sent: Wednesday, February 14, 2024 11:11 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Do we know why [redacted] won't attend?

From: [redacted]
Sent: Wednesday, February 14, 2024 10:41 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

I've just spoken to [redacted] and he has confirmed he can't get involved as used to work for the highway consultancy (Hydrock), only leaving them in November when this application was being prepared. He's good friends with the consultant involved and just feels its inappropriate. He also doesn't think [redacted] will respond or attend. Tim has strongly advised that we wait for [redacted] to return on Monday (please note I'm on leave next week, Mon- Wed, for half term).

I'm not sure which was way to go on this now; the agent has submitted some further info this morning, so I think it's a re consult but appreciate from the tone of the emails that this won't go down well.

Do you want me to draft an email to the agent to explain that there is no one available from highways tomorrow but we'll circulate what was submitted this morning and arrange a meeting for next week when [redacted] has returned?

[redacted]

From: [redacted]
Sent: Wednesday, February 14, 2024 9:20 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

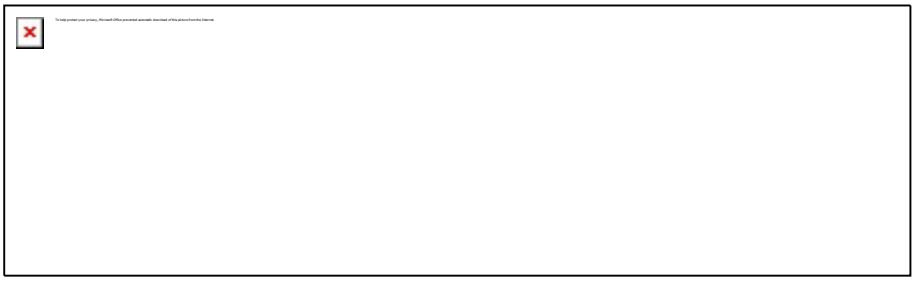
Get [redacted] in then please, and you can say I said it's urgent, he'll have to briefed on the scheme though or it could just make matters worse. My diary is filling up now too for tomorrow, can this happen either between 9am and 10am, or between 11:30 to 13:00 please. Thank you, regards,

[redacted] **- Development Management & Building Control**

Place Directorate

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

[redacted]



From: [redacted]
Sent: Wednesday, February 14, 2024 9:17 AM
To: [redacted] (Planning) [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi[redacted]

[redacted] is on leave until Monday. I could see if [redacted] is free or do want to leave it until Steven returns?

[redacted]

From: [redacted]
Sent: Wednesday, February 14, 2024 9:15 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

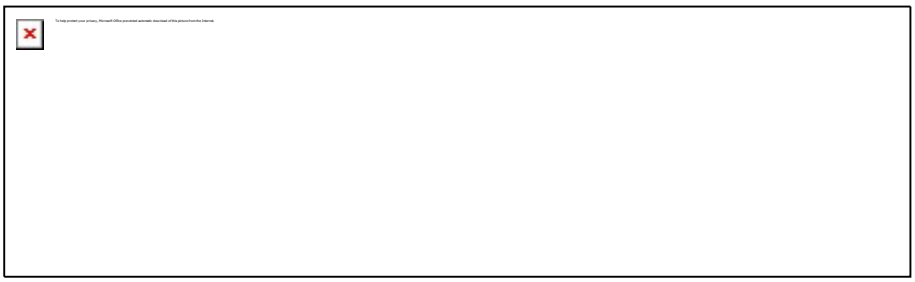
Morning,

Yes please and [redacted]. Regards,

[redacted] **- Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Wednesday, February 14, 2024 9:14 AM

To: [redacted] (Planning) [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted],

Do you want [redacted] at the meeting too?

Therese

From: [redacted] (Planning) [redacted]
Sent: Tuesday, February 13, 2024 8:15 AM
To: [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR

Morning [redacted],

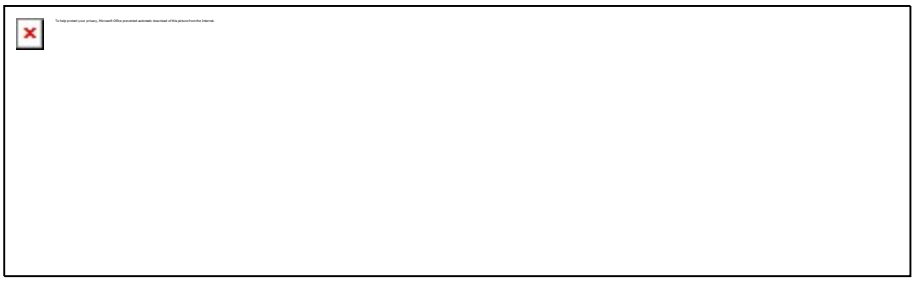
Apologies, just catching up on the below, if you see this on Tuesday, yes please, organise the meeting, if not I'll email them after Committee and organise it.

Regards,

[redacted] **- Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Monday, February 12, 2024 8:57 PM
To: [redacted] (Planning) [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

[redacted] is out of the office until Monday and then I'm off until Thursday 22nd Feb. Do you want me to organise a meeting this week and invite [redacted] and [redacted] instead?

Therese

From: [redacted]
Sent: Monday, February 12, 2024 8:49 PM
To: [redacted]
Subject: Automatic reply: Consultee Comments for Planning Application A/23/96226/MAJOR

I am out of the office until Monday 19 February 2024. if you require assistance please contact [redacted]

Thanks

[redacted]

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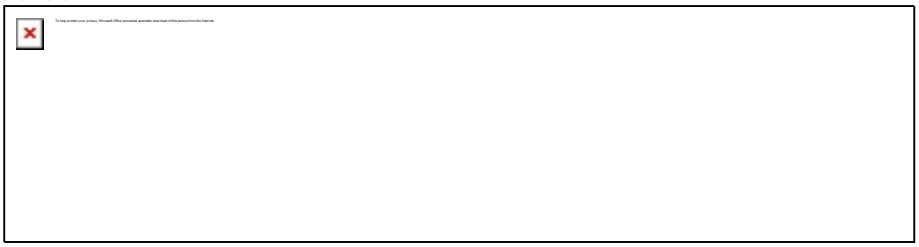

[redacted]

From: [redacted]
Sent: 26 January 2024 13:24
To: Ecology Unit
Cc: [redacted]
Subject: FW: Symantec Email Security.cloud – Policy Match
Attachments: Consultee Comments for Planning Application A/23/96226/MAJOR

Good afternoon,

Please see below a link to the BNG spreadsheet as requested within your original comments (attached).

Please provide your further comments as soon as possible.

Regards

[redacted]

-----Original Message-----
From: [redacted]
Sent: Thursday, January 25, 2024 11:24 AM
To: [redacted]
Subject: RE: Symantec Email Security.cloud – Policy Match

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

Therese

Please find the BNG spreadsheet via this link (hopefully you can access):
https://clicktime.symantec.com/15sM1JALaftVCZJNX3o5E?h=7Llsa_2HGVIt8ChWxVphLNToRJBTlYjI59uBQL4LKJY=&u=https://wsponline-my.sharepoint.com/:x:/g/personal/james_warrington_wsp_com/EWMmVAl3ncFHqeUBUXsRkcMBYDPKkpy5qS0tlGu1wNU8FA?email%3Dtherese.maguire%2540wigan.gov.uk%26e%3DBSlbP0

Kind regards

[redacted]

[redacted]

Confidential

[redacted]

From: pa-noreply@wigan.gov.uk
Sent: 20 November 2023 18:46
To: [redacted]
Subject: Consultee Comments for Planning Application A/23/96226/MAJOR

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Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 20/11/2023 6:45 PM from [redacted] Greater Manchester Ecology Unit (Not Available) on behalf of Greater Manchester Ecology Unit.

Application Summary

Reference:	A/23/96226/MAJOR
Address:	Land At Astley Park Way Worsley
Proposal:	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
Case Officer:	[redacted]

Click for further information

Comments Details

Comments:	Hi Thank you for consulting the GMEU Summary Provision of the biodiversity net gain spreadsheet and signed unredacted district licensing form is recommend prior to determination as well as a review of the bat survey findings. Other potential ecological issues include badgers, nesting birds, invasive species, other wildlife and orchids. 1. Bats A number of the trees proposed for removal were assessed as having moderate bat roosting potential, with others assessed as low risk. Subsequent endoscope surveys failed to find any evidence of bat. I have no reason to doubt the findings of the report. The surveys did however occur in 2022, it noted that if the trees were not removed by the end of the 2023 survey season that updated surveys should

be required. This date has now passed.

- I therefore recommend that prior to determination a review of the previous findings and if necessary undated endoscope and/or emergence surveys provided. -

2. Great Crested Newts
No evidence of great crested newts has been found in the ponds on the site previously and given the landlocked nature of the site and recent construction of the ponds, it would seem unlikely that colonisation has occurred since the previous surveys.

However, the applicant intends to enter in to district licensing, negating the need for further surveys. Whilst supporting this approach, the license provided is redacted and does not appear to have been signed.

-I therefore recommend that prior to determination an unredacted license signed by both parties (ie developer and Natural England) is provided. -

3. Badger
No evidence of badger was recorded on the site but habitats recorded as suitable. The consultant has therefore recommended updated surveys prior to earthworks and vegetation clearance.

Whilst the risks would appear low, I accept that as this is a protected species, such an update is reasonable. I therefore recommend a condition along the following lines is applied to any permission.

-Prior to commencement of earthworks or vegetation clearance a survey of the site for badger setts will occur and the findings supplied to and agreed in writing by the LPA.

4. Other Protected Species
I accept that other protected species such as water vole and otter can be reasonably discounted owing to a lack of suitable habitat on or near the site. No further information or measures are required.

5. Nesting Birds
Bird surveys determined that breeding birds were present but of only local value. The development will result in the loss of much of the existing nesting habitat.

All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

- No works to trees, hedgerow or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.-

6. Other Wildlife
The consultant has noted that the hedges and scrub on site provide potential cover for species such as hedgehog, a UK Biodiversity Priority Species as well as other mammals and amphibians. The levelling of the site could therefore lead to high an unnecessary mortality of mammals and amphibians if not carried out sympathetically.

Reasonable avoidance measures (RAMs) have been recommended as well as a Construction and Environmental Management Plan that includes ecology within its scope. I agree given the scale of the hedge removal that RAMs are appropriate along the lines suggested within section 5.7.4 of the ecological report. The

finalised details can be provided via a condition along the following lines.

- Prior to any earthworks or vegetation clearance, a reasonable avoidance measures method statement for mammals and amphibians will be provided to and agreed in writing by the LPA. -

7. Giant Hogweed
This species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended), was recorded on the site. it is an offence to cause this species to spread in the wild. This species also represents a public health risk. I therefore recommend a condition along the following lines is applied to any permission.

- Prior to any earthworks a method statement detailing eradication of giant hogweed on the site, should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA. -

8. Marsh Orchid
A good colony of hybrid marsh orchids was regarded on part of the site. Translocation of sections of the turf with the orchid is recommended in the ecological report. Such hybrid orchids are not however rare in Greater Manchester and opportunistic in the colonisation of disturbed and compacted grassland sites. I would therefore regard this as unnecessary l. I am therefore satisfied that no specific measures are required., whilst also not objecting to such translocation as part of the wider biodiversity mitigation and enhancement proposals.

9. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain
Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in a large area of former improved agricultural land currently developing in to other neutral grassland and a smaller area of grassland that has already developed in to moderate value grassland following disturbance. There will also be the loss of mature hedgerows and trees. This will be replaced primarily with buildings and hard standing, with a landscape woodland plantation. Wildlife issues appear restricted primarily to nesting birds, with potential issues relating to bats.

A biodiversity net gain assessment has been provided that indicates a significant loss at the site level. The defra metric has however not been provided, it is therefore difficult to verify the accuracy of the assessment.

- I therefore recommend that prior to determination a copy of the excel spreadsheet is provided. -

Second the soft landscape plan (ie buffer strip includes a number of species that are not locally native in the woodland and hedgerow planting. eg field maple and dogwood amongst others. Given the likely biodiversity loss at the site level, I recommend they maximise the quality of on-site mitigation through use of locally appropriate species.

With regards nesting birds and other wildlife, I accept that mitigation is likely achievable on the site and with regards nesting birds would recommend targeting of house sparrow and house martin on the new build given both species were recorded foraging across the site.

[redacted]
Ecologist
GMEU

[redacted]

From: [redacted]
Sent: 16 February 2024 09:34
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR
Attachments: WIG-BCA-ELS-XX-DR-L-2266-22-05-S5-Rev P04 - Landscape Concept Proposal (Sheet 1 of 2).pdf; WIG-BCA-ELS-XX-DR-L-2266-22-06-S5-Rev P04 - Landscape Concept Proposal (Sheet 2 of 2).pdf

Importance: High

Hi [redacted]

Further to your comments on this application, the applicant has provided a response in red and attached.

Would you please be able to provide some guidance on the appropriate contribution required to achieve net gain should there be a loss of 10.95BU on site?

There is quite a bit of pressure to move this forward to the next planning committee so if you could come back to me today, just with that figure, that would be a great help.

Thanks

[redacted]

From: [redacted]
Sent: Friday, February 16, 2024 8:43 AM
To: [redacted]
Cc: [redacted] (Planning) ; [redacted] ; [redacted]
Subject: RE: Consultee Comments for Planning Application A/23/96226/MAJOR
Importance: High

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

Hi [redacted]

Thanks again for your and [redacted]'s time yesterday.

I write to respond to the GMEU comments, as follows in red:

- The details of the urban tree planting schedule is provided to ensure that 150 trees are proposed – The submitted landscape plans propose that 319 standard trees are planted across the site. This is over double the 150no. stated in the GMEU response and is hopefully satisfactory to the LPA on this point.

- That at least 56 have the potential to exceed 30cm dbh after 30 years - Please find revised landscape plans 2266-22-05+06 Rev P04 attached. The revised drawings include 56no. Semi mature trees proposed within areas of grassland (individual trees) as opposed to the 26no. semi mature trees previously proposed on Rev P03. The following 'upgrades' in size have been made on Rev P04:
    - 26no. EHS (14-16cm girth) have been upgraded to be of Semi mature standard (20-25cm)
    - 4no. EHS (extra heavy standard) 18-20cm girth have been upgraded to be of Semi mature standard (20-25cm)

- For the avoidance of doubt these are not additional trees but instead an upgrade to 30no. trees from extra heavy standard to semi mature. As such, the ecologist has confirmed this has no impact on the currently submitted BNG Metric/spreadsheet and/or habitat loss calculations.

- Details on the other neutral grassland proposed to achieve good condition are provided. The other neutral grassland on site is already in 'good' condition. It will be translocated on site. However, in order to maintain it as such the following should be undertaken:
  - The grassland should continue to be consistent with the UK Habs description of other neutral grassland
  - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
  - Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens
  - Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%.
  - Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
  - Ensure Schedule 9 invasive species remain absent from the habitat.
  - There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type

- I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided. This is a matter to be progressed / agreed with WMBC as part of S106 drafting – as a starting point, we will consider with our ecologist what we believe to be an accurate price per unit but we request that WMBC does the same via its own advisors / habitat values charged for other schemes in the Borough.

Please can you confirm receipt and re-consult GMEU as necessary and request their urgent review/response/confirmation that the queries have now been satisfactorily resolved.

Kind regards

[redacted]

Confidential
This message, including any document or file attached, is intended only for the addressee and may contain privileged and/or confidential information. Any other person is strictly prohibited from reading, using, disclosing or copying this message. If you have received this message in error, please notify the sender and delete the message. Thank you. WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: Thursday, February 8, 2024 5:11 PM
To: [redacted]
Subject: FW: Consultee Comments for Planning Application A/23/96226/MAJOR

Hi [redacted]

You may already have seen the comments below as they are online but I just wanted to bring them to your attention.

As you will see further information is required re BNG.

There is now a need for a re-consultation with GMEU, Highways, Transport Policy Team and Salford City Council. In order to manage your client's expectations, its important to point out that all of the above will require a 14 day re-consultation period once the required information is received and as reports for March committee need to be completed by 19th Feb, there is a possibility that this application will not be ready to be presented at that time.

Given the level of objection in the surrounding area, it will be imperative that all outstanding issues are resolved before Officers can bring this before committee.

I am of course not ruling out making the March agenda, but I think its important to be realistic as we go forward.

Regards

[redacted]

From: pa-noreply@wigan.gov.uk <pa-noreply@wigan.gov.uk>
Sent: Wednesday, February 7, 2024 12:49 PM
To: [redacted]
Subject: Consultee Comments for Planning Application A/23/96226/MAJOR

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

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/02/2024 12:49 PM from [redacted] Greater Manchester Ecology Unit (Not Available) on behalf of Greater Manchester Ecology Unit.

Application Summary

Reference:	A/23/96226/MAJOR
Address:	Land At Astley Park Way Worsley
Proposal:	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
Case Officer:	[redacted]

Click for further information

Comments Details

Comments:	Hi [redacted] Thank you for consulting on the additional information. 1. Great Crested Newts An unredacted version of the license has been provided. This confirms that Natural England are satisfied that the development is eligible of for district licensing.

Technically no condition is now required as the process is now in the hands of Natural England and their agent for delivery of the new ponds unless the LPA would want mitigation beyond the requirements of DLL. However the developer may decide to change their approach and not enter in to DLL at which point further survey may be required. I therefore recommend a condition along the following lines is applied to any permission.

"The development has the potential to cause harm to great crested newts and entered in to District Level Licensing.

Prior to development confirmation that:

• no changes to this mitigation approach have occurred or;
• if changes have occurred further information on the new mitigation approach to gcn.

should be provided to and agreed in writing by the LPA"

2. Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain
Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The defra metric has been provided in excel format as requested.

The baseline value of the site appears fair, I am therefore willing to accept 62.84 biodiversity units (BU) as the baseline.

The post-development value has been calculated at 51.89 BU a loss of 10.95 BU and a shortfall of 17.24 BU to achieve 10% BNG. This includes a significant number of units generated through urban tree planting, 150 trees achieving moderate condition, of which 56 are forecast to achieve medium size after 27 years. It also includes 0.6819 ha of other neutral grassland forecast to achieve good condition. Both are relatively high risk proposals, with a lack of detail (that I could find) on the tree planting schedule or grassland proposals. There is therefore a risk of the loss being higher.

I therefore recommend that prior to determination:

- the details of the urban tree planting schedule is provided to ensure that 150 trees are proposed ;
- that at least 56 have the potential to exceed 30cm dbh after 30 years and;
- details on the other neutral grassland proposed to achieve good condition are provided.

I would also recommend given that even if the habitat creation proposals are reasonable given the forecast loss of 10.95BU and 17.24BU shortfall in achieving 10% that further information is provided on how full mitigation/compensation will be provided.

[redacted]
Ecologist
GMEU

I

Kind regards

>>Corporate Logo<<

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 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.

GRASS SEEDED AREAS
(150mm depth of topsoil + minimum 150mm depth subsoil)
To be sown with Emorgsate Flowering Lawn Mixture - EL1 or similar approved. To be sown at a rate of 4g/m²

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 Emorgsate EM2 Seed mix or similar approved.
Sown at a rate of 4g/m²

DAMP TOLERANT GRASS AREAS
(Cultivated subsoil to a depth of 300mm)
To be sown with Emorgsate EM8 Pond edge mix or similar approved.
Sown at a rate of 4 g/m²

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 margins 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

NORTH

SCALE 1:500 0 12.5 25 37.5 50m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

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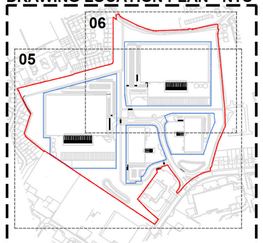
NOTES:
Layout based on PHP Architects 'Site Layout Proposal' (Drawing no: WIG-PHP-00-00-DR-A-4557-001-P32)
Levels based on BE DESIGN 'Proposed Levels Plan' (Drawing no: WIGAN BED ST 00 DR S 0900)
Survey information provided by TOWER SURVEYS Associates. (Drawing no: TSA-22-1689_201 Rev A)

DRAWING LOCATION PLAN - NTS



UNIT 1
FFL+ 42.500

UNIT 1 CAR PARK

UNIT 1 SERVICE YARD

Gravel Margin

UNIT 2 CAR PARK

UNIT 2
FFL+ 38.900

UNIT 2 SERVICE YARD

RETAINING WALL
(To Engineers Specification)

UNIT 3
FFL+ 36.700

UNIT 3 SERVICE YARD

UNIT 3 CAR PARK

UNIT 4 SERVICE YARD

UNIT 4
FFL+ 39.100

UNIT 4 CAR PARK

Retaining Wall
(To Engineers Specification)

ATTENUATION BASIN

FOUL EASEMENT
(3m From Centre)

S/W EASEMENT (3m From Centre)

Existing landscape frontage & trees to be retained as part of the proposals. Exact tree positions to be confirmed by arboriculturalist.

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	11-07-23
P01	Design amended following team discussions.	HC	MB	07-07-23
REV	DESCRIPTION	BY	CKD	DATE

BCA DESIGN
Landscape Architects

CLIENT
PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
LANDSCAPE CONCEPT PROPOSALS (Sheet 1 of 2)

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
WG	BCA	ELS	XX	DR	L	2262-22-05	S5	P04

Barry Chinn Associates Ltd. Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gm@bca-landscape.com Website: www.bca-landscape.com

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*)
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Quercus palustris

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3x transplanted
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Cornus controversa

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Rootballed
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2x transplanted
Well furnished with lateral shoots to base
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(*300mm depth of topsoil*)

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(*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.

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	Ilex aquifolium	Holly	400-600mm		3L
	Ligustrum vulgare	Privet	600-800mm	0/2	OG
	Prunus spinosa	Blackthorn	600-800mm	1+1	OG

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(*300mm depth of topsoil + minimum 600mm depth subsoil*)
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Whip/Transplants

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	Sambucus nigra	Elder	600-800mm	1+1	OG
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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.

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ORNAMENTAL HEDGEROW
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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.

GRASS SEEDED AREAS
(*150mm depth of topsoil + minimum 150mm depth subsoil*)
To be sown with DLF PM 120 'Slowgrowth' or similar approved. Sown at a rate of 35-50g/m²

SPECIES RICH GRASSLAND AREAS
(*Cultivated subsoil to a depth of 300mm*)
To be sown with Emorsgate EM2 Seed mix or similar approved.Sown at a rate of 4g/m²

DAMP TOLERANT GRASS AREAS
(*Cultivated subsoil to a depth of 300mm*)
To be sown with Emorsgate EM8 Pond edge mix or similar approved. Sown at a rate of 4 g/m²

CONTOURS
Refer to BE DESIGN 'Proposed Levels Plan' (Drawing no: WIGAN BED ST 00 DR S 0900)

GRAVEL MARGIN
Gravel margins 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
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EXISTING BRIDLEWAY
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.

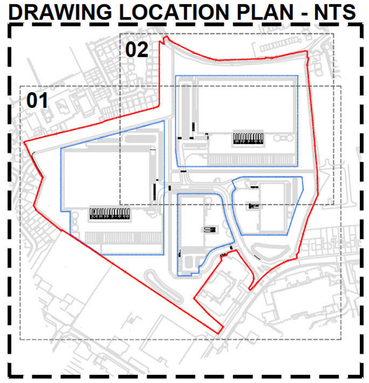
DIVERTED FOOTPATHS
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.

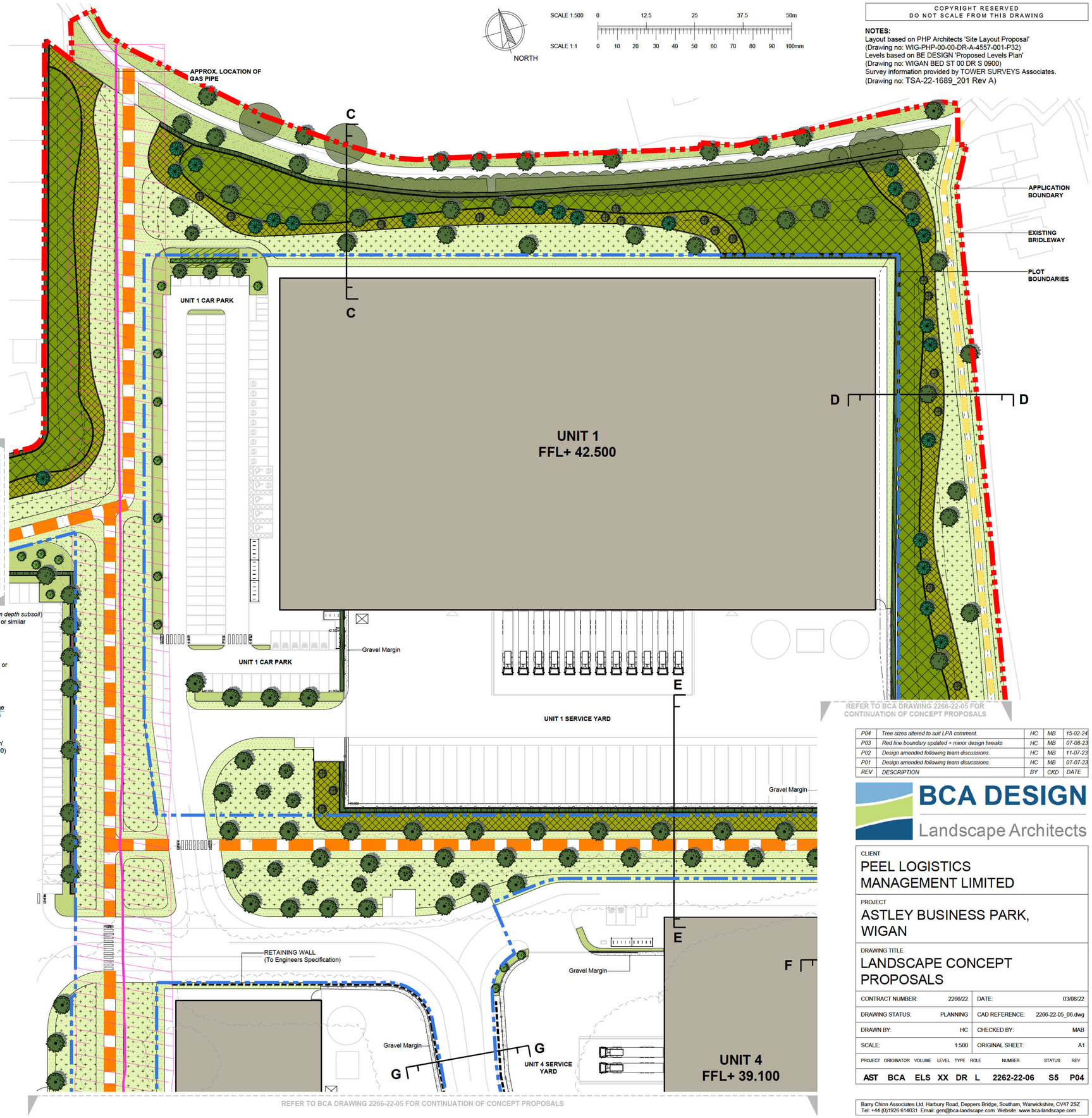
SLOPE

PLOT BOUNDARY

APPLICATION BOUNDARY

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)

REV	DESCRIPTION	BY	CKD	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

Barry Chinn Associates Ltd. Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gen@bca-landscape.com Website: www.bca-landscape.com

[redacted]

Subject: FW: A/23/96226/MAJOR
Attachments: 193-14 Astley - Bat Report_Draft.pdf

From: [redacted]
Sent: 15 May 2024 10:56
To: [redacted]
Subject: FW: A/23/96226/MAJOR

Hi [redacted],

Sorry to bother you again on this one but we have just received the attached document and I would be grateful if you could review and comment as soon as possible as we are preparing this application for the next planning committee.

Thanks

[redacted]

Ecological Assessments

Environmental Statements (Biodiversity)

Species Surveys

Phase I Habitat Survey

National Vegetation Classification

Planning Guidance

Habitat Regulation Assessment

Protected Species Licensing

42020 CEMP: Biodiversity

BREEAM LE01 - 05

Bat Report

Astley Park Way, Greater Manchester M28 1FJ





the ecology Practice

Consultant Report on behalf of PLP

Cover Photo: Trees T2 & T3 within HR3, of 'moderate' potential to roosting bats

REPORT STATUS

Issue/revision	DRAFT	FINAL I	FINAL II
Project Location	**Astley Park Way**		
Project No.	**193-14**		
Subject	**Bat Report**		
Report Ref.	19314-BR_A		
Date			
Prepared by	JC		
Signature			
Reviewed by			
Signature			

The report may not be copied or used without the prior written agreement of Ecology Practice Ltd.

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 This report provides the results of bat activity surveys and endoscope surveys undertaken 2022, as well as the updated endoscope surveys carried out in 2024.

1.1.2 The surveys are in response to an initial Ground Level Tree Survey (GLTA) carried out by The Environment Partnership on 29th June 2021 (TEP 2021)[1]. The GLTA was then verified through two separate aerial surveys in the 2022 bat active season. Works have now been postponed beyond the 2023 active season and the data is no longer valid (Colins 2016[2]). Based on this a third aerial survey was carried out on 26th February 2024, to ensure that all the conditions on site remained the same.

1.2 SITE DESCRIPTION

Location

1.2.1 The Site (12.6 ha) is at the address Astley Park Way, Parr Bridge, Wigan, Greater Manchester, England, M28 1FJ, with a central grid reference SD 70827 01215. The wider area comprises of urban development with Bolton to the north, Wigan to the west, agricultural land to the south and Manchester to the east. The Site is bounded to the south by Chaddock Lane and Applewood Farm, a school to the north and residential properties from the east and west (see Figure 1).

Proposals

1.2.2 The proposals are for the development of up to 32,825 sqm (353,343 sq ft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road;

[1] **The Environment Partnership 2021** Preliminary Ecological Assessment. Report Ref: 8908.002. August 2021. Consultant report to PLP Investments (North) Ltd.

[2] **Collins, J. (ed.) (2016)** Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd Edition. The Bat Conservation Trust, London. ISBN 13978-1-872745-96-1.

diversion of existing Public Rights of Way; and associated engineering, infrastructure and landscaping. A proposals layout is shown in Figure 2.

1.3 LEGISLATION

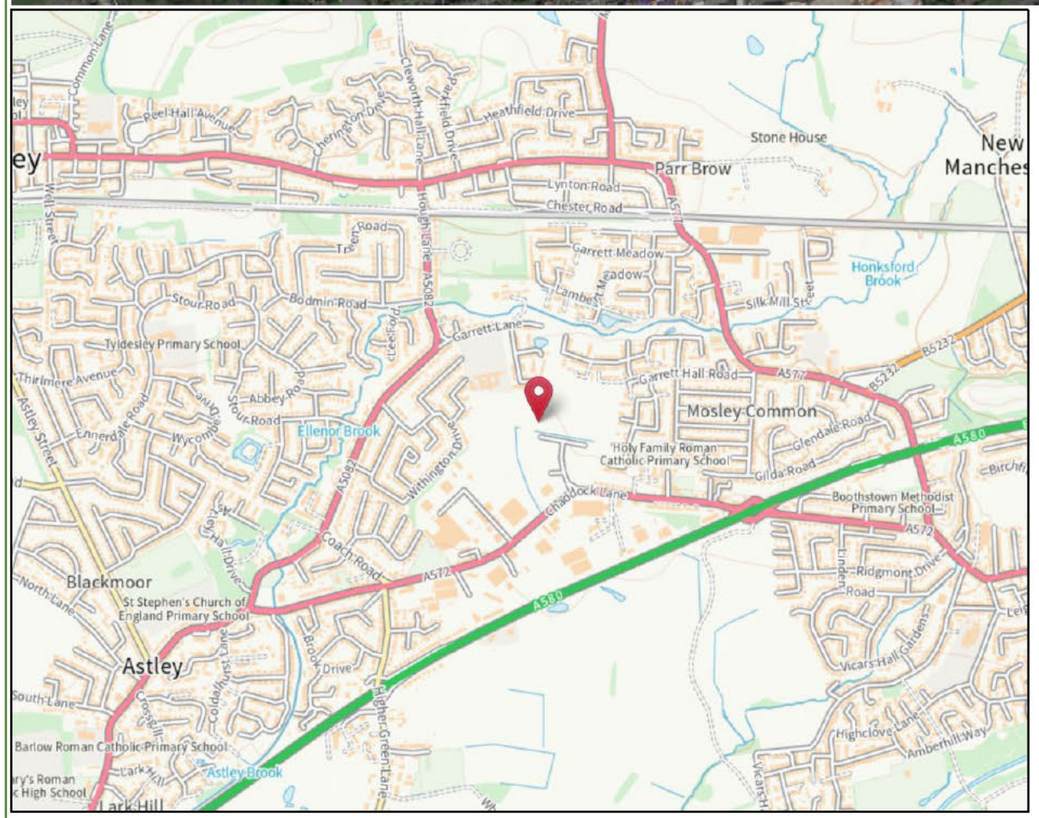
Bat legislation

1.3.1 All species of bat, and their roosts (whether occupied or not), are fully protected in the UK by the Conservation of Habitats and Species Regulations 2017 (as amended), and the Wildlife and Countryside Act 1981 (as amended). Legislation states that you are committing an offence if you:

- Intentionally or recklessly kill, injure, or take a bat.
- Damage or destroy a bat roost.
- Obstruct access to any place of shelter, breeding, or place of rest.
- Disturb a bat occupying a structure or place.
- Possess or control (live or dead bats, or any of their parts); and

Sell, barter, or exchange these species, or parts of





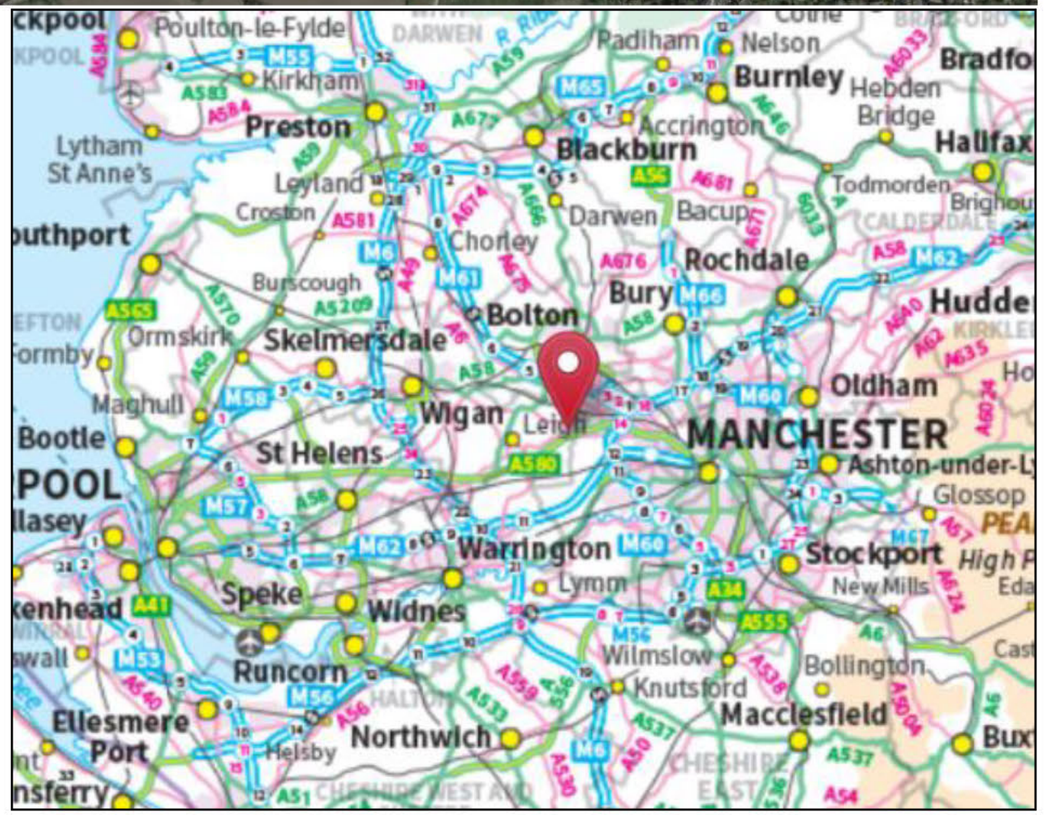


Figure 1
Location

Application Site

Site boundary

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-01BR_A

Drawing date	30/04/24	Version	A
Drawn by	JC		

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Figure 2
Proposals

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-02BR_A

Drawing date	30/04/24	Version	A
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2 METHODOLOGY

Transect Surveys

2.1.1 The activity survey methodology was designed in accordance with current bat survey guidelines for 'Low suitability', as a reasonable effort to determine bat activity based on habitat suitability as shown in Table 8.3 in Colins (2016[2]). This required one transect survey visit per season, Spring, Summer, and Autumn. Together with a data logger collecting data for five consecutive nights each of the three seasons.

Ground Level Tree Assessment

2.1.2 A Ground Level Tree Survey (GLTA) was carried out in 2021 and reported in TEP 2021[1]. The survey followed the GLTA survey guidelines provided by Colins (2016[2]).

Endoscope survey

2.1.3 Following the GLTA, the trees were surveyed following endoscope survey guidelines set out by Andrews (2018[3]). The trees were climbed using appropriate methods to access and inspect PRFs using a torch and endoscope, as follows:

1. A Natural England Level 2 licenced surveyor climbed the bat trees to view the PRFs.
2. All visits were separated by at least two weeks apart with surveys conducted during the optimal bat activity period of May to August.
3. PRFs that were not initially visible in the GLTA, were identified and inspected during this aerial survey.
4. The endoscope utilised had motion camera and capture capabilities to record evidence of bats.
5. Each tree was surveyed according to GLTA grade. i.e.

    a) High roost potential was subject to three individual roped access surveys

[3] **Andrews, H. 2018.** Bat Roosts in Trees: A guide to identification and assessment for tree-care and ecology Professionals, 1st Edition. Pelagic Publishing.

b) Moderate roost potential was subject to two individual roped access surveys
c) Low roost potential did not require an endoscope survey and was only required to be soft felled in accordance with Collins (2016[2]).

2.1.4 The aerial technique above is a non-standard method. The method is pragmatic and brings several strengths to the data that nocturnal surveys are limited to, particularly in sites with a deep canopy that would limit visibility:

1. Nocturnal surveys specified by Collins (2016[2]) are weak in identifying field signs within the features as they cannot be identified during a nocturnal survey.
2. Often nocturnal surveys of trees are limited because of tree canopy and clutter leading to low incidence of recording bats and / or specific roost site location during low light conditions.
3. The nocturnal survey method is limited to identification of the species exiting the roost, since if there are other bats flying or a bat leaves/returns to the feature without calling it is likely that it will not be identified.
4. The survey method of nocturnal surveys is also labour intensive in terms of survey particularly with the number of trees on large sites.
5. Other strengths of this type of survey include confidence in a negative result for the series of visits to that tree thereby demonstrating where the colony “is not” as well as where “it is”.
6. This method also identifies presence of competitors as well as unsuitable features that can be downgraded due to the close inspection.

2.1.5 If aerial surveys were not possible due to limited access to the feature or health and safety issues with climbing the tree, a nocturnal survey was undertaken using the methods as identified by Collins (2016[2]).

2.2 SURVEY CONSTRAINTS

2.2.1 It was agreed with the GMEU that there would be no requirement for an autumn transect when submitting for planning, given the low number of bats during the spring and summer transect (see Section 5.1).

2.2.2 Furthermore, other surveyors within the planning team had equipment stolen from the Site and were confronted by members of the public displaying intimidating behaviour. Therefore, the bat static detector was not set out for the second transect survey and the surveyors were accompanied by security to conduct the transects at night.

2.3 PERSONNEL

Table 1: Personnel

Name	Contribution	Qualifications
[redacted]	Phase I survey	BSc., MCIEEM
	Bat activity	
[redacted]	Report writing	BSc (Hons), MSc
	Bat activity	
[redacted]	Bat endoscope	NE Class 2 Bat licence 2016 – 23830. NPTC Tree Climbing and aerial rescue certificate

3 RESULTS

3.1 BAT ACTIVITY SURVEY

3.1.1 In accordance with Collins (2016[2]) the habitat has been graded as low, given the urbanised environment and the low connectivity to the wider area. This is consistent with TEP 2021[1].

3.1.2 Two bat activity surveys were undertaken in the form of walked transects and static detector surveys. The transect surveys were completed on 25th May 2022 and 19th September 2022 by two experienced surveyors in suitable conditions. It was agreed with the local planning authority that the autumn survey was not required due to the low number of bats recorded during the first two surveys (see Section 5.1).

3.1.3 A static detector was left in situ for 7 days from 25th May 2022, located in an area estimated to be the most suitable for bat activity (see Figure 4). Following this survey there were reports of other planning team surveyors having equipment stolen from the Site, therefore the static detector was not set out for the remaining surveys and the surveyors were accompanied by security to conduct the transects at night.

Transect Surveys

3.1.4 The survey parameters are detailed in Table 2. The surveys found low evidence of bats within the Site boundary with most bats recorded in the western portion of the Site, associated with Hedgerows 3a and 4. Activity levels and the overall number of bat calls recorded (either commuting or foraging) were similar for both surveys.

3.1.5 Only common pipistrelle and soprano pipistrelle were recorded commuting across the site during the transects with common pipistrelle being the most frequently recorded. Bat activity was closely associated with hedgerows (predominantly H3a and H4) and associated trees. No recordings of bats were obtained within the eastern portion of the Site during either transects. The transects route and bat activity are shown in more detail in Figure 4 and Figure 5.

Table 2: Transect survey parameters

Parameter	Survey #1	Survey #2
Date	25/05/22	19/07/22
Weather	Overcast, dry	Clear, dry
Wind (Beaufort)	B1	B1
Temp. at start (°C)	14	28
Temp. at end (°C)	13	26
Sunset	21:19	21:28
Survey start	21:19	21:28
Survey end	22:55	23:00

Static Detector

3.1.6 The static data logger recorded 256 passes, the species recorded again only included common and soprano pipistrelle. Common pipistrelle was recorded the most frequently making up 92.5% of the passes and soprano pipistrelle made up the remaining 7.5%. A breakdown of the calls each night is shown Table 3.

Table 3: Static bat detector and analysis

Dates	Species		Total number of passes
	CPIP	SPIP	
25/05/23	27	0	27
26/05/23	57	7	64
27/05/23	54	0	54
28/05/23	9	2	11
29/05/23	23	2	25
30/05/23	32	8	41
31/05/23	28	0	28
01/06/23	7	0	7
Total	**238 (92.5%)**	**19 (7.5%)**	**256**

3.2 GROUND LEVEL TREE ASSESSMENT

3.2.1 A GLTA was carried out in 2021 reported in TEP 2021[1] and the results are shown in Figure 3 and Table 4.

Table 4: 2021 GLTA results

Tree ID	Species	Feature	BCT Category
T1	Ash	Young to semi-mature, multi-stemmed ash with occasional ivy cover on edge of a ditch. No obvious potential roost features and ivy is unlikely to be a feature.	Negligible
T2	Oak	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5m height between two branches while a large cavity is present on a south-facing branch at 4m height.	Moderate
T3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3m height.	Moderate
T4	Ash	Young, multi-stemmed ash located to north of hedgerow with branches overhanging into the site. No obvious potential roost features.	Negligible
T5	Ash	Semi-mature multi-stemmed ash present at the end of a hedgerow. A dead branch is present at 1.5 m height facing west, with a cavity at the end but cracks at the top suggest this is exposed and allows rainwater in.	Negligible
T6	Sycamore	Sycamore tree in hedgerow. A crack is present on the north-west facing branch, which is obscured by foliage.	Low
T7	Sycamore	Semi-mature sycamore in	High

Tree ID	Species	Feature	BCT Category
		hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several small cavities are present along a branch.	
T8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary)

3.3 BAT ENDOSCOPE SURVEY

Further to the GLTA (3.2.1), all trees classified as having High – Moderate potential to support bats, were subject to climbing. During the aerial survey each feature was visually inspected, using an endoscope where possible/necessary.

3.3.1 Each tree was assessed twice during the 2022 bat active season and then checked a third time in 2024.

Endoscope survey

3.3.2 Table 4 shows the results of all three surveys, no bat roosts or evidence of bats were found within any of the trees. During the first visit, T7 was downgraded from 'High' to 'Low' upon a closer inspection with the surveyor noting:

"[The] Cavity on [the] South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection."

3.3.3 A new feature was identified in T3 during the 2024 survey, this did not result in a change to the grading of the tree and no evidence of bats were found.

3.3.4 The grading for all other trees remained as per the GLTA carried out in 2021.

Table 5: Endoscope Survey results

Tree ID	Species	Original Ground based assessment	Original BCT category	1st aerial check 6/5/2022	2nd aerial check 7/6/2022	3rd aerial check 26/2/2024
2	Ash (not oak)	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5 m height between two branches while a large cavity is present on a south-facing branch at 4 m height.	Moderate Remains moderate	North facing crevice negligible. South facing cavity has rams horns which have moderate potential for low numbers of individual small bats.	No change to feature. No evidence of bats	No change to feature. No evidence of bats
3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3 m height.	Moderate Remains moderate	Bark features negligible. Cavity on South facing branch has an entrance of 4cm diameter and extends 15cm into branch. Moderate potential for individual bats.	No change to feature. No evidence of bats	No change to feature. No evidence of bats. **New feature;** broken branch stub in top of crown: no evidence of bats.
7	Sycamore	Semi-mature sycamore in hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several	High Downgraded to low	Cavity on South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection.	N/A	N/A

Tree ID	Species	Original Ground based assessment	Original BCT category	1st aerial check 6/5/2022	2nd aerial check 7/6/2022	3rd aerial check 26/2/2024
		small cavities are present along a branch				
8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary) Remains moderate	Hazard beam on lowest branch on South side of tree. Moderate potential for individual small bats. Hollow dead branch at a height of 3m on west side of tree. Cavity 3cm x 20cm moderate potential for small bats.	No change to features. No evidence of bats	No change to features, no evidence of bats

Figure 3
Ground Level Tree Assessment



Outlined box

High

Moderate

Low

Negligible

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-05BR_A

Drawing date	30/04/24	Version	A
Drawn by	JC		

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Figure 4
Bat Transect 1 (25/05/22)

Site boundary

Transect route

Direction of transect

1- 10 — Spot count location (1 minute)

P. pipistrellus activity

P. pipistrellus heard, not seen

Logger location

a - e — Activity reference

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-03BR_A

Drawing date	30/04/24	Version	A
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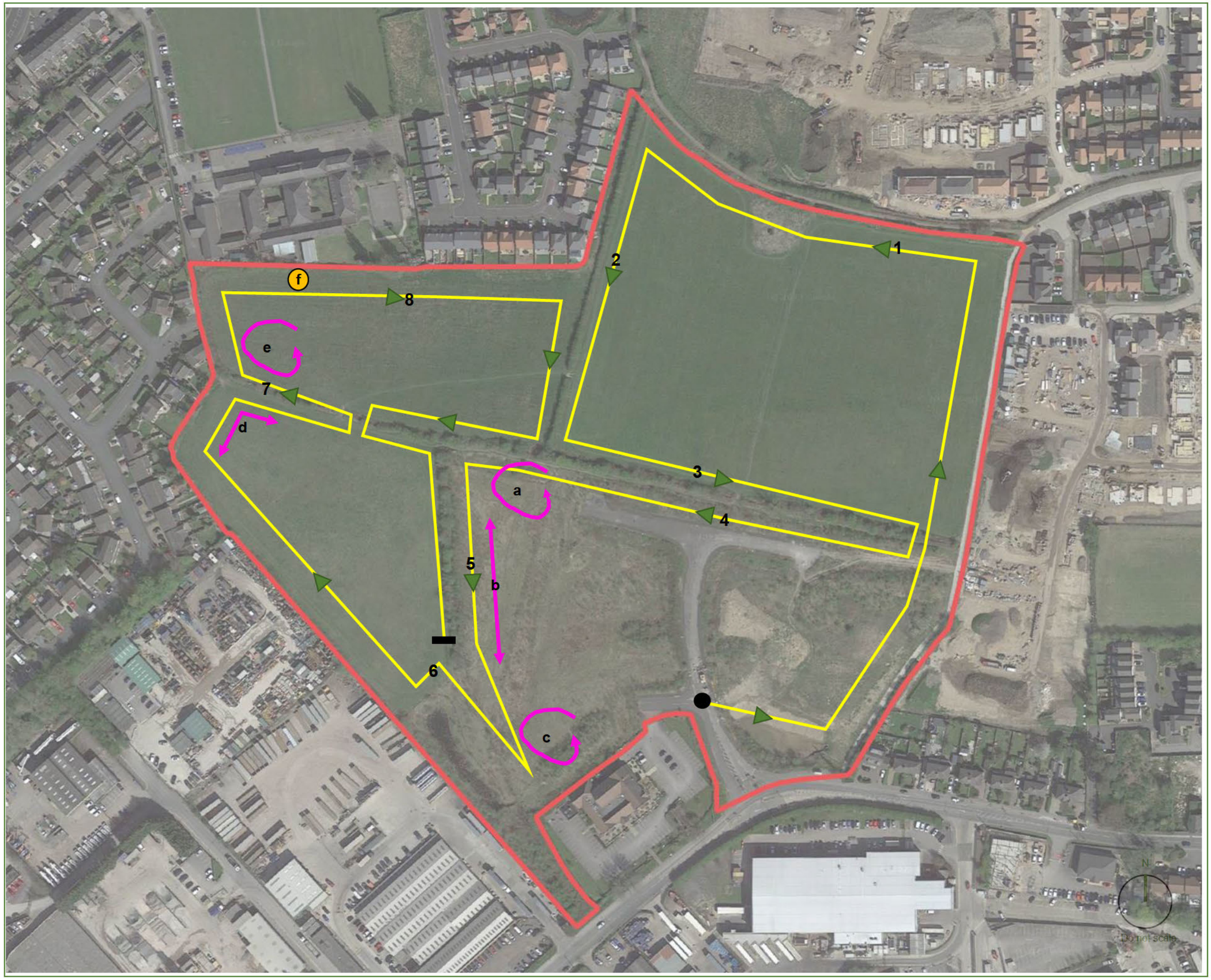

Figure 5
Bat Transect 2
(19/07/22)

Site boundary

Transect route

Direction of transect

1- 10 — Spot count location (1 minute)

P. pipistrellus activity

P. pipistrellus heard, not seen

a - e — Activity reference

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-04BR_A

Drawing date	30/04/24	Version	A
Drawn by	JC		

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4 CONCLUSIONS

4.1 STATUS

4.1.1 There are no roosts present on Site, or structures that could provide roosting opportunities for bats.

4.1.2 Three trees have 'Moderate' potential for bats to roost (trees T2, T3 & T8) and two further trees have 'Low' potential (T6 & T7). During the update endoscope surveys, it was shown that there is currently no evidence of bat use in these trees.

4.1.3 The bat foraging and commuting habitat has been graded as 'Low', and the subsequent transect surveys showed that the bat assemblage is unremarkable, dominated by a small number of pipistrelle species.

4.2 RECOMMENDATIONS

4.2.1 The trees that have 'Moderate' potential (T2, T3 & T8) should be removed with a licensed bat person present who may elect to undertake another endoscope assessment prior to felling, and these trees should be soft-felled as follows:

i) The felling work will be undertaken during weather conditions suitable for bats to be active, avoiding the main hibernation period, to minimise the risk of significant disturbance;
ii) A supervising ecologist with appropriate experience (licensed bat ecologist for High to Moderate trees) will be present on site to advise on felling methods and what to do in the event bats are encountered;
iii) Sections of the tree containing features suitable for roosting bats, will be softly lowered to the ground, following which these will be subject to a more detailed inspection by the supervising ecologist to confirm absence of bats;
iv) After felling, the potential roost feature will be retained in a suitable location overnight allowing bats to disperse, in the unlikely event that any are present but undetectable

4.2.2 Trees that are graded 'Low' potential (T6 & T7) should be soft-felled with an ECW present.

4.2.3 Post-construction, at least one bat box / feature lost should be provided, of woodcrete-type construction and maintenance-free as defined by Mitchell-Jones 2004[4]:

- There should be a minimum of five boxes to mitigate the five features removed i.e., T2, T3, T6, T7 & T8.
- The boxes should be provided in advance of tree removal.
- Boxes must not be illuminated by the lighting scheme.
- Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

4.2.4 The landscape scheme should provide linear features at least the length that is being lost. Native species should be used. These features should be interconnected wherever possible and connect to the wider landscape beyond the Site boundaries. The lighting scheme should leave these features in as dark a place as possible, avoiding direct illumination where health and safety allows.

[4] **Mitchell-Jones, A. J. 2004** Bat Mitigation Guidelines. English Nature, ISBN 1 85716 781 3. January 2004.

5 APPENDICES

5.1 APPENDIX I: GMEU CORRESPONDENCE

From: [redacted]
To:
Subject: RE: Autumn Bat Transect
Date: 27 October 2022 12:05:37
Attachments: image001.jpg
image003.png

Hi [redacted]

I agree at this late stage, and given that you have spring and summer data a transect survey now is unlikely to significantly change the results you already have. Do you have the name and address of the site so I can put this on our files?

Kind regards

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

image002

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From: [redacted]
Sent: 27 October 2022 11:58
To: [redacted]
Subject: RE: Autumn Bat Transect

Hi [redacted]

Thanks for your response. To be clear, I am referring to bat habitat/transect surveys and not

emergence surveys. Under the BCT guidelines 'low' suitability habitat requires a spring, summer and autumn transect survey to assess the use of habitat by commuting and foraging bats. Under autumn, the final month is considered as October. See Table 8.3 for further detail.

Our spring and summer transect surveys have identified small numbers of common bats using the site. Since, the developer has put a hold to the project and I was considered that GMEU may wish to see data from an autumn transect also. My personal opinion is that we have sufficient data and that an autumn/October survey will not change the results in any significant way, however, I am concerned that GMEU may wish to see this data and could potentially object without it.

All of our bat roost assessment surveys were completed during the appropriate times of year, with no constraints.

Please do call me if you wish to discuss further.

Best wishes,

[redacted]

Willowgate | Welsh Newton Common | NP25 5RT

From: [redacted]
Sent: 27 October 2022 11:51
To: [redacted]
Subject: Autumn Bat Transect

Hi [redacted]

We would consider it too late in the season to carry out a bat transect.

Kind Regards

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

the ecology Practice

WILLOWGATE
WELSH NEWTON COMMON
HEREFORDSHIRE
NP25 5RT
TELEPHONE: 01989 770400
www.ecologypractice.co.uk

[redacted]

From: [redacted]
Sent: 31 October 2023 09:33
To: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV
Attachments: ufm3_Invalid_Letter.rtf

Hi [redacted], are you happy to proceed with the Astley Park major without a CEMP?

Thanks

[redacted] – Development Management & Building Control Place Directorate Planning and Regeneration Wigan Council Wigan Life Centre(South site), , Wigan WN1 1NJ Office No: [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>>Corporate Logo<<

-----Original Message-----
From: Validation and Customer advisors <Validation@wigan.gov.uk>
Sent: Monday, October 30, 2023 4:13 PM
To: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV

-----Original Message-----
From: [redacted]
Sent: Monday, October 30, 2023 4:03 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV

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Thank you for issuing the attached correspondence

We have issued a series of emails containing documents and amended plans to address points numbered 2-7 in your attached letter.

With regards to point 1 on the need to provide to a CEMP, we can address this during the course of determination of the application but it shouldn't hold up validation. In many cases, this is recommended as a planning condition by consultees.

Please can you confirm the above?

Kind regards

[redacted]

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP

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-----Original Message-----
From: validation@wigan.gov.uk <validation@wigan.gov.uk>

Sent: Friday, October 27, 2023 2:40 PM
To: [redacted]
Subject: Invalid Planning Application Notification A/23/96226/DCINV

Dear sir

Please find attached letter from Wigan Council;

Kind Regards
[redacted]
Validation Team
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[https://clicktime.symantec.com/15sM1Hfxf2xggufDYV35p?h=T3awFn9DIsDPHcH0a_YIdZuahe1YaTt5DO5Tsgr4tfc=&u=https://www.wigan.gov.uk/pub/emailsignature/footer.png]
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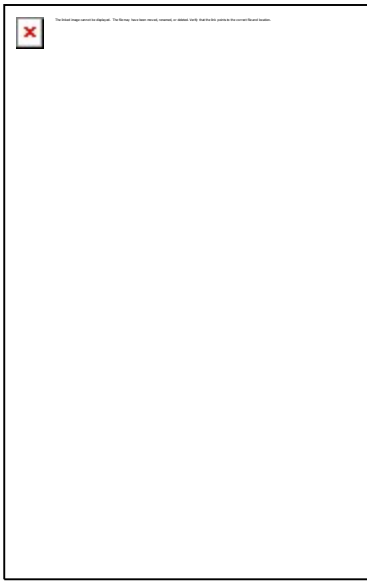


WSP
[redacted]
8 First St
Manchester
M15 4RP

Our reference
Your reference
Please ask for [redacted]
Direct line
Date 27th October 2023

Dear Sirs

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application Number : A/23/96226/DCINV
Location : Land At Astley Park Way Worsley
Proposal : 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

An initial examination of your submission has shown that it is not a valid planning application until the following requirements/details have been included.

1. Please provide a Construction Environment Management Plan.

2. Please provide a Topographical Survey.

3. Please provide an existing site plan.

4. Proposed site plan car parking numbers do not appear to match. Unit 2 parking 141 should be 143, Unit 1 parking 113 should be 112.

Please reply to:
Places Directorate: Growth and Housing, Development Management
Wigan Council, PO Box 100, Wigan WN1 3DS
E-mail: validation@wigan.gov.uk
www.wigan.gov.uk

Please ensure that all plans that show car parking have the correct number of spaces for the units.

5. Please provide elevations of Unit 4.

6. The following documents require splitting as over the 10mb threshold -
Ecological Assessment
Flood Risk Assessment
PH1 desk Study
PH2 Ground Investigation
Planning Statement

7. No scale bars on tree constraints plans, tree protection plans, landscape cross sections. Please add scale bars to these drawings.

We will require all the information specified above to be submitted no later than 14 days from the date of this letter. We will check the application again once. If all the required information has been submitted the application will be deemed valid. If all the requested information has not been provided to the required standard within the specified time period, the application will be treated as withdrawn, the file destroyed, and your application fee minus an administration fee will be returned. No reminders will be sent. Details of the administration fee can be found on our website using the following link:

Apply for planning permission (wigan.gov.uk)

Please see the Council's planning validation check list for all validation requirements:

https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/About-the-application-process.aspx

If your application is to retain development that has already been carried out, this matter will be referred to the Planning Enforcement Section for further investigation and where necessary Enforcement proceedings.

Please email or post any required details and quote the reference number (A/23/96226/DCINV) in any further correspondence in the matter.

Payment

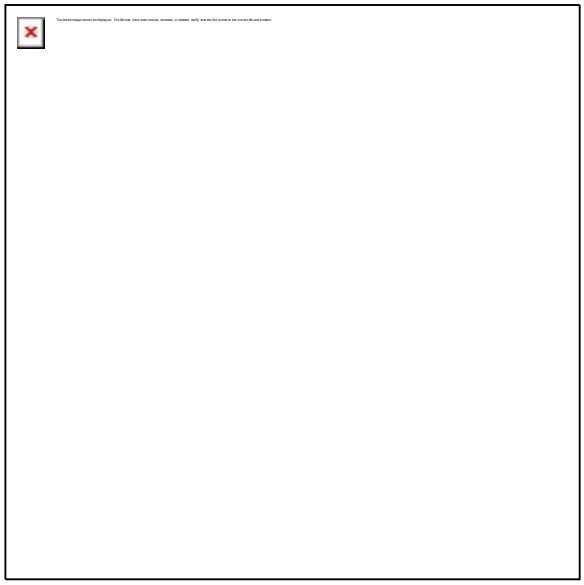
You can pay for all your Planning and Building Control Fees on the Council's website at the following link:

https://www.wigan.gov.uk/Pay-for-it/PayCouncilBill.aspx

Yours faithfully



Assistant Director Planning and Regeneration



Engineering Services Highways And Traffic
Places Directorate - Economy, Waste &
Infrastructure

Date: 7th November 2023

Dear Sir/Madam

Application No:A/23/96226/MAJOR
Proposal: 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
Location: Land At Astley Park Way Worsley
Grid Reference: E 370899 N 401108

The Council has received the above planning application for permission under the Town and Country Planning Act. In order to assist the Council in arriving at a decision on the application, please forward any observations you have on the proposal by **28th November 2023**.

You may view the application and submit your comments using the following link: https://planning.wigan.gov.uk/online-applications/

Yours faithfully

Assistant Director Planning and Regeneration

[redacted]

From: [redacted]
Sent: 02 February 2024 14:53
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon [redacted],

The following bullet points reflect the views of the Transport Planning Team Manager. This needs to be considered in line with the previously provided comments by the Highways team and those from Salford Council.

Regards

[redacted]

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).
- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.
- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.
- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)
- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.
- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.

From: [redacted]
Sent: Wednesday, January 31, 2024 11:08 AM
To: [redacted]
Subject: RE: Planning Application Determined - Ref. OTH/2023/0494

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

Hi [redacted]

Further to our meeting last week, I'm just wondering if you've had any feedback yet from Wigan's Transport Policy Manager?

Separately, in addition to the BNG spreadsheet provided under separate cover, I attach the unredacted signed (and counter-signed) GCN License agreed with Natural England and as requested by GMEU in their consultation response (attached). Please can you pass this on? We've also commissioned the requested additional bat endoscope survey (requested pre-determination) and should have a supplementary letter/survey to submit to this effect in the next week or so.

Kind regards



[redacted]

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WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [redacted]
Sent: Thursday, January 25, 2024 10:43 AM
To: [redacted]
Subject: FW: Planning Application Determined - Ref. OTH/2023/0494

Hi [redacted]

Please see attached comments from Salford Council. These have also gone over to our highways and transport policy teams.

Regards

[redacted]
>><<

Salford City Council

Salford City Council

Civic Centre, Chorley Road
Swinton, Salford M27 5AQ

Phone [redacted]
Email [redacted]
Web www.salford.gov.uk

My Ref 22/79893/LPACON
Your Ref A/23/96226/MAJOR

Wigan Council
Places Directorates
Development Management
Wigan Life Centre (South)
PO Box 100
Wigan
WN1 3DS

19 January 2024

Subject: ARTICLE 16 CONSULTATION RESPONSE

Dear Sir/Madam,

Proposal: The 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 (A/23/96226/MAJOR)

Location: Land at Astley Park Way, Worsley, Wigan

I am writing in response to your consultation, of 7th November 2023, within which you requested comments on the above application.

SCC Local Highway Authority reviewed the proposed scheme and raised a number of questions, outlined below:

- There are 327 parking spaces proposed as part of the development and 105 HGV Docks/Parking Bays. It is accepted that shift patterns for Industrial warehousing may not mirror the conventional 9am-5pm work pattern and the corresponding network peak, however, we would ask that the applicant provide a flow profile for trips in and out over a 24-hour period and a car park accumulation exercise to demonstrate the following:

a) That the car park provision is appropriate for the expected demand; and
b) The peak times in terms of trip generation for the proposed development.

- SCC would also ask that Wigan Highways to consider and provide feedback as to why the previous planning permission on this site was required to mitigate its impact at the A5801 A577 junction and if it is considered appropriate that this application does not assess its impact at that junction.

- A s106 agreement requiring contributions of E750,000 to improve the A5801 A572 junction and E700,000 to was secured as part of previous planning permission A/15/81365/0UTMAJ, yet the current TA concludes at paragraph 8.4.3 that this development of comparable will not have a material impact (para 8.4.3).

- The submitted TA states at paragraph 8.2.1 that the Astley Park Access A572 Chaddock Lane and A572 Chaddock Lane A580 Lancashire Road junctions had been assessed "given that the traffic impact was greater than +30 two-way trips" yet Figure 11 of the Appendices shows 46 PCU movement to from the A5801 A577 junction in the Weekday AM peak and 54 in the PM Peak. Whilst this exceeds the agreed threshold no consideration of the impact at this neighbouring junction has been considered

- There is also some confusion over the numbers shown on the flow diagrams, where the spot check below focuses on the right turn in the PM peak from the A580 to the A572

  - Figure 7 - Total Vehicles - 9
  - Figure 8 - Lights Only - 3
  - Figure 9 - HGVs Only - 12

The numbers below are for the right turn into the site from the A572 during the Weekday PM Peak

  - Figure 7 - Total Vehicles - 20
  - Figure 8 - Lights Only - 7
  - Figure 9 - HGVs Only – 24

Consideration needs to be given as the why the numbers and/or flow diagram titles do not appear to be correct.

- It is not clear whether TfGM has been consulted on this application, but this is considered imperative given the potential impact that the development may have on the A580 corridor.

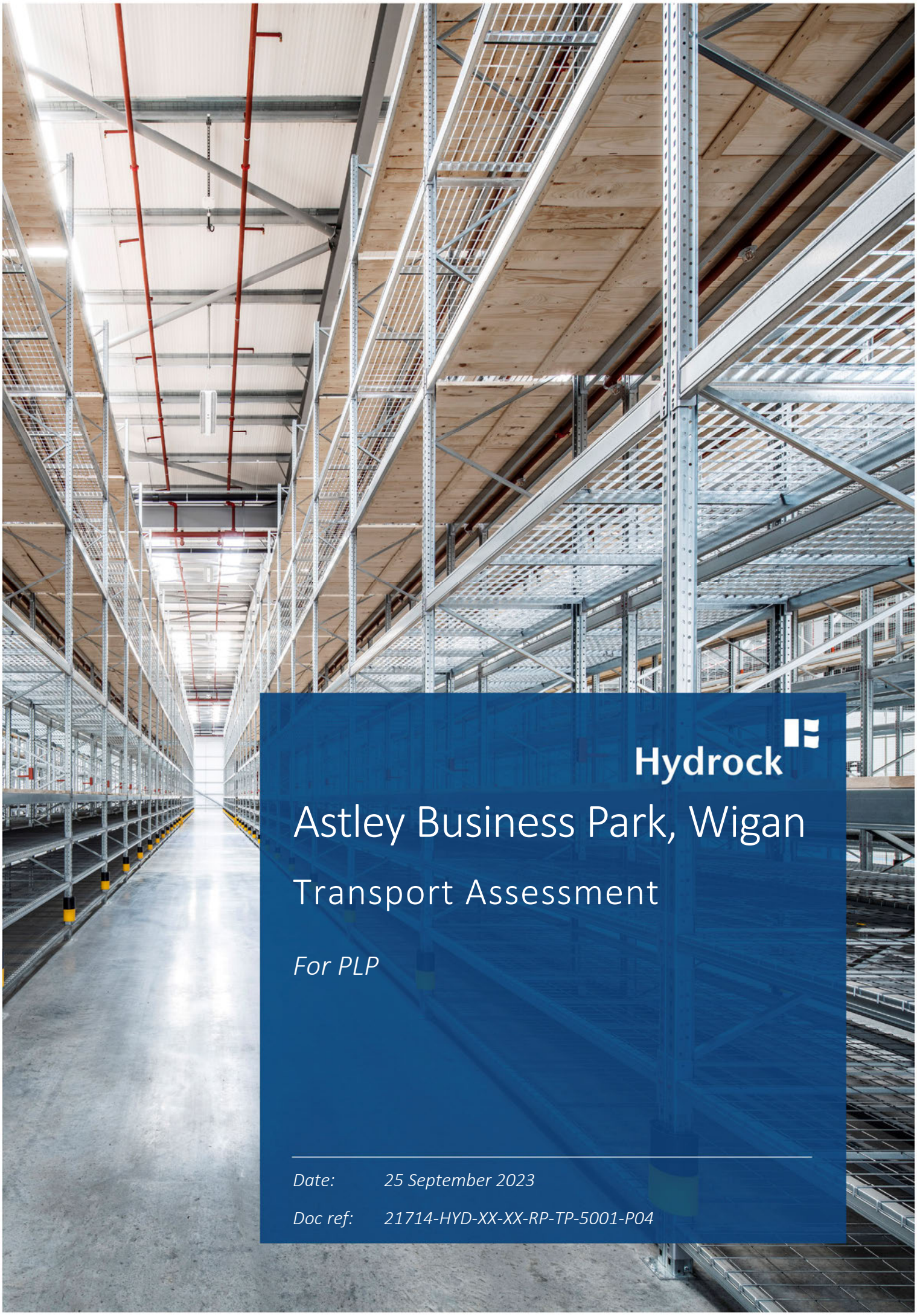
- A Construction Environment Management Plan (CEMP) should be conditioned if Wigan Council are to grant permission for this development. The CEMP should agree the routing of construction vehicles ensuring that these use the A580 to access/ egress the site. We would not want construction vehicles arriving from/departing to the M60 to utilise the more residential A572, where queuing is already experienced, on the approach to Jnc 13.

In view of the above, Salford City Council Local Planning Authority, due to insufficient and/or contradicting information submitted with the above-mentioned application is unable to make a decision on whether to support and object to the proposed scheme. Should Wigan Council's case officer allocated to the above-mentioned application be able to address issued raised by SCC Highways officer above, SCC Local Authority would be then pleased to re-consider their position on the proposed scheme.

Yours sincerely,

[redacted]

[redacted]
ASSOCIATE DIRECTOR PLANNING AND BUILDING CONTROL



Hydrock

Astley Business Park, Wigan

Transport Assessment

For PLP

Date: *25 September 2023*

Doc ref: *21714-HYD-XX-XX-RP-TP-5001-P04*

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Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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Appendix H NOMIS Travel to Work Data

Appendix I TfGM Signal Timing Data

Appendix J LINSIG Outputs

1. INTRODUCTION

1.1 Overview

1.1.1 Hydrock have been instructed by PLP to prepare a Transport Assessment [TA] in support of a planning application for a B2/B8/ancillary B1 land use development situated at Astley Business Park off the A572 Chaddock Lane.

1.1.2 The existing site previously obtained planning approval (Ref No: A/15/81365/OUTMAJ) which granted the following:

"Outline application for a mixed-use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane)."

1.1.3 While this permission has now lapsed the premise of this type of development has been accepted at this site location.

1.1.4 Given the above, the application will seek construction for a proposed B2/B8/ancillary B1 land use development comprising a Gross Floor Area [GFA] of 32,826sqm across a number of units. A detailed description of the development proposals is outlined in Section 5.

1.1.5 This TA will therefore consider the impact of the proposed development on the local highway network.

1.2 Scope of Assessment

1.2.1 Hydrock issued a scoping email to Wigan Council [WC] highway officers on 01/04/22 to agree the scope of assessments in principle, and to obtain additional information relating to the site or the surrounding highway network.

1.2.2 Hydrock received an initial response from WC on 28/04/22 confirming the following:

- *The adoption record for the existing access is still subject to the certification process for progression and adoption;*
- *Hydrock's proposed trip rates are acceptable; and*
- *WC to provide a list of committed developments.*

1.2.3 Following receipt of the above information, Hydrock contacted WC on 03/05/22 to confirm that the proposed scope of junction assessments is acceptable. With WC responding on the same date stating:

"The proposed junctions are fine, but it should be noted that we would expect any junction that experiences 30 or more additional two-way trip to be modelled."

1.2.4 Given the above, Hydrock undertook a local highway traffic impact assessment for the proposed development trips upon the surrounding junctions.

1.2.5 The assessment is provided in more detail within Section 7 of this TA, however in summary the assessments identified that the only two junctions required for capacity assessments, due to an excess of 30 vehicle trips (as requested by WC), are the following two junctions:

- Proposed Site Access / A572 Chaddock Lane; and
- A572 Chaddock Lane / A580 East Lancashire Road.

1.2.6 Hydrock presented the results of the assessments to WC on 10/05/22, with WC responding on 26/05/22 confirming that the traffic impact assessments and proposed junctions to be assessed are acceptable.

1.2.7 A copy of all the aforementioned scoping discussions is presented in full within **Appendix A**.

1.3 Site Location

1.3.1 The development site is located at Astley Business Park off the A572 Chaddock Lane, approximately 2.5km to the southeast of Tyldesley, and approximately 3.5km west of Worsley. The site is bounded by Chaddock Lane and existing industrial land uses to the south, Garrett Lane and Garrett Hall Primary School to the north, and existing residential dwellings to the east and west.

1.3.2 The site location is illustrated in **Figure 1.1**.

Figure 1.1: Site Location



Source: GoogleMaps©

1.3.3 This TA has been developed in accordance with the now superseded DfT document "Guidance on Transport Assessment" [GoTA] (2007) and gives due regard to the NPPG "Transport Evidence in Plan Making" document. It sets out the transport matters relating to the development site and provides details of the development proposals, including an assessment of the predicted traffic flows, the corresponding impact on the surrounding highway network and matters associated with accessibility and connectivity.

1.3.4 The report seeks to conclude that the proposed development can be accommodated without detriment to the operational capacity or safety of the local highway network and that it can be suitably accessed on foot, by cycle and by local public transport services.

1.4 Structure of Report

1.4.1 This report comprises nine sections, including this introduction:

- Section 2 examines the site location, existing conditions, and accident analysis;
- Section 3 summarises the national and regional transport policies;
- Section 4 presents the accessibility of the site;
- Section 5 discusses the development proposals;
- Section 6 describes the future baseline traffic conditions on the local highway network;
- Section 7 estimates the number of vehicle trips generated by the development;
- Section 8 presents capacity assessments of the proposed development vehicle trips upon the network; and
- Section 9 sets out the summary and conclusions.

2. EXISTING CONDITIONS

2.1 Site Description

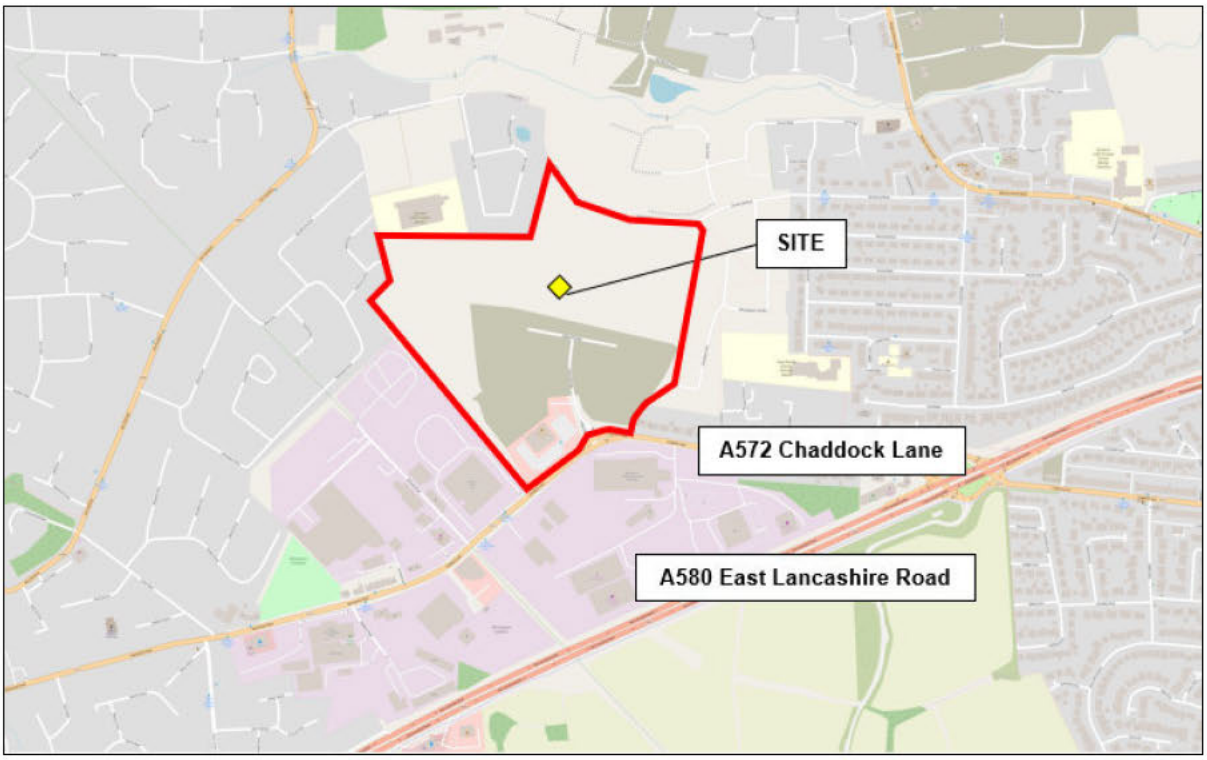
2.1.1 The development site is located at Astley Business Park off the A572 Chaddock Lane, approximately 2.5km to the southeast of Tyldesley, and approximately 3.5km west of Worsley.

2.1.2 As discussed previously, the existing site previously obtained planning approval (Ref No: A/15/81365/OUTMAJ) for a mixed-use development comprising a GFA of up to 28,000sqm of employment floor space (use classes B1, B2 and B8), and up to 165 dwellings.

2.2 Highway Network

2.2.1 The site location is illustrated in contrast to the surrounding local highway network in **Figure 2.1** below.

Figure 2.1: Local Highway Network



Source: GoogleMaps ©

2.3 A572 Chaddock Lane

2.3.1 The A572 Chaddock Lane is a single carriageway situated to the south of the site. The road is governed by a 30mph speed limit, and links the A572 to the A580 East Lancashire Road

2.3.2 The A572 Chaddock Lane aids pedestrian movements through regularly spaced signalised pedestrian crossing facilities. There are also 1.5m and 1m wide pedestrian footways on the northern and southern side of the carriageway with regularly spaced street lighting, dropped kerbs and tactile paving at crossing points.

2.3.3 **Figure 2.2** below shows Chaddock Lane from a southwestern bound direction.

Figure 2.2: Local Highway Network - Chaddock Lane



Source: GoogleMaps

2.4 A580 East Lancashire Road

2.4.1 The A580 East Lancashire Road is a dual carriageway situated to the south of the site. The A580 East Lancashire Road is governed by a 40mph speed limit, and connects the M6 in the north west to the M60 in the north east.

2.4.2 The A580 East Lancashire Road aids pedestrian movements through 1.5m wide pedestrian footways on the southern side of the carriageway with regularly spaced street lighting, and dropped kerbs.

2.4.3 **Figure 2.3** shows the A580 East Lancashire Road from a southwestern bound direction.

Figure 2.3: Local Highway Network - A580 East Lancashire Road



Source: GoogleMaps©

2.5 Traffic Flow Figures

2.5.1 In order to establish the existing traffic flow demand on the local network within the study area, manual classified turning count traffic flows and queue length surveys were undertaken on Monday 13th June 2022 at the following junction:

- Site Access / Chaddock Lane Junction; and
- Chaddock Lane / A580 Junction

2.5.2 The full results of the traffic surveys can be found at **Appendix B**. These surveys have been used to assess the effect of the development proposals on the local transport network and is discussed in more detail within sections 6 and 7 of this report.

2.5.3 Analysis of the observed traffic flows indicate that the AM peak hour occurs between 07:30 and 08:30, with the PM peak hour occurring between 16:30 and 17:30 within the study area.

2.6 Accident Analysis

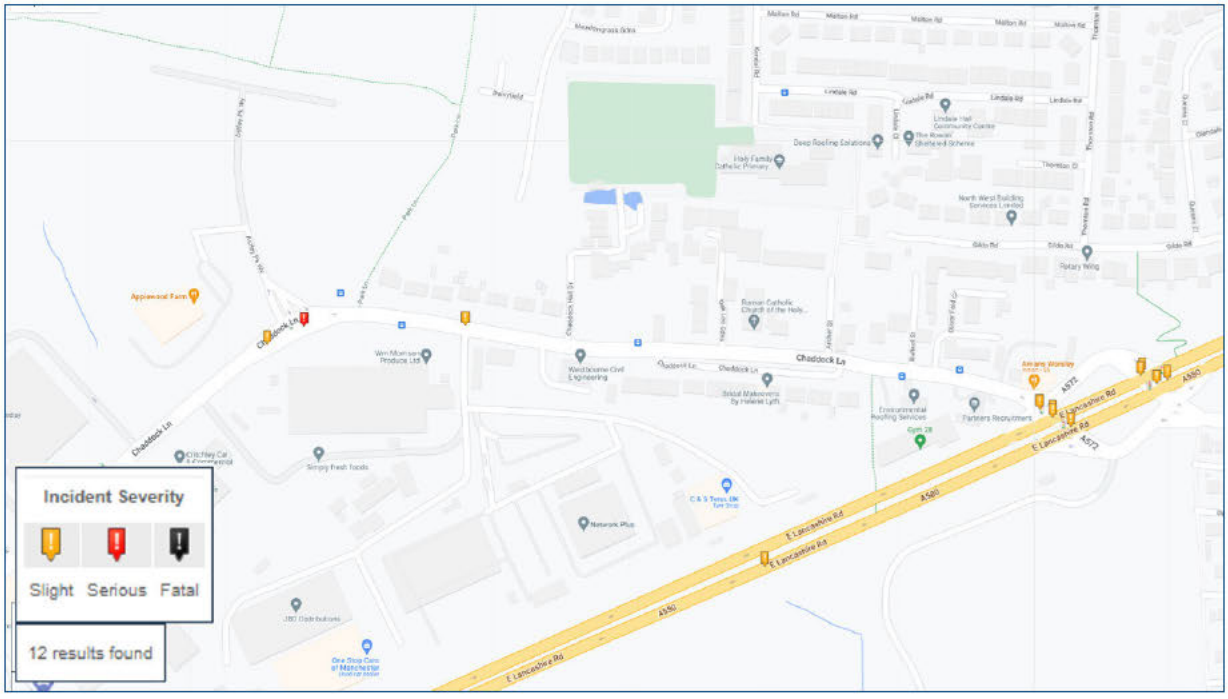
2.6.1 The DfT document "Guidance on Transport Assessment" states that:

"Critical locations on the road network with poor accident records should be identified. This is to determine if the proposed development will exacerbate existing problems or, if proposed, whether highway mitigation works or traffic management measures will help to alleviate the problems".

2.6.2 A review of the Personal-Injury Accidents [PIAs] recorded within the study area has been undertaken using the most recently available five-year data (1st January 2017-31st December 2021) available from the DfT.

2.6.3 **Figure 2.4** below illustrates the recorded findings.

Figure 2.4: Study Area Accident Record



Source: Crashmap.co.uk©

2.6.4 **Table 2.1** summarises the accident record and severity over the last 5 years in more detail.

Table 2:1: Study Area Accident Record Summary

Year/Severity	Slight	Serious	Fatal	Total
2017	5	-	-	5
2018	2	1	-	3
2019	1	-	-	1
2020	2	-	-	2
2021	1	-	-	1
Total	11	1	-	12

2.6.5 Examination of the PIA data revealed that during the five-year period a total of 12 accidents occurred. Of those 12 accidents, all were slight injuries except for 1 which resulted in a serious injury.

2.6.6 Whilst all accidents are unfortunate, it is Hydrock's view that given the nature of the road network and subsequently traffic flows, the collisions can be attributed to random fluctuations, with circumstantial factors and weather conditions likely to have been the main causes.

2.6.7 Therefore, Hydrock consider the accident history is not a result of existing layout design issues, and concludes that there are no underlying accident concerns within the study area.

3. TRANSPORT POLICY CONTEXT

3.1 Policy Overview

3.1.1 In line with local and national policy, this section outlines the potential travel demand for all modes with regards to the proposed development, against the existing transport provision within the area.

3.2 National Planning Policy Framework

3.2.1 The NPPF sets out the Government's policies for delivering sustainable development through the planning system. Local authorities are required to take these policies into account when formulating local development plans and when determining planning applications.

3.2.2 The most recent NPPF report was published in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied at a local level. The NPPF is a significant material consideration in plan making and decision taking.

3.2.3 Paragraph 104 seeks to encourage opportunities to promote walking, cycling and public transport use. This is supplemented by paragraph 105 which states that development should be focused in sustainable locations and offer a genuine choice of transport modes.

3.2.4 Development proposals should also give priority to pedestrian and cycle movements and facilitate access to high quality public transport. The needs of people with disabilities and reduced mobility should also be addressed (paragraph 112).

3.2.5 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

3.2.6 Priority should be given to walking, cycling and public transport movements; conflicts between vehicles and vulnerable road users should be minimised through effective layout design.

3.2.7 Having regard to the above objectives, the proposed site access strategy includes measures to connect the site with the adjacent community and sustainable travel network, including existing public transport services. The TA considers the accessibility of the site by all modes and proposes a layout and access strategy that seeks to maximise the use of sustainable modes.

3.3 Planning Practice Guidance: Travel Plans, Transport Assessments and Statements in Decision-Making

3.3.1 In March 2014, the Department for Communities and Local Government [DCLG] in conjunction with the Department for Transport [DfT], released advice on when transport assessments and transport statements are required and what they should contain, which is intended to assist stakeholders in determining whether an assessment may be required. If an assessment is required, the level and scope of that assessment is then outlined within the document.

3.3.2 The advice reflects current Government policy, promoting a shift from the 'predict and provide' approach to transport planning to one more focused on sustainability. The document focuses on encouraging environmental sustainability, managing the existing network and mitigating the residual impacts of traffic from the development proposals.

3.4 Manual for Streets [MfS]

3.4.1 Manual for Streets (March 2007 and Sept 2010) supersedes Places Streets & Movement and Design Bulletin 32. Manual for Streets should now be used where 85th percentile monitored traffic speeds are less than 37mph.

3.4.2 The Manual deals with first principles in respect of what a street is for. It outlines five principle functions, namely:

- Place;
- Movement;
- Access;
- Parking; and
- Drainage and utilities.

3.4.3 A sense of place encompasses a number of characteristics, namely, local distinctiveness, visual quality and human interaction. Of the five functions, place and movement are the most important in determining the character of streets and should be considered together, as opposed to in isolation.

3.4.4 In new developments, Manual for Streets highlights that locations with a relatively high place function would be those where people are likely to gather and interact with each other, such as the town centre.

3.4.5 In section 3 of Mfs – the design process highlights that the design of a scheme should follow the user hierarchy shown in **Table 3.1**:

Table 3:1:User Hierarchy (taken from Table 3.2 of MfS, March 2007)

Consider First	Pedestrians
	Cyclists
	Public Transport Users
	Specialist service vehicles (e.g. emergency services, waste etc.)
Consider Last	Other motor vehicles

Source: MfS (2007)

3.5 Other National Policies / Guidelines Reviewed

3.5.1 Various walking distances are quoted in the Chartered Institution of Highways and Transportation's (CIHT's) "Guidelines for Providing for Journeys on Foot". **Table 3.2** (taken from Table 3.2 of the document) sets out the acceptable walking distances in various contexts:

Table 3:2: Acceptable Walking Distances

Criteria	Town Centre (m)	School / Commuters (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred Maximum	800	2,000	1,200

3.6 Greater Manchester Local Transport Plan

3.6.1 The Greater Manchester Transport Strategy 2040, published in February 2017, sets out TfGM's sustainable mobility plan for the future and forms Greater Manchester's 4th Local Transport Plan (GMLTP4). Building on its own 2040 Vision, the Strategy provides detail on the priority interventions needed to deliver that Vision. The document highlights several key objectives relevant to the application site:

- Reducing the need to travel by car, and the distance travelled.
- Making the best use of existing infrastructure, particularly through increasing the density of development close to public transport nodes.
- Increasing the use of sustainable transport to reduce the negative impacts of car use. The design of new development needs to make it easier for people to use sustainable modes e.g., the availability of safe and direct walk/cycle routes, the provision of secure cycle parking or the availability of EV charging points.
- Establish cycling as a recognised and attractive component of the future integrated transport offer. 'Aim to double and double again' the proportion of trips made by bicycle by 2025, with the aspiration that 10% of all trips should be made by bike.

3.6.2 The proposed development corresponds with the Greater Manchester Local Transport Plan by providing a high-density residential development within proximity to the city core and associated public transport infrastructure.

3.7 Places for Everyone Document [PfE] (Draft 2021)

3.7.1 Places for Everyone is a Joint Development Plan or Bolton, Bury, Manchester, Oldham, Salford, Rochdale, Tameside, Trafford and Wigan which will set out the strategic policy framework for the 9 boroughs and helps these areas meet their local housing and employment needs.

3.7.2 The plan is set to replace the Greater Manchester Spatial Framework [GMSF] and is being developed by the feedback from residents, businesses and the development industry.

3.7.3 The five-year Transport Delivery Plan contained within the PfE document (draft 2021) sets out all the transport projects hoped to be delivered and developed in the next five years to support growth and meet carbon reduction targets.

3.8 Wigan Local Plan Core Strategy (September 2013)

3.8.1 Wigan Council adopted the Wigan Local Plan Core Strategy on September 2013. The Local Plan outlines the spatial vision for how the Council wants the borough to be like in 2026, as well as number of strategic objectives and policies.

3.8.2 The Council has produced a Transport Strategy for Wigan to 2026 which sets out the borough's transport issues in much more detail and highlights how they will be addressed. The Transport Strategy sits very much alongside the Core Strategy and the two documents are complementary.

3.8.3 The transport strategy covers a full range of transport issues, including congestion, parking, cycling, walking, and public transport to ensure that, in future, the Council can provide an effective and efficient transport system to get people moving.

3.8.4 The over-arching vision of the transport strategy is that by 2026, the Council want people to have good access to an attractive transport system, which provides choice for jobs, goods and services, and balances the needs of sustainable residential communities with strategic business networks.

3.8.5 The Council has developed four key objectives, which will help to ensure that they can deliver the vision of the transport strategy by 2026. The four objectives are set below:

1. Sustainable transport to deliver economic, environmental and social outcomes
2. Equitable access between communities, businesses, services and goods
3. Diverse and adaptable networks for choice and resilience
4. Attractive transport experience to encourage modal shift

3.9 Wigan Metropolitan Borough Council Parking Standards

3.9.1 Wigan parking standards (Policy A1S) are contained within Appendix 9 of the Wigan Unitary Development Plan (UDP) 2006 document. Many policies of the UDP have now been replaced by Core Strategy policies and therefore no longer remain part of the development plan. Policy A1S, parking in New Development, remains in force.

3.9.2 With regards to land use classification B2/B8, **Table 3.3** suggests the maximum and minimum parking provision for car, cycle and motorcycle.

Table 3:3 Wigan Parking Standards

Type of Development	Maximum standard for car parking provision	Minimum standard for cycle parking provision	Minimum standard for motorcycle parking
B1 - Business Stand alone Business Parks	1 per 35 sqm 1 per 40 sqm	For 1 cycle per 400 sqm- minimum provisions for 2 cycles	1 per 1,400 sqm - minimum of 2 spaces
B2 - General Industry	1 per 60 sqm	For 1 cycle per 700 sqm - minimum provision for 2 cycles	1 per 2,800 sqm minimum of 2 spaces
B8 - Storage or Distribution	1 per 100 sqm	For 1 cycle per 850 sqm – minimum provision for 2 cycles	1 per 4,000 sqm – minimum of 2 spaces

3.9.3 Car parking provision for disabled people should be provided in addition to general car parking provision. This applies to all of the land uses, with the exception of individual dwelling houses. The minimum standard for car parking provision for disabled people can be found in **Table 3.4** below.

Table 3:4 Car parking provision for disabled people

Total number of car parking spaces allowable under the maximum standard for car parking provision in Table A of the Wigan UDP (notwithstanding whether the full provision is being made)	Minimum standard for car parking provision for disabled people
Up to 4 spaces	1 space
5 - 12 spaces	2 spaces
13 - 50 spaces	3 spaces
51 - 200 spaces	6% of total capacity
Over 200 spaces	4 spaces plus 4% of total capacity

3.10 Summary

3.10.1 The above policy review summaries both local and national transport policies relevant to the proposed development site. As such it sets out the context in which the proposed development needs to be compliant.

3.10.2 Access on foot, cycle and public transport is discussed in the following section of this report.

4. SUSTAINABLE ACCESSIBILITY

4.1 Access on Foot

4.1.1 Walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly those under 2km. The guidance on the preferred maximum walking distances to amenities is given in the Chartered Institution of Highways and Transportation [CIHT] document 'Providing for Journeys on Foot' (2000).

4.1.2 In terms of commuting journeys by foot, the desirable distance is 500m, the acceptable distance is 1km and the preferred maximum is 2km. However, the distance that people are prepared to walk depends upon many factors; there are obvious physical factors such as age, health and disabilities, along with factors concerning the quality of the route and the environment.

4.1.3 In relation to shorter trips in particular, the CIHT publication Planning for Walking (section 2.1) states that *"across Britain about 80% of journeys shorter than 1 mile are made wholly on foot."*

4.1.4 Manual for Streets [MfS] emphasises this advice, stating that *"walkable neighbourhoods should have a range of facilities available within 800m."* However, this distance is not regarded as the upper limit for walking journeys, and MfS uses the principle that walking offers the greatest potential to replace short car trips, particularly those under 2km in length.

4.1.5 The location of development is within reach of the public transport network, this is particularly important in terms of encouraging travel by this mode and supporting the viability of public transport services.

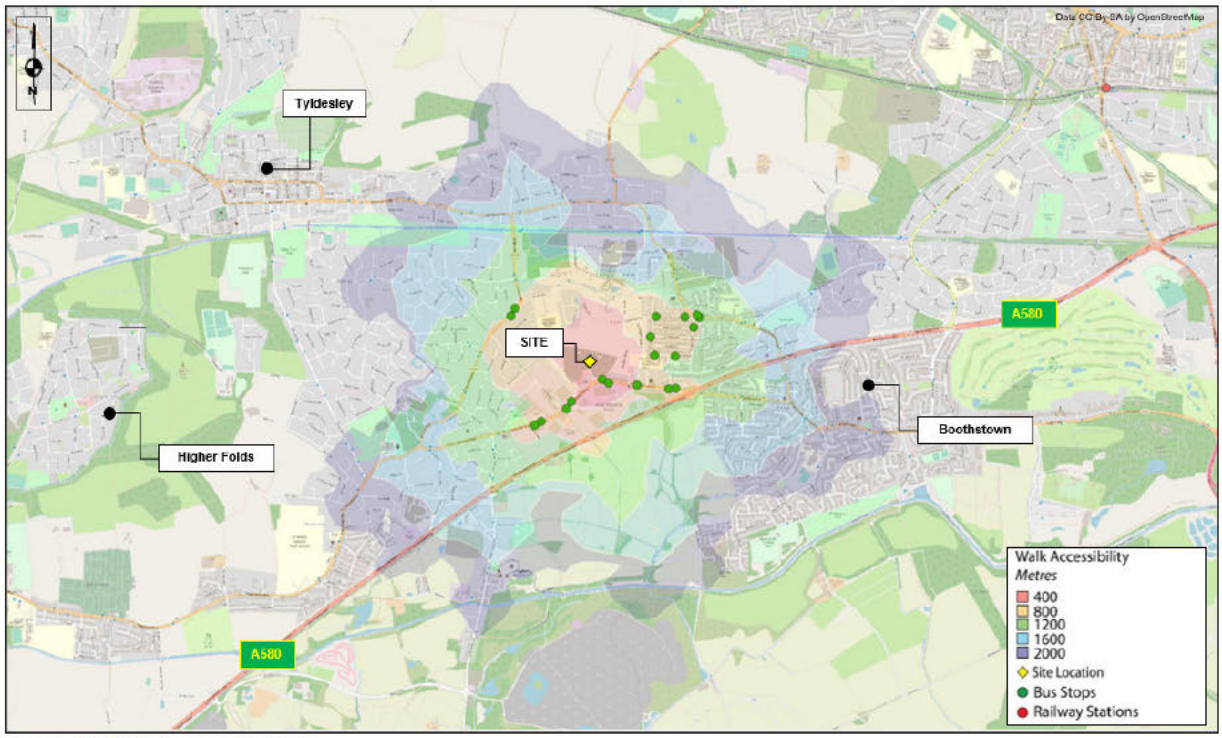
4.2 Current Local Environments for Walkers

4.2.1 The local highway network facilitates pedestrian movements through 1.5m and 1m wide pedestrian footways on the northern and southern side of the carriageway on the A572 Chaddock Lane, as well as 1.5m wide pedestrian footways on the southern side of the dual carriageway on the A580 East Lancashire Road.

4.2.2 The A572 Chaddock Lane includes regularly spaced street lighting, dropped kerbs and tactile paving at crossing points. There are also signalised pedestrian crossings on the A572 Chaddock Lane to allow for pedestrians to cross the carriageway safely.

4.2.3 Figure 4.1 below provides an extract of the indicative 2km walk catchment plan using GIS software - Basemap's Visography (TRACC) program which provides sustainable travel mapping. A copy of the full 2km walking catchment is provided within Figure 1 of Appendix C.

Figure 4.1: 2km Walking Catchment



Source: CC-BY-SA by openstreetmap

4.2.4 As demonstrated in **Figure 4.1,** within 2.0km of the site, there are a number of bus stops which will help facilitate pedestrian movements to and from the site, to the surrounding areas. The nearest pair of stops can be found along the A572 Chaddock Lane, approximately 264m away to the south of the site.

4.2.5 The proximity of the site to the local bus network provides significant opportunities for pedestrians to access a variety of local destinations.

4.2.6 There are a number of local amenities within the vicinity of the site. A detailed list of these amenities is as follows:

- Applewood Farm Restaurant - circa 280m from the site;
- Garrett Hall Primary School - circa 550m from the site
- Holy Family Catholic Primary School Boothstown - circa 750m from the site;
- Lindale Hall Community Centre - circa 850m from the site;
- Co-op Food Convenience Store and Petrol Station – circa 850m from the site;
- St Johns Mosley Common C Of E Junior & Infant School - circa 1.2km from the site;
- Texaco Petrol Station - circa 1.3km from the site;
- Lidl Supermarket - circa 1.4km from the site; and
- Londis - circa 1.8km from the site

4.2.7 In summary, the site is extremely accessible on foot and within proximity to local amenities, which will reduce the requirement for employees to make short car journeys.

4.3 Disabled Accessibility

4.3.1 Disabled accessibility is facilitated through a 1.5m wide pedestrian footway with dropped kerbs, spaced street lighting, and tactile paving at crossing points for wheelchair users on the northern side of the carriageway on the A572 Chaddock Lane.

4.3.2 The A572 Chaddock Lane also provides pedestrian signalised crossings to assist staff and visitors that are visually impaired, travelling to and from the site.

4.4 Public Rights of Way

4.4.1 There are six Public Rights of Way [PRoW] within the vicinity of the development site. This includes PRoW path number 145, 152, 154, 155, 159, and 160 providing access to Tanhouse Avenue, Daisyfield, and Garrett Lane.

4.5 Access by Bicycle

4.5.1 It is widely recognised that cycling can act as a substitute for short car journeys, particularly those up to 5km in length. This is consistent with the statement in LTN 1/20 Cycle Infrastructure Design (paragraph 2.2.2) that states:

"two out of every three personal trips are less than five miles in length – an achievable distance to cycle for most people, with many shorter journeys also suitable for walking."

4.5.2 A round trip on a waymarked leisure route could easily involve distances of 20 to 30 miles. Experienced cyclists will often be prepared to cycle longer distances for whatever journey purpose.'

4.6 Current Local Environment for Cyclists

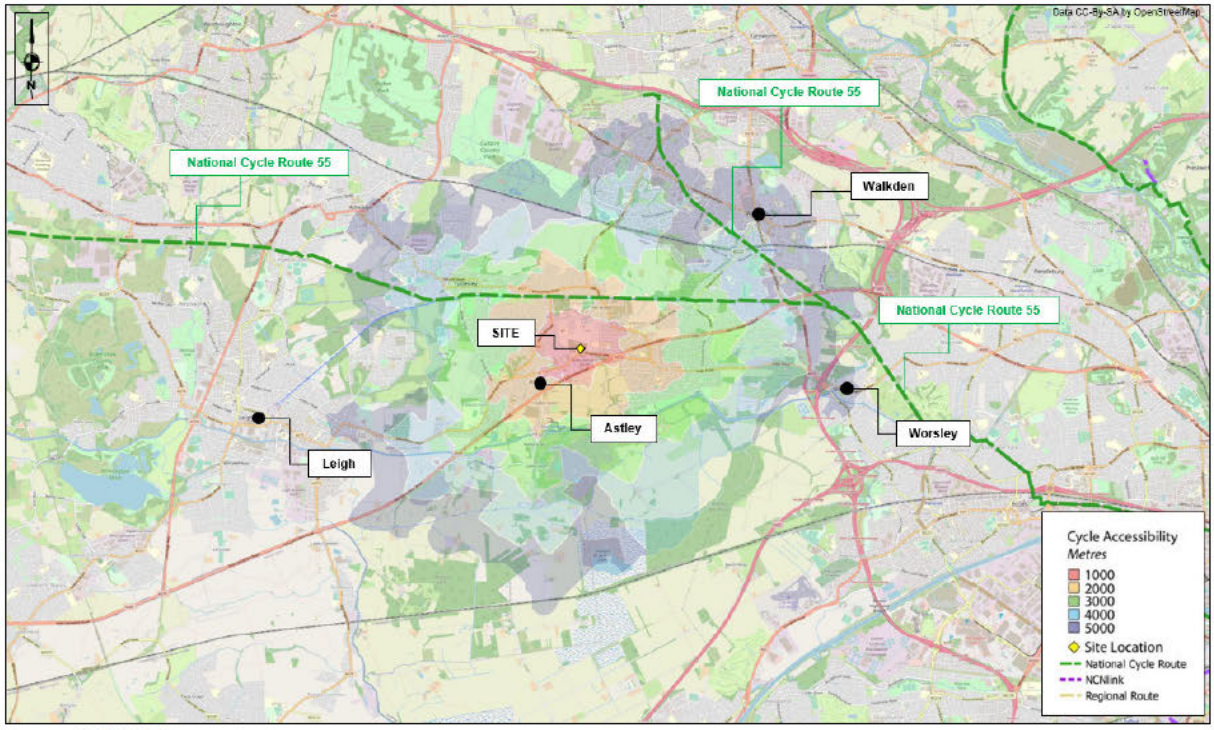
4.6.1 The general topography surrounding the proposed development site is reasonably flat which should assist in encouraging employees and visitors of the proposed development to travel by cycle. The local highway network is generally conducive to encourage cycling through relatively wide carriageways.

4.6.2 It is noted that Walkden Railway Station is located within the 5km cycling catchment, providing future employees and visitors of the site the option of traveling via more sustainable modes through linked trips, thus enhancing accessibility for commuters travelling from further afield.

4.6.3 There is also the availability of National Cycle Route 55 when complete. National Cycle Route 55 will connect Ironbridge to Preston via Stafford, Macclesfield, Stockport and Wigan or Bolton. Between Stafford and Stoke-on-Trent, the route follows Route 5.

4.6.4 Figure 4.2 below provides an extract of the indicative 5km cycling catchment plan, again using GIS software - Basemap's Visography (TRACC) program, and is equivalent to a typical cycle time of 15-20 minutes. A copy of the full walking catchment is provided within Figure 2 of Appendix C.

Figure 4.2: 5km Cycling Catchment



Source: CC-BY-SA by openstreetmap

4.6.5 The figure further illustrates that a number of local areas are accessible within a 5km cycle including Walkden and Worsley. Cycling would therefore be a viable mode of transport for employees commuting to and from work.

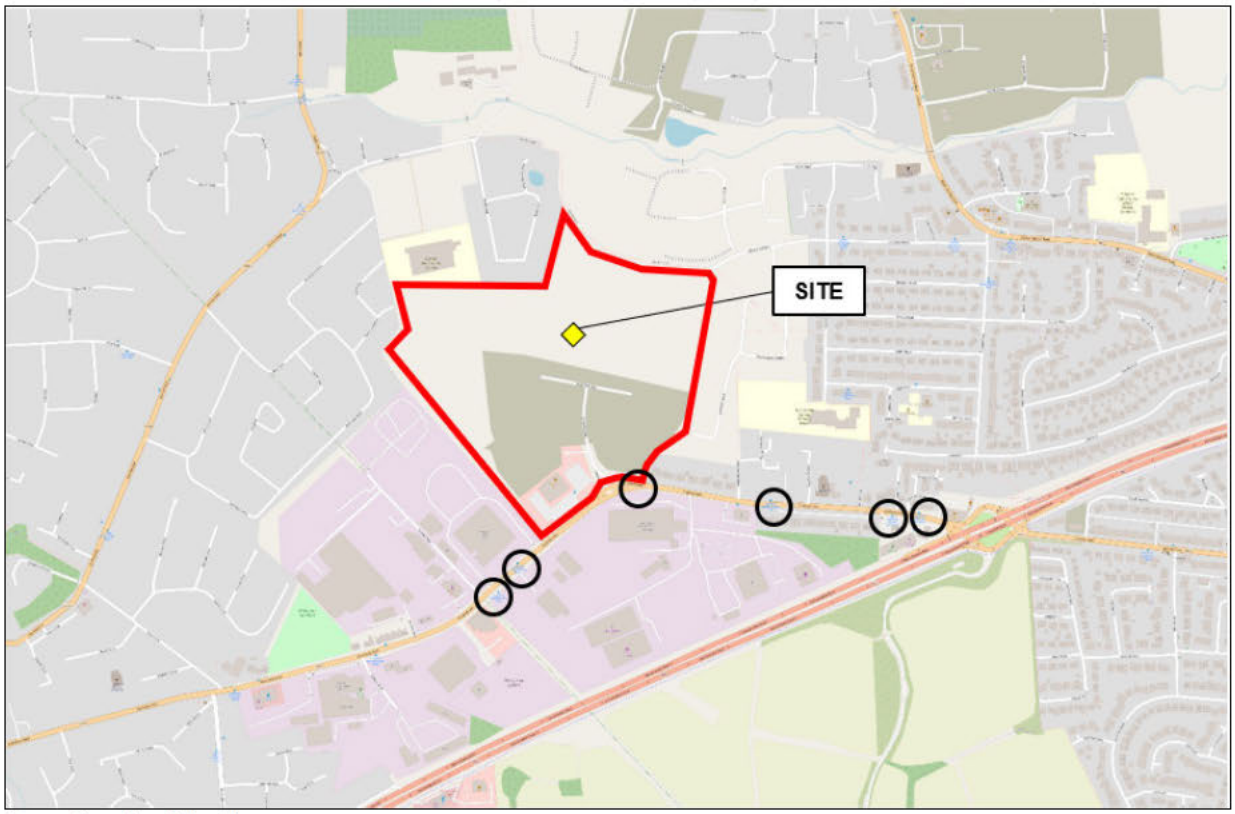
4.7 Access by Bus

4.7.1 The nearest pair of stops can be found along the A572 Chaddock Lane, approximately 264m away to the south of the site. These stops serve Bus Service No. 126 which travels from Leigh to The Trafford Centre, Bus Service No. 34 which travels from Leigh to Manchester via Worsley, and Bus Service No. 987 from Atherton to St Mary's RC High School in Astley. These buses are conducive for employees of the site with services serving morning and evening peak hours.

4.7.2 Additional stops are located further along to the east and west of A572 Chaddock Lane.

4.7.3 A map illustrating the location of the bus stops is provided in **Figure 4.3**, whilst the frequency of the service is summarised in **Table 4.1**. For simplicity and to avoid double counting, the frequencies are taken at the nearest available stop for each service. The AM and PM peak for the Weekday are 08:00-09:00 and 17:00- 18:00. On Saturday the peak is 12:00-13:00.

Figure 4.3: Bus Stop Map



Source: OpenStreetMaps©

Table 4:1: Bus Timetable Summary

Service Number	Route	Monday - Friday					Saturday			
		First	AM Peak	PM Peak	Last	Per Day	First	Peak	Last	Per Day
126	Leigh - The Trafford Centre	06:08	1	1	21:50	16	07:40	1	21:50	15
	The Trafford Centre - Leigh	06:40	1	1	23:30	16	08:50	1	22:30	14
34	Leigh - Manchester via Worsley	05:00	1	2	18:15	23	07:22	3	18:00	20
	Manchester - Leigh via Worsley	06:28	3	2	19:38	26	08:48	2	19:18	20
987	Atherton - St Mary's RC High School (Astley)	07:36	-	-	-	1	-	-	-	-
	St Mary's RC High School (Astley) - Atherton	15:00	-	-	-	1	-	-	-	-
Totals		-	6	6	-	83	-	7	-	69

Source: traveline.info

4.7.4 Table 4.1 demonstrates that the site is accessible by bus for commuters, with circa 83 buses passing the site daily on the weekdays and 69 buses passing the site daily on weekends. The early start and later finish times are conducive to employees and visitors.

4.7.5 It is also evident that these services link the site to a number of residential areas. There is the potential for these residential areas to provide a percentage of the development's workforce and, as such, be a strong factor in encouraging bus to travel to and from work.

4.7.6 Based on the above, it is therefore concluded that the site benefits from good access by bus, offering an attractive mode of transport and a viable alternative to single occupancy car journeys. Given the frequency of the services available, this has the potential to provide a significant alternative to single occupancy car journeys.

4.8 Access by Rail

4.8.1 The nearest rail station to the proposed development site is Walkden Railway Station located approximately 4.4km to the north east of the site.

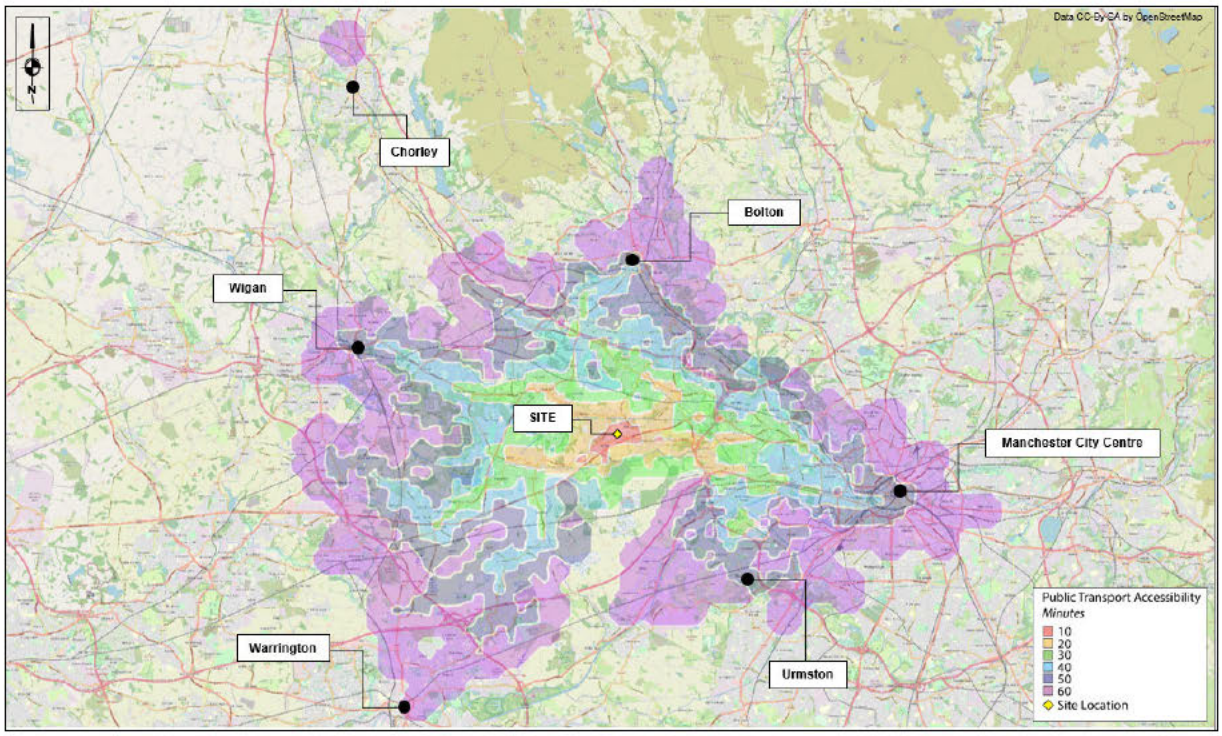
4.8.2 Northern Rail serves the station, which has two platforms and operates on the Manchester-Southport Line. Walkden Station run services twice an hour in both directions to Wigan North Western, Southport, Kirkby, Blackburn, as well as hourly services to Manchester, Huddersfield, and Leeds.

4.9 Journey Times by Public Transport

4.9.1 A calculation has been undertaken, using GIS software - Basemap's Visography (TRACC) program, to illustrate the distance that can be travelled within 60 minutes by public transport to and from the proposed development site. The time includes the walk to the bus stops or railway station and demonstrates that key areas such as Wigan, Warrington, Bolton, and Manchester to name a few are all within a 60-minute public transport journey.

4.9.2 Figure 4.4 below provides an extract of the public transport 60-minute catchment area. A copy of the full plan is provided within Figure 3 of Appendix C.

Figure 4.4: 60-minute Public Transport Catchment



Source: CC-BY-SA by openstreetmap

4.10 BREEAM Assessment TRA 01 Accessibility Calculator

4.10.1 Further to the above, the BREEAM UK New Construction 2018 Tra 01 Public Transport Accessibility Index Calculator has been used to measure the accessibility of the site by public transport according to the BREEAM criteria.

4.10.2 The aims of this assessment are to recognise where the proximity of good public transport networks has been reviewed, and encourage the implementation of alternative solutions where the proximity to public transport networks is poor; thus, alleviating transport related congestion and pollution.

4.10.3 The assessment has been carried out, with the site yielding an index score of 2.33 and hence achieving 1 credit for this class of development. The results of the calculation are summarised in **Appendix C.**

4.11 Conclusions

4.11.1 In summary, the proposed development site is located in a reasonably accessible location and is well located to make use of the existing public transport links and pedestrian / cycle routes.

5. DEVELOPMENT PROPOSAL

5.1 Introduction

5.1.1 The application relates to the proposed development for a B2 / B8 land use development comprising a Gross Floor Area [GFA] of circa 32,826sqm across a number of units, situated at Astley Park Way off Chaddock Lane.

5.1.2 The proposed site layout is illustrated in **Figure 5.1** below with a copy of the full plan located at **Appendix D.**

Figure 5.1: Proposed Site Layout Plan



Source: PHP Architects

5.2 Schedule of Accommodation

5.2.1 The following schedule of accommodation is proposed at the site:

Unit 1

- Warehouse = 12,827sqm (or 138,072sqft)
- Office = 734sqm (or 7,895sqft)

Unit 2

- Warehouse = 12,297sqm (or 132,359sqft)
- Office = 697sqm (or 7,511sqft)

Unit 3

- Warehouse = 2,893sqm (or 31,143sqft)
- Office = 247sqm (or 2,653sqft)

Unit 4

- Warehouse = 2,907sqm (or 31,295sqft)

  Office = 224sqm (or 2,408sqft)

TOTAL = 32,826sqm (or 353,336sqft)

5.3 Proposed Site Access Arrangement

5.3.1 It is proposed that the site access for vehicle parking will be taken off Astley Park Way via Chaddock Lane.

5.3.2 Swept path analysis has been undertaken with a large car and 16.5m articulated vehicle to demonstrate that the existing access arrangement and proposed internal layout is suitable and access and egress manoeuvres can be performed safely for both the staff vehicle access and the HGV access. The swept path analysis drawings are presented in **Appendix E.**

Pedestrian and Cycle Access

5.3.3 Pedestrian and cycle access will be taken from the same proposed access road as the vehicular entry point, off Astley Park Way via Chaddock Lane.

5.4 Parking

5.4.1 All parking areas are proposed to be accessed off Astley Park Way via Chaddock Lane. The car parking schedule is as follows:

Vehicle Parking

- Car Parking Bays = 327
  - » inclusive of 33 EV Bays; and
  - » inclusive of 17 Disabled Bays (4 spes + 4% (13) of total provision).
- Cycle Parking Spaces = 140;
- Motorcycle Bays = 16;

HGV Parking

- HGV Docks = 32;
- HGV Level Access Doors = 8;
- HGV Parking Bays = 73;

5.4.2 The level of parking provision at the proposed development is policy compliant as it is within the Council's 'Maximum' car parking standards discussed within Section 3.

5.4.3 Given the above, it is Hydrock's view that this level of parking provision is suitable for this scale of development, taking into consideration its location, intended use and local factors.

5.5 Refuse Servicing

5.5.1 The refuse servicing requirements of the development have been considered to ensure that the site can successfully accommodate refuse servicing vehicles on the proposed site. It is envisaged that a large 4-axle refuse vehicle will enter the site, collect the waste, manoeuvre within the site, and exit in a forward gear.

5.5.2 The swept path manoeuvres of a large 4-axle refuse vehicle have been undertaken as described above and are presented at Appendix F.

6. FUTURE BASELINE TRAFFIC CONDITIONS

6.1 Introduction

6.1.1 This chapter describes the future baseline traffic conditions on the local highway network in relation to traffic growth.

6.2 Traffic Growth

6.2.1 Hydrock have used the following traffic growth assessment years as part of their assessments:

- Assessment years to comprise of:
  - » A base / application year scenario (2022);
  - » Future year 2027 (+5 years from application year); and
  - » Future year 2027 + proposed development.

6.2.2 Therefore, based on the above, and in accordance with the DfT's "Guidance on Transport Assessment", the future assessment year for this TA comprises 2022 (base / application year), and 2027 (i.e. +5 years from base / application year).

6.2.3 TEMPRO v7.2 has been used to calculate background traffic growth from the base / application year of 2022, through to the design build out future year of 2027 for the Wigan area (029).

6.2.4 The growth factors that have been obtained from TEMPRO are summarised in **Table 6.1** below.

Table 6:1: TEMPRO Traffic Growth Factors (Wigan 029)

Period	Weekday AM Peak (07:30-08:30)	Weekday PM Peak (16:30-17:30)
2022 - 2027	1.0385	1.0379

Source: TEMPRO

6.2.5 The above growth factors are applied to the surveyed AM and PM peak hours from the 2022 base traffic flows to obtain the future growthed surveyed traffic flows (2027), as presented in the Traffic Flow Figures located at the end of this report.

6.3 Committed Developments

6.3.1 During Hydrock's initial scoping discussions, WC provided a list of committed developments to be included within Hydrock's Assessments. In summary, these committed developments are as follows:

- **Ref No: A/17/84108/OUTMAJ** - Land North Of Garrett Lane, East Of Garrett Hall, West Of Mosley Common Road, And South Of The Guided Busway Tyldesley
- **Ref No: A/17/83702/OUTMES** - Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester M29 8PR;
- **Ref No: A/17/84560/OUTMAJ** - Land East Of Leigh Road South/West Of Bee Fold Lane
- **Ref No: A/20/88849/MAJOR** - North Leigh Park Nel Pan Lane Leigh

6.3.2 Given the above, Hydrock have obtained the relevant traffic flow information from WC's planning portal.

6.3.3 Following a review of the available data Hydrock were able to identify that only application A/17/84108/OUTMAJ has traffic passing through the proposed study network.

6.3.4 As such Hydrock have obtained the relevant traffic flow information and have included these within Hydrock's Assessments for the future growthed surveyed traffic flows (2027) + committed developments, as shown in the Traffic Flow Figures located at the end of this report.

7. TRIP GENERATION, DISTRIBUTION AND ASSIGNMENT

7.1 Introduction

7.1.1 This section of the report considers the trip generation levels associated with the proposed development and the impact it will have on the local highway network. Under the proposed application, the site proposals involve the construction of an industrial warehousing unit comprising 32,826sqm GIA for B2/B8/ancillary B1 land use development.

7.1.2 With regards to the proposed light vehicles and HGV trips associated with the development, the weekday morning and weekday evening peak hours have been assessed.

7.1.3 It should be noted that no deduction has been applied for the extant trip generation as part of Hydrock's assessments of the proposed development in order to provide a robust assessment.

7.2 Trip Generation - Proposed B2/B8/ancillary B1 Land Use (Industrial Warehousing - 32,826sqm GFA)

7.2.1 To determine the vehicular trips associated with the proposed development land use, the industry-standard Trip Rate Information Computer System [TRICS] has been interrogated for surveys of both B8 > EMPLOYMENT > WAREHOUSING (COMMERCIAL) and EMPLOYMENT > INDUSTRIAL UNIT Land use developments. The TRICS database is an industry accepted tool for predicting the likely number of trips from a development by comparing the site with existing developments of a similar size and characteristics within the UK.

7.2.2 In order to obtain appropriate trip rates, sites within Greater London and Ireland have been omitted from this calculation. The trip generation methodology is based on the proposed allocated land-use for the development. Under the latest proposals, the proposed development is allocated B2 / B8 Land Use.

7.2.3 The results of the TRICS interrogation are shown in **Table 7.1** below, whilst the TRICS outputs for the proposed B2 / B8 land classification are presented in **Appendix G**. In the following table, the trip rates are given per 100sqm.

Table 7:1: Proposed B2 / B8 Trip Rates

Trip Rates	Weekday AM Peak (08:00-09:00)		Weekday PM Peak (17:00-18:00)	
	Arrivals	Departures	Arrivals	Departures
B2 Industrial Unit				
Total Vehicle Trip Rates	0.162	0.042	0.002	0.161
HGV Trip Rates	0.013	0.013	0.004	0
B8 Commercial Warehouse				
Total Vehicle Trip Rates	0.121	0.102	0.107	0.157
HGV Trip Rates	0.036	0.055	0.072	0.036

7.2.4 As agreed during scoping discussions with WCC the higher B8 trip rates have be used for the purposed of the assessment of the site. The result of the trip generation exercise are set out in **Table 7.2** below.

Table 7:2: Proposed Site Trip Generation

32,826sqm	Weekday AM Peak (08:00-09:00)		Weekday PM Peak (17:00-18:00)	
	Arrivals	Departures	Arrivals	Departures
B8 Commercial Warehouse				
Total Vehicle Trips	40	33	35	52
HGV	12	18	24	12
PCU	55	57	66	67

**Note: Results subject to rounding*

7.2.5 It can be seen from the above table that the development is expected to generate the following two-way PCU trips:

- 112 in the morning peak; and
- 133 in the evening peak;

7.3 Trip Distribution

7.3.1 The resultant trip generation flows have been distributed onto the local highway network via the following methods:

- Lights using a journey to work distribution profile; and
- HGVs have been split based on the existing HGV tidal movements along the A580.

7.3.2 The outputs from the journey to work calculations are included in **Appendix H** for reference

7.3.3 The Trip Generation and Trip Distribution results are shown within Traffic Flow Figures located at the end of this report.

8. ANTICIPATED HIGHWAYS IMPACT

8.1 Introduction

8.1.1 This section assesses the impact of the development proposals with regards to increases in traffic along the local highway network.

8.2 Proposed Traffic Impact Assessment - Local highway network

8.2.1 Following scoping discussions with WCC it was agreed that the following junctions required assessment given that the traffic impact was greater than +30 two-way trips.

8.2.2 Hydrock have undertaken detailed capacity assessments at the following two junctions within the surrounding local highway network:

- Astley Park Access / A572 Chaddock Lane; and
- A572 Chaddock Lane / A580 Lancashire Road.

8.2.3 The capacity of the junctions has been assessed using LINSIG 3 software for the following scenarios:

- Base / application year of 2022;
- The future base year of 2027;
- The future base year of 2027 + committed development; and
- The future base year of 2027 + committed development + development.

8.2.4 The development proposals, with the full analysis of the development assessment scenario shown within the Traffic Flow Figures located at the end of this report.

8.2.5 To model the junctions signal timing data was purchased from TfGM and is included in Appendix I for reference.

8.3 Astley Park Access / A572 Chaddock Lane

8.3.1 An assessment of the signalised Astley Park Access / A572 Chaddock Lane junction, has been undertaken using LINSIG 3 software. With the LINSIG 3 models the results generated provide a Degree of Saturation (DoS) along with an estimate of the likely traffic queues.

8.3.2 RFC values between 0% & 90% states that junctions are 'within' capacity whereas, values between 90% and 100% represent a junction that is 'approaching' capacity and results in variable operation (i.e. possible queues building up at the junction during the period under consideration and increases in vehicular delay moving through the junction). DoS values in excess of 100% represent overloaded conditions (i.e. congestion).

8.3.3 The full LINSIG model outputs are presented in Appendix J, with the future base year of 2027 + committed development results summarised in Table 8.1 below.

Table 8:1: LINSIG CAPACITY ASSESSMENT - Astley Park Access / A572 Chaddock Lane

Arms	Weekday AM Peak (07:30-08:30)		Weekday PM Peak (16:30-17:30)	
BASE 2027 + Committed + Development				
	DoS%	Queue	DoS%	Queue
Astley Park Way	16	1	21.1	1
Chaddock Lane West	26.8	3	27.2	3
Chaddock Lane East	15.2	1	48.4	7

8.3.4 While all test runs have been modelled it is clear from the above summary that in the most onerous scenario the junction will work well within capacity.

8.3.5 Chaddock Lane / A580 East Lancashire Road

8.3.6 An assessment of the Chaddock Lane / A580 East Lancashire Road junction has been undertaken using LINSIG 3 software.

8.3.7 The full LINSIG model outputs are presented in **Appendix J**, with the assessment results summarised in **Table 8.2** below.

Table 8:2: ARCADY CAPACITY ASSESSMENT - Chaddock Lane / A580 East Lancashire Road Junction

Arms	Weekday AM Peak (07:30-08:30)		Weekday PM Peak (16:30-17:30)	
BASE 2022				
	DoS%	Queue	DoS%	Queue
East Lancs Road (East) Ahead Ahead Left Ahead	42.0	6	69.6	12
East Lancs Road (East) Ahead Ahead	35.9	5	61.0	12
East Lancs Road (Through) Ahead	37.0	4	59.8	10
East Lancs Road (Through) Ahead	35.3	3	59.8	10
East Lancs Road (Through) West Ahead	64.9	10	50.4	5
East Lancs Road (Through) West Ahead	64.9	10	50.4	5
East Lancs Road (West) U-Turn Ahead	19.8	3	24.1	4
East Lancs Road (West) Ahead	69.8	14	55.5	10
East Lancs Road (West) Ahead	69.7	14	55.4	10
Chaddock Lane (South) Entry Ahead	22.7	0	24.5	0
Chaddock Lane (North) Entry Ahead Ahead	43.6	5	53.5	7
Chaddock Lane North (Through) U-Turn Ahead	50.3	7	86.1	17
Chaddock Lane North Left Ahead	41.2	0	29.7	0

Arms	Weekday AM Peak (07:30-08:30)		Weekday PM Peak (16:30-17:30)	
Chaddock Lane North (Through) U-Turn Ahead	53.2	8	57.2	10
Chaddock Lane North Left Ahead	82.4	13	38.2	4
BASE 2027				
East Lancs Road (East) Ahead Ahead Left Ahead	43.6	7	73.5	13
East Lancs Road (East) Ahead Ahead	37.3	6	65.0	13
East Lancs Road (Through) Ahead	38.3	4	63.4	11
East Lancs Road (Through) Ahead	36.7	4	63.4	11
East Lancs Road (Through) West Ahead	67.4	11	53.4	6
East Lancs Road (Through) West Ahead	67.3	11	53.5	6
East Lancs Road (West) U-Turn Ahead	20.4	3	25.6	4
East Lancs Road (West) Ahead	72.5	15	58.9	11
East Lancs Road (West) Ahead	72.4	15	58.9	11
Chaddock Lane (South) Entry Ahead	23.6	0	35.8	0
Chaddock Lane (North) Entry Ahead Ahead	45.1	6	53.8	8
Chaddock Lane North (Through) U-Turn Ahead	52.3	8	86.7	18
Chaddock Lane North Left Ahead	42.7	0	28.9	0
Chaddock Lane North (Through) U-Turn Ahead	55.1	9	57.5	11
Chaddock Lane North Left Ahead	85.5	14	38.4	5
BASE 2027 + COMMITTED DEVELOPMENT +DEVELOPMENT				
East Lancs Road (East) Ahead Ahead Left Ahead	47.38	7	77.2	14
East Lancs Road (East) Ahead Ahead	41.1	7	68.5	14
East Lancs Road (Through) Ahead	41.7	5	66.3	12
East Lancs Road (Through) Ahead	40.3	4	66.6	12
East Lancs Road (Through) West Ahead	69.7	12	57.2	7
East Lancs Road (Through) West Ahead	69.7	12	57.3	7
East Lancs Road (West) U-Turn Ahead	22.8	3	29.5	5

Arms	Weekday AM Peak (07:30-08:30)		Weekday PM Peak (16:30-17:30)	
East Lancs Road (West) Ahead	75.2	16	63.4	12
East Lancs Road (West) Ahead	75.2	16	63.4	12
Chaddock Lane (South) Entry Ahead	23.8	0	35.9	0
Chaddock Lane (North) Entry Ahead Ahead	43.6	5	52.2	7
Chaddock Lane North (Through) U-Turn Ahead	54.4	8	88.4	19
Chaddock Lane North Left Ahead	44.3	0	30.6	0
Chaddock Lane North (Through) U-Turn Ahead	55.3	9	56.4	11
Chaddock Lane North Left Ahead	86.7	15	40.7	6

8.3.8 Based on the evidence above it is clear that the vehicle impacts associated with the proposed development at both junctions are not severe, with the junctions clearly operating within capacity, and are concluded to result in minimal change to the future situation.

8.3.9 As such, it is Hydrock's view that the development impact on the local network is immaterial, and does not require further consideration.

8.4 Summary

8.4.1 Based on the above, the number of trips associated with the proposed development is considered negligible and would not have an impact on the local highway network.

8.4.2 It should also be considered that no extant development trips have been netted off the operational assessments, therefore the junction assessment results can be viewed as robust.

8.4.3 Therefore, having regard to all of the above, the proposed development will not have a material impact.

9. SUMMARY AND CONCLUSION

9.1 Summary

9.1.1 Hydrock have been instructed by PLP to prepare a TA in support of a planning application for a B2/B8/ancillary B1 land use development situated at Astley Business Park off the A572 Chaddock Lane.

9.1.2 The existing site previously obtained planning approval (Ref No: A/15/81365/OUTMAJ) which granted the following:

"Outline application for a mixed-use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane)."

9.1.3 While this permission has now lapsed the premise of this type of development has been accepted at this site location.

9.1.4 Given the above, the application will seek construction for a proposed B2/B8/ancillary B1 land use development comprising a Gross Floor Area [GFA] of 32,826sqm across a number of units.

9.1.5 The sustainability assessment shows that the site is accessible by non-car modes. The ability to readily access wider destinations by walking, cycling, bus or rail provides a key advantage in providing a real alternative to car travel (e.g. for journeys to work) and as such promotes the aim of reducing car travel.

9.1.6 The assessments indicate that the vehicle impacts associated with the proposed B2 / B8 employment land uses would not lead to a severe impact to either the existing or the future forecast capacity on the local highway network.

9.1.7 Therefore, the traffic impact assessment shows that there is no detrimental traffic impact upon the existing highway network that would be considered severe.

9.1.8 NPPF (July 2021 - paragraph 111) states that:

> *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

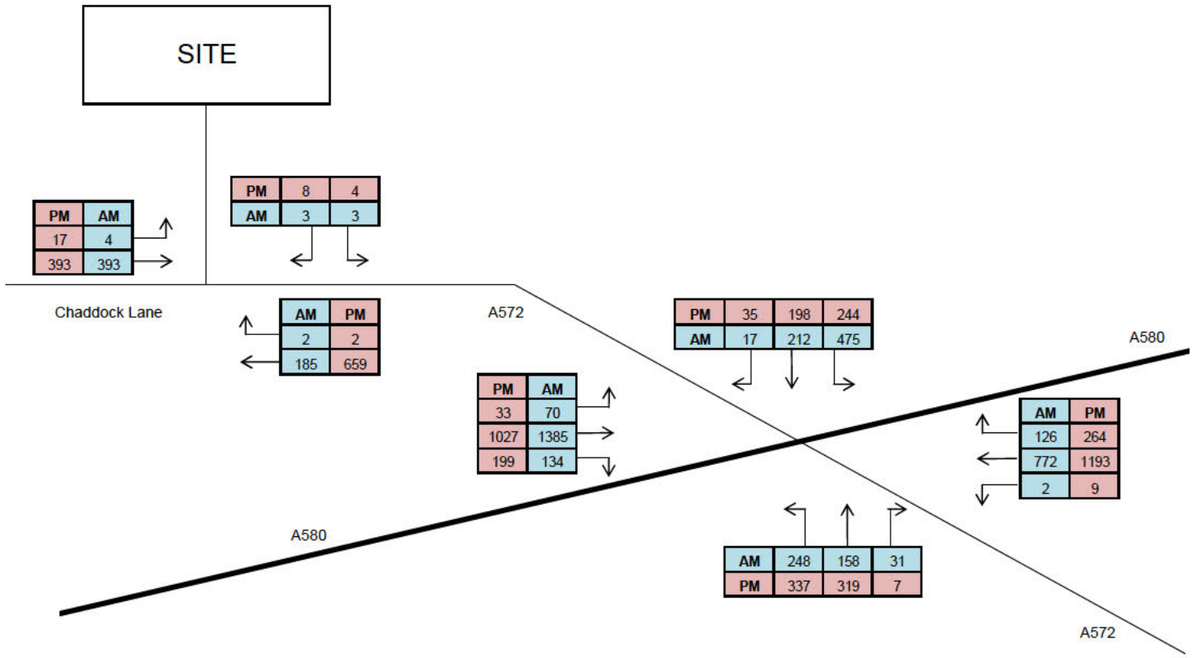
9.1.9 The traffic impact assessment shows that the proposed development would not have a “severe” impact on the local highway network.

9.2 Conclusion

9.2.1 Having undertaken a comprehensive analysis of the development site and after reviewing planning policies, it has been demonstrated by this TA that the proposed development accords with highway access design recommendations and sustainable values and hence there is no basis for highway and transportation objections to the proposals.

9.2.2 There are no highways or transport related reasons upon which a refusal of the planning application for the proposals would be justified.

Appendices

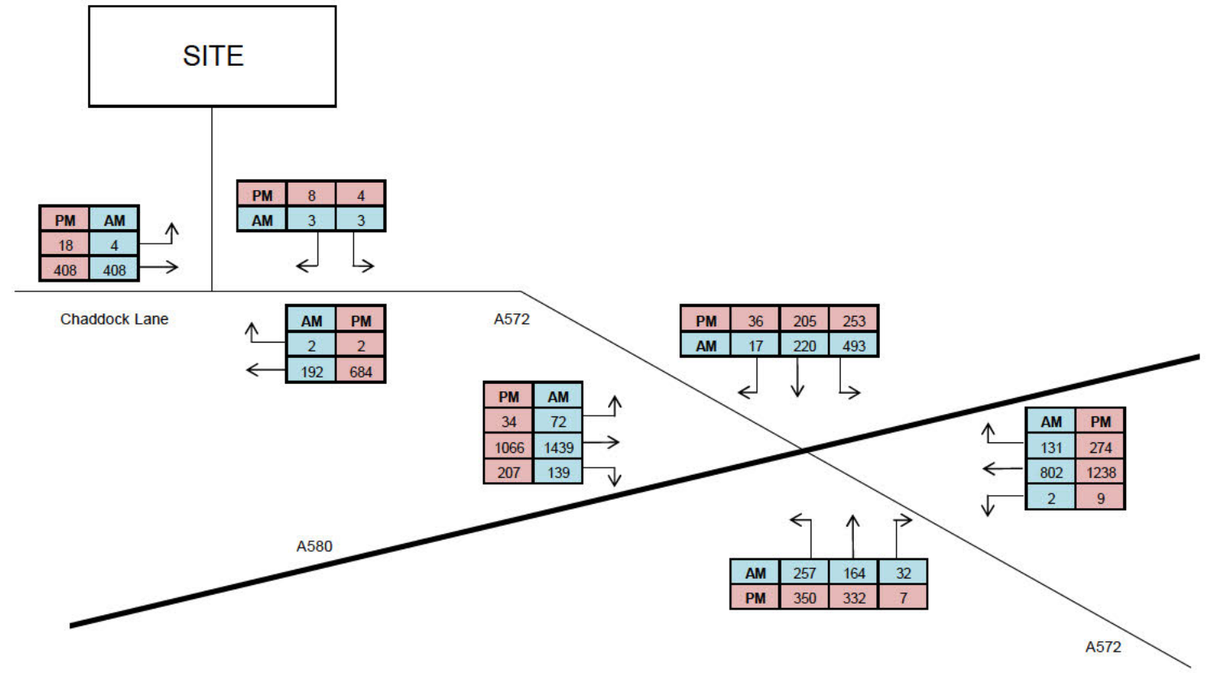


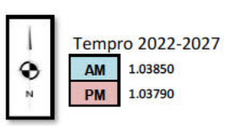
Note: Traffic Surveys undertaken on Tuesday 14th June 2022

N

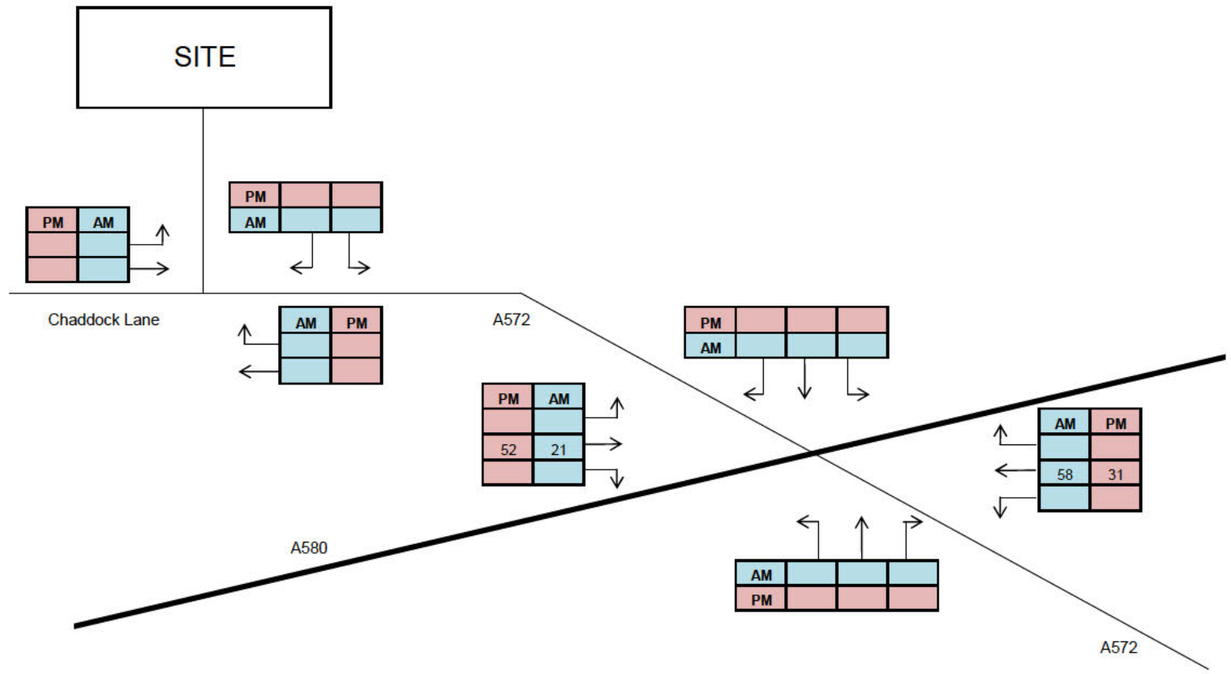
Peak Hours
AM 07:30-08:30
PM 16:30-17:30

Hydrock	**Weekday AM & PM Peak Hour - Observed Base 2022 Traffic Flows (PCUs)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 1**





Hydrock	**Weekday AM & PM Peak Hour - Future (+5yrs) Base 2027 Traffic Flows (PCUs)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 2**



Note: The following 4 x committed developments have been requested by Wigan Council to be included within Hydrocks Assessments

1 A/17/83702/OUTMES
2 A/17/84108/OUTMAJ
3 A/17/84560/OUTMAJ
4 A/20/88849/MAJOR

Peak Hours

AM	07:30-08:30
PM	16:30-17:30

Hydrock

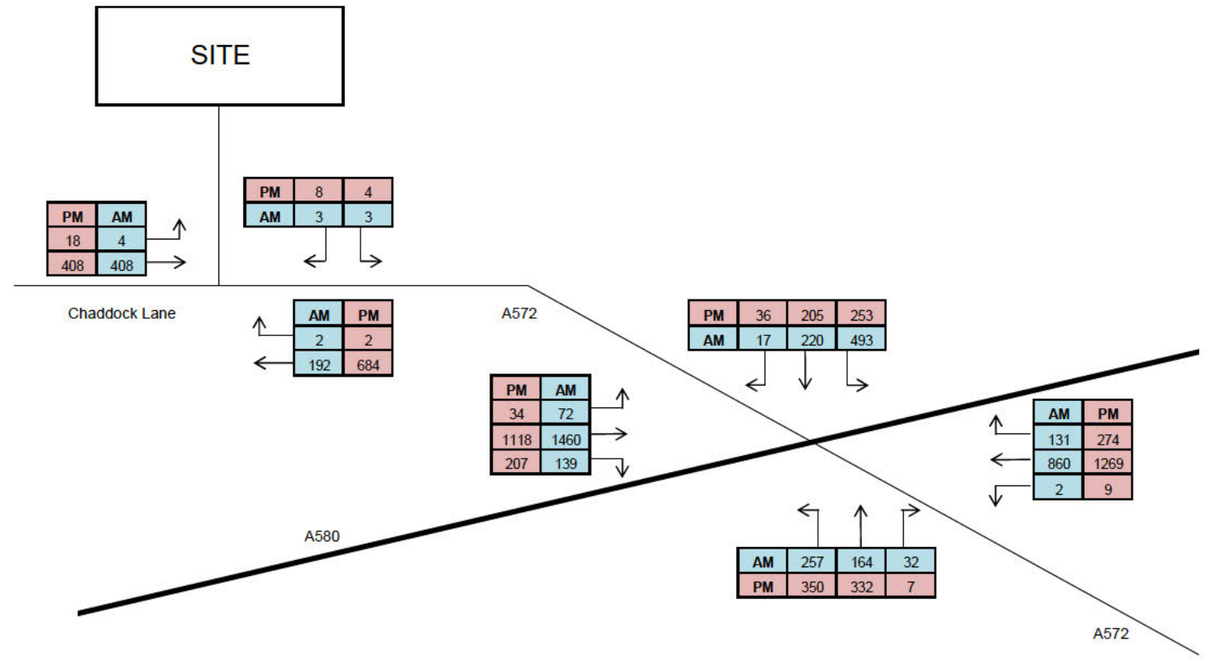
Weekday AM & PM Peak Hour - Committed Development Traffic Flows (PCUs)

Proposed Development, PLP Astley

29 July 2022

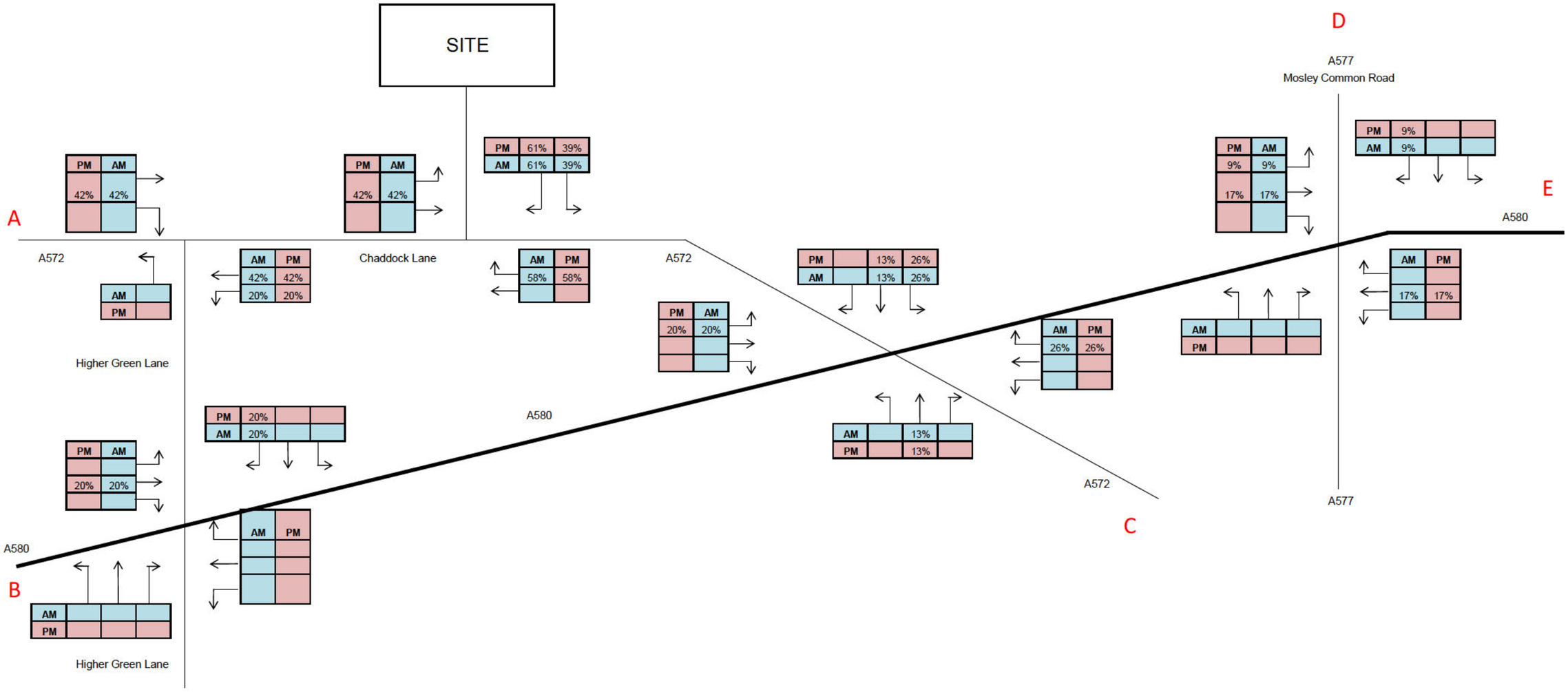
Job Number - 21714-TMBI

Figure 3



Peak Hours
AM 07:30-08:30
PM 16:30-17:30

Hydrock	**Weekday AM & PM Peak Hour - Base 2027 + Committed Traffic Flows (PCUs)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 4**



Note:

Number of Light Trips

	IN	OUT
AM	28	15
PM	11	40

JTW Routes

A	B	C	D	E
42%	20%	13%	9%	17%

Hydrock

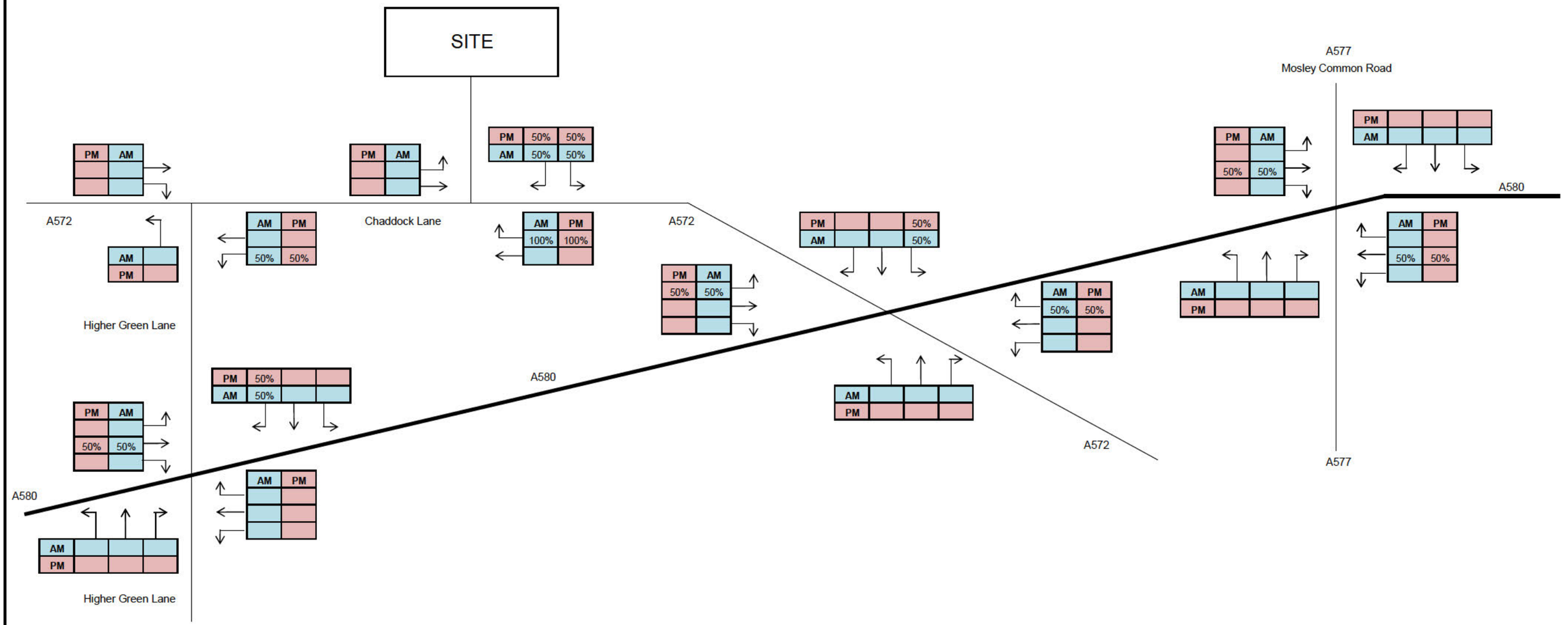
Weekday AM & PM Peak Hour - %Trip Distribution (Lights)

Proposed Development, PLP Astley

29 July 2022

Job Number - 21714-TMBI

Figure 5



Note:

Number of HGV Trips

	IN	OUT
AM	12	18
PM	24	12

To/From M6		To/From M60/M62	
IN	OUT	IN	OUT
50%	50%	50%	50%
50%	50%	50%	50%

Hydrock

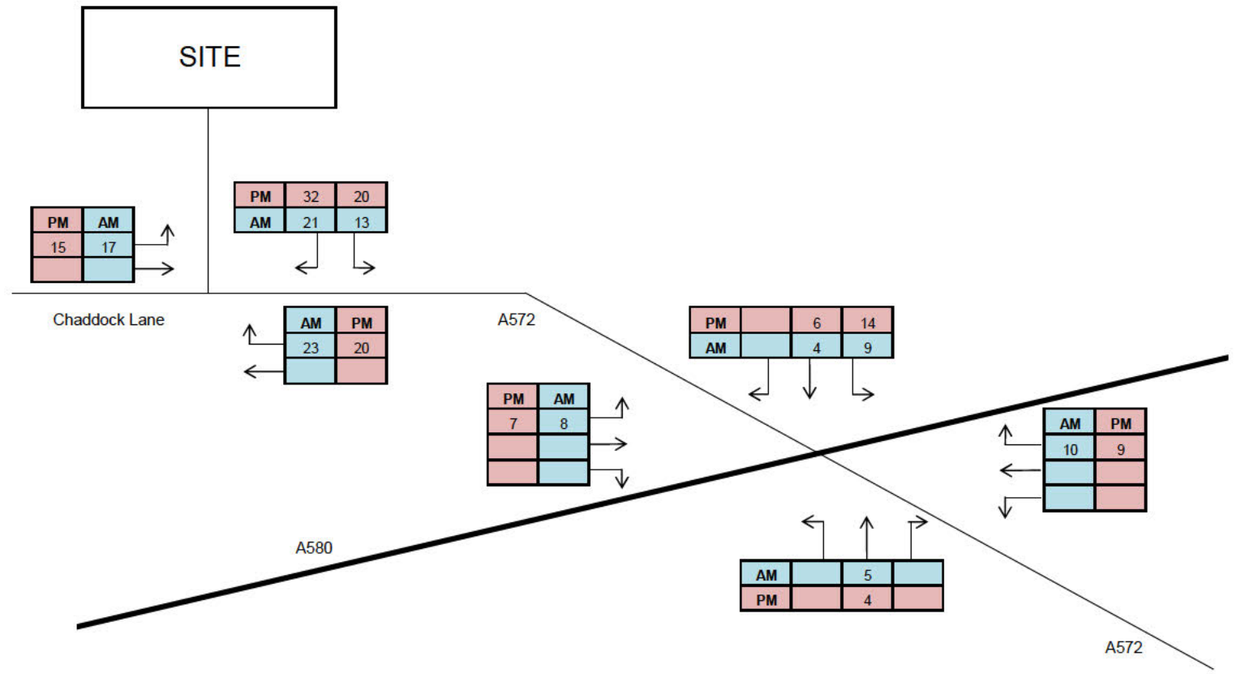
Weekday AM & PM Peak Hour - %Trip Distribution (HGVs)

Proposed Development, PLP Astley

29 July 2022

Job Number - 21714-TMBI

Figure 6



Note: Trip Generation Based on 100% B8 Land Use

	IN	OUT
AM	40	33
PM	35	52

Hydrock

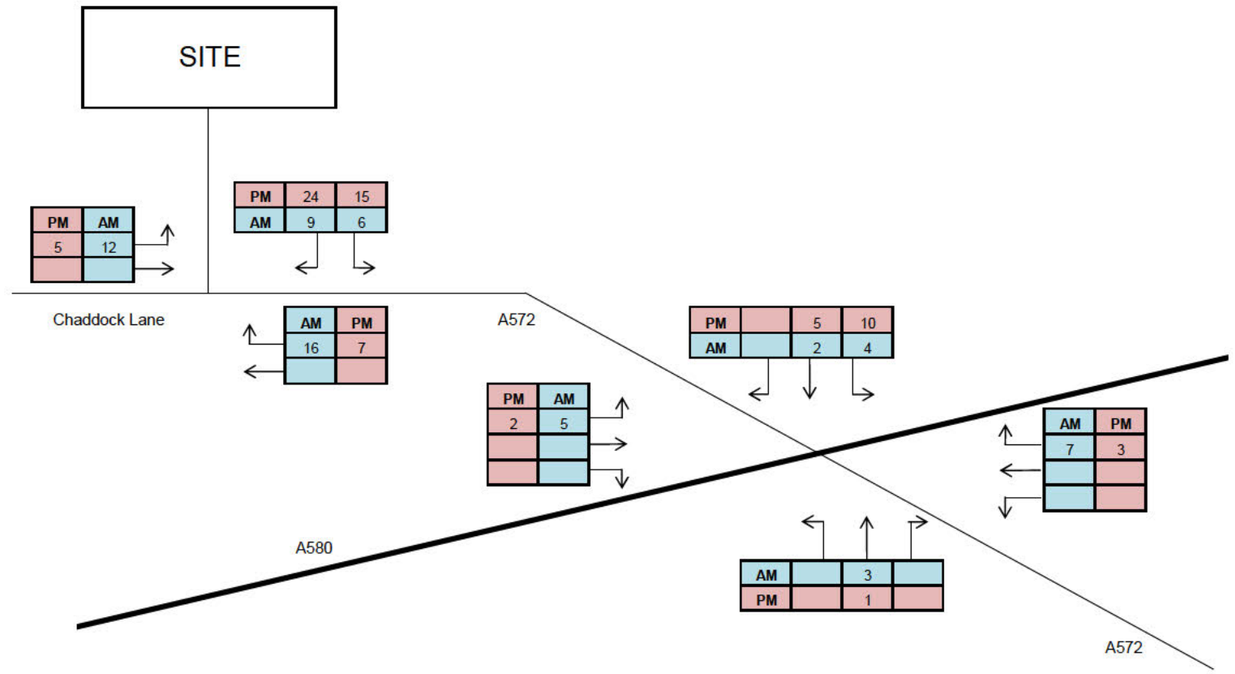
Weekday AM & PM Peak Hour - Proposed Development Flows (Total Vehicles)

Proposed Development, PLP Astley

29 July 2022

Job Number - 21714-TMBI

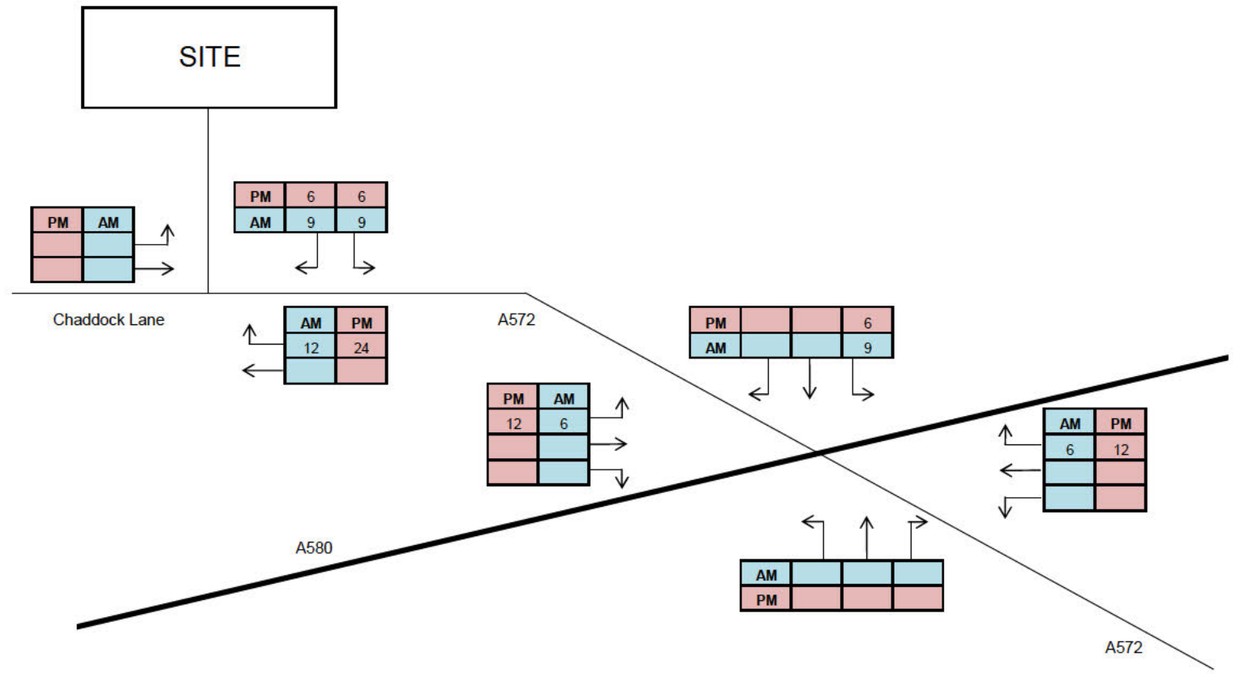
Figure 7



Note: Trip Generation Based on 100% B8 Land Use

	IN	OUT
AM	28	15
PM	11	40

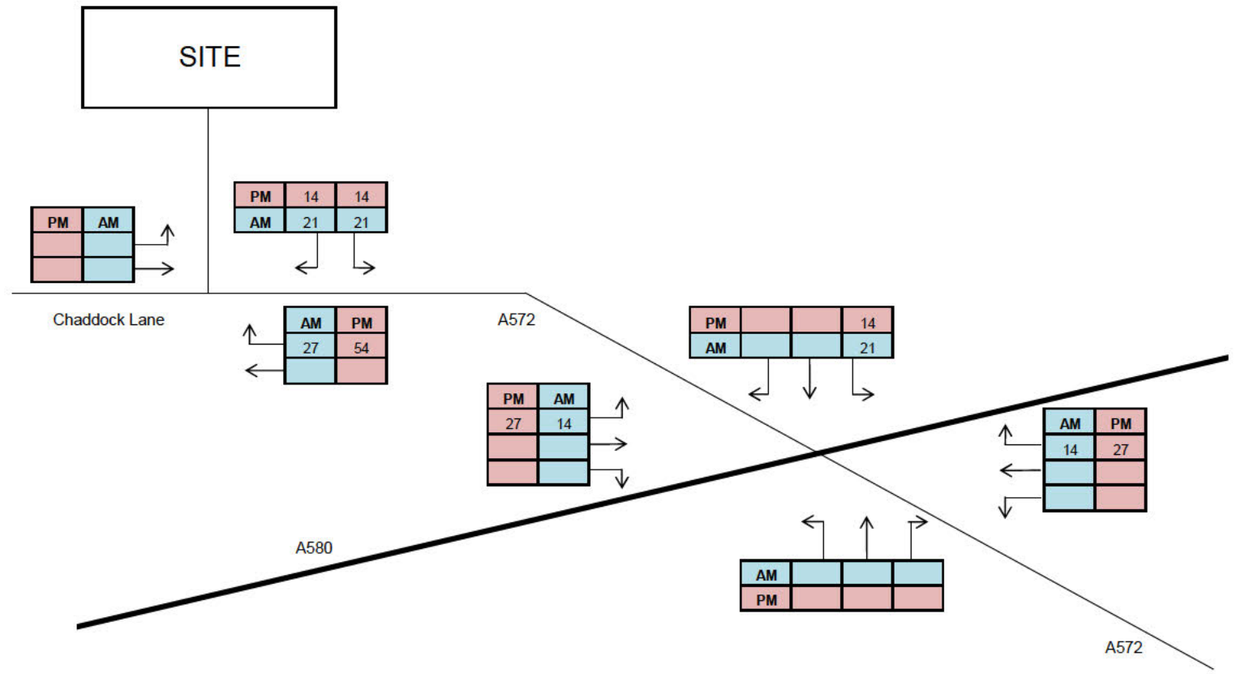
Hydrock	**Weekday AM & PM Peak Hour - Proposed Development Flows (Lights Only)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 8**



Note: Trip Generation Based on 100% B8 Land Use

	IN	OUT
AM	12	18
PM	24	12

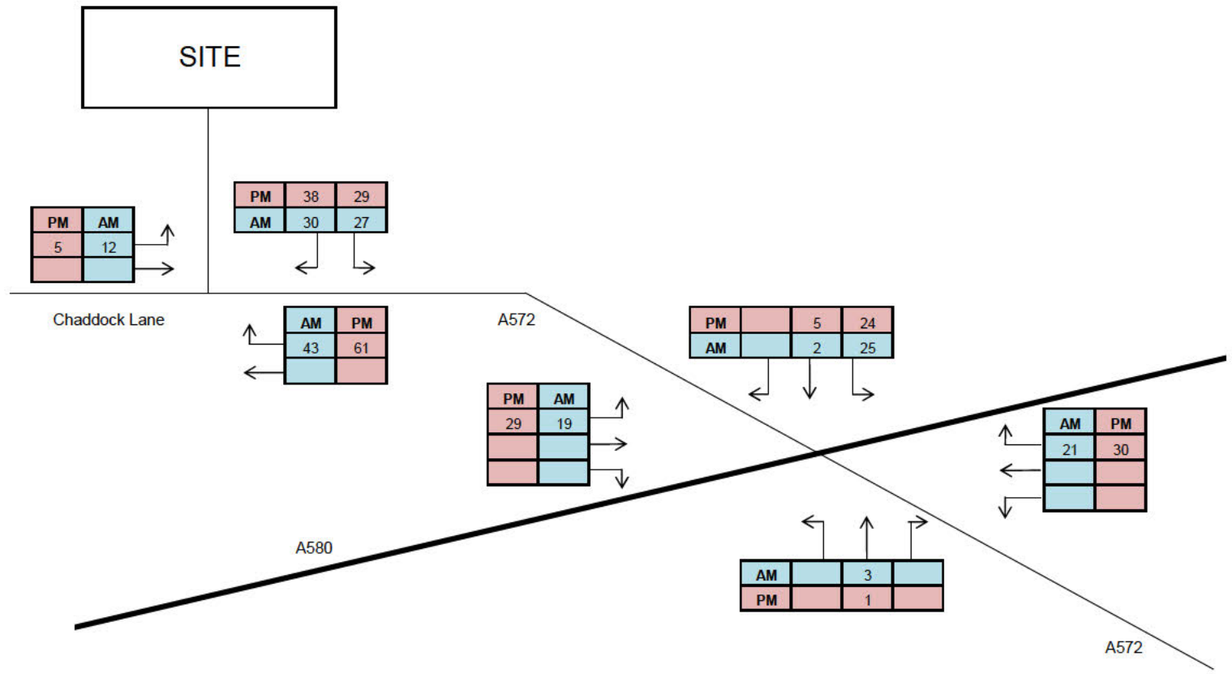
Hydrock	**Weekday AM & PM Peak Hour - Proposed Development Flows (HGVs Only)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 9**



Note: Trip Generation Based on 100% B8 Land Use
Number of PCU Trips (based on 2.3 HGV conversion Factor)

	IN	OUT
AM	27	42
PM	54	27

Hydrock	**Weekday AM & PM Peak Hour - Proposed Development Flows (HGVs Converted to PCUs)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 10**



Note: Trip Generation Based on 100% B8 Land Use
Number of PCU Trips (based on 2.3 HGV conversion Factor)

	PCUs		Lights		HGVs		HGVs (converted to PCUs)	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
AM	55	57	28	15	12	18	27	42
PM	66	67	11	40	24	12	54	27

Hydrock

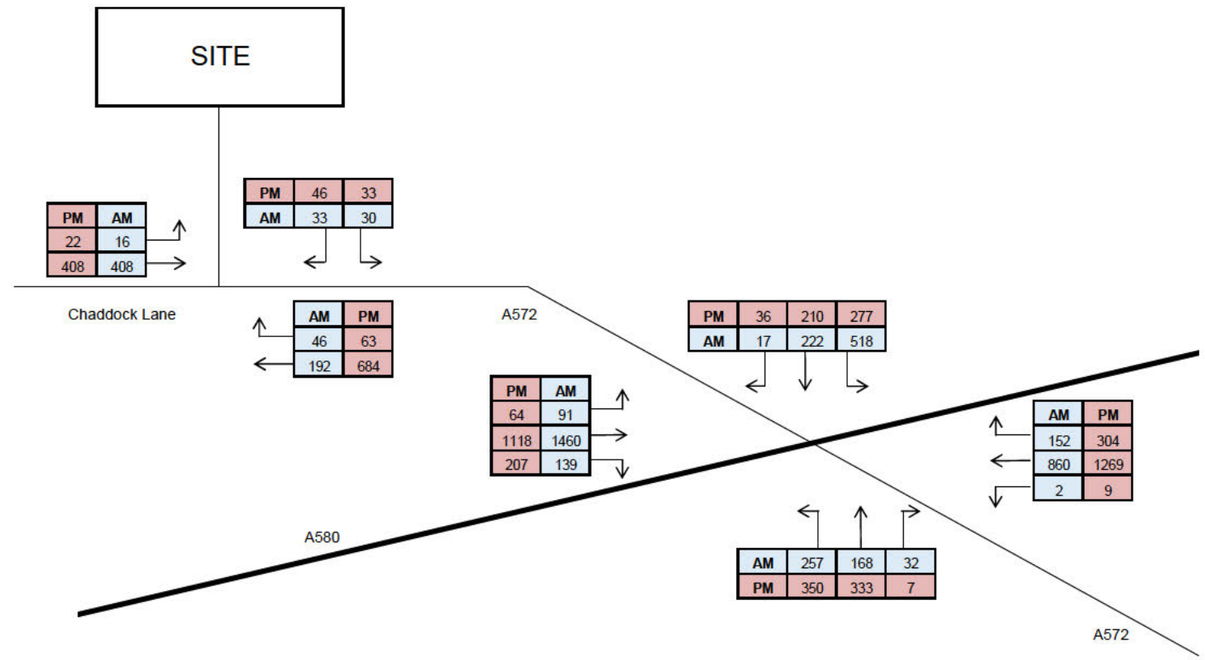
Weekday AM & PM Peak Hour - Proposed Development Flows (PCUs)

Proposed Development, PLP Astley

29 July 2022

Job Number - 21714-TMBI

Figure 11



N

Peak Hours
AM 07:30-08:30
PM 16:30-17:30

Hydrock	**Weekday AM & PM Peak Hour - Base 2027 + Committed + Development Traffic Flows (PCUs)**	**29 July 2022**
		Job Number - 21714-TMBI
	Proposed Development, PLP Astley	**Figure 12**

Appendix A Scoping Discussions

[redacted]

From: [redacted]
Sent: 26 May 2022 13:03
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [redacted],

The committed developments are:

A/17/83702/OUTMES

Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR

Outline application for mixed use development comprising erection of up to 154 dwellings, three Class A1 units up to 2,169 sqm floor space, one Class D2 unit of 753 sqm, three Class A3 (cafes and restaurants) up to 1,144 sqm floor space, one children's day nursery (Class D1) and one life centre (GP Practice and ancillary services within D1) up to 1,255 sqm, together with associated landscaping and access.

A/17/84108/OUTMAJ

Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley

Outline Application for residential development of up to 271 dwellings and associated landscape works; including provision of public open space (all matters reserved except for access)

A/17/84560/OUTMAJ

Land East Of Leigh Road South/West Of Bee Fold Lane

Outline planning application for the development of up to 830 dwellings with associated open space, road infrastructure and landscaping with all matters reserved, except for access from Leigh Road, Bee Fold Lane and Crab Tree Lane

A/20/88849/MAJOR

North Leigh Park Nel Pan Lane Leigh

Hybrid application for: 1. Full planning permission for the erection of 250 dwellings and a link road from Leigh Road to Atherleigh Way together with associated works including junction and highway works, internal access roads, car parking, landscaping, a substation and associated engineering operations (the total number of dwellings on the wider North Leigh Park strategic site will not exceed 1,800 dwellings); and, 2. Outline planning permission for a local centre A1, A2, A3, A4, A5 and/or D1 uses and other associated works seeking approval of access. All other matters reserved

The TRICS data is based on a small number of sites, but is seems OK. The selected junctions are acceptable based on TRICS. Nevertheless, it should be noted that TfGM will assess the submitted modelling and we will require a set of the modelling files for this purpose.

Regards,

[redacted]

From: [redacted]
Sent: 26 May 2022 09:23
To: [redacted]>; [redacted]
Cc: [redacted]>; [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Morning [redacted]

Thanks for the email.

We look forward to receiving the information when you can.

Re the junctions we sent you a spreadsheet to review in my email sent on the 10th of May.

I have reattached the email for your ease of reference. On this we have presented the development trips and identified the following two way trips:

Table 5 – Proposed Development Vehicle Trip Impact

Proposed Development Trip Impact		
Junctions	Total 2-way Vehicle Trips – AM Peak	Total 2-way Vehicle Trips – PM Peak
Site Access / A572 Chaddock Lane	67	79
A572 Chaddock Lane / A580	33	37
A577 Mosley Common Road / A580	18	21
Higher Green Lane / A580	13	15

The above results, as shown on the attached the 'Proposed Dev Flows' figure, confirm that the only two junctions required for capacity assessments due to an excess of 30 vehicle trips are the following two junctions:

- Proposed Site Access / A572 Chaddock Lane; and
- A572 Chaddock Lane / A580 East Lancashire Road.

Given the evidence above, can you please confirm that the above two junctions are the only junctions required as part of our capacity assessments?

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Tel: [redacted] Internal [redacted]
Mobile: [redacted]
Email: [redacted]

From: [redacted]
Sent: 26 May 2022 09:16
To: [redacted]
Cc: [redacted]>; [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Morning [redacted],

I apologise for the delay, but I am struggling to get a list of the committed developments due to areas long history and cross boundary issues. However, I anticipate my colleague will have it later today.

The TP proposal and the proposed junction assessments are acceptable. However, if TRICS shows that if the proposal generates thirty or more additional two-way traffic movements through a junction, then we would expect that junction to be modelled in addition to the agreed ones.

Regards,

[redacted]

From: [redacted]>
Sent: 25 May 2022 11:21
To: [redacted]>; [redacted]>
Cc: [redacted]>; [redacted]>
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Sorry to keep chasing [redacted] but we really need you to respond so we can progress with our work. This is currently holding up the whole project.

Are you able to advise please?

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

[redacted]

From: [redacted]
Sent: 23 May 2022 09:47
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Morning [redacted]

Do you have any update on the requests below please?

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

From: [redacted]
Sent: 18 May 2022 14:43
To: [redacted]>; [redacted]
Cc: [redacted]>; [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Hi [redacted]

The attached email does not answer our queries which were set out in my email dated the 10th May, which I attach for ease of reference.

To confirm this was asking for confirmation:

- on the junction assessments based on the data presented;
- committed development, I understood you were looking on your systems for this information; and
- you were going to liaise with colleagues on the travel plan scope and confirm if that was acceptable.

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

From: [redacted]
Sent: 18 May 2022 14:38
To: [redacted]

Cc: [redacted]>
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [redacted],

See attached.

[redacted]

From: [redacted]
Sent: 18 May 2022 14:00
To: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

Hi [redacted],

Please see email below. Can you try and respond as soon as possible or let me know a date you will be able to respond by so I can update the applicant.

Regards,
Joe

[redacted] **– Development Management**

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
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]>
Sent: 18 May 2022 09:36
To: [redacted]
Cc: [redacted])[redacted]>;[redacted]
<chrisrushton@hydrock.com>
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Hi [redacted]

Hope you are well.

Further to our ongoing discussions/recent pre-app regarding PLP's proposed development at Astley Business Park, we are having immense difficulty in getting the required information out of [redacted] to allow the Transport Assessment to progress and to also understand potential implications regarding S106 contributions.

As the email trail below suggests, numerous chaser emails have been sent without any response and looking at notes from the pre-app meeting (20/04), [redacted] confirmed that he would get back to Hydrock on all queries no later than close of play 25/04. We are now 3.5 weeks on and still await the response to allow the transport work to progress.

This delay is not only holding up the transport work, but is preventing the noise and air quality assessment work from progressing, which will clearly delay the submission of the application if it is not resolved ASAP. This in turn will create commercial pressures as the risk of delayed submission is heightened.

Please can you therefore chase [redacted] / someone in his team internally to provide the information requested ASAP.

I appreciate the Council is no doubt under resourcing constraints but we have been waiting an awful long time now and PLP has paid a not insignificant pre-application advice fee, therefore I trust you can assist us internally to break the deadlock.

Please can you confirm receipt and update me as soon as you have spoken with [redacted] / the highways team.

Kind regards

[redacted]

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From: [redacted]>
Sent: 17 May 2022 13:01
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

Sorry to keep chasing [redacted] but I could really do with your review of my email sent on the 10th of May so we can progress with our work.

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

From: [redacted]
Sent: 13 May 2022 08:47
To: [redacted]
Cc: [redacted]>
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Morning [redacted]

Have you had a chance to review my email below?

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

From: [redacted]
Sent: 10 May 2022 17:02
To: [redacted]
Cc: [redacted]uk>; [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

Afternoon [redacted],

I hope you are well.

Have you had any joy getting the committed development data that you were looking for?

Further to the above our previous correspondence, you stated:

"The proposed junctions are fine, but it should be noted that we would expect any junction that experiences 30 or more additional two-way trip to be modelled."

Given the above comment, we have undertaken a local highway traffic impact assessment for the proposed development trips, which we previously provided (for 100% B8 Land use for Robustness) and are summarised again in **Tables 1 & 2** below for ease.

Table 1 – Proposed Trip Rates

Land Use	Morning Peak 08:00-09:00			Evening Peak 17:00-18:00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
B8 Total Vehicles	0.121	0.102	0.223	0.107	0.157	0.264
B8 HGVs	0.036	0.055	0.091	0.072	0.036	0.108

Table 2 – Proposed Trip Generation

Land Use	Msq	Morning Peak			Evening Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
B8 Total Vehicles	30,000	36	31	67	32	47	79
B8 HGVs	30,000	11	17	27	22	11	33

The above resultant trip generation flows have then been distributed onto the local highway network, with light vehicles distributed via Journey To Work [JTW] Census data, and HGVs distributed via attractiveness to the Mainline Trunk Road Networks. These distribution splits are summarised in **Tables 3 & 4** below.

Table 3 – Proposed Lights Distribution (based on JTW Census Data)

Proposed Lights Distribution	
Routes	Percentage
A - Westbound: A572 Chaddock Lane > Manchester Road	42%
B - Westbound: A572 Chaddock Lane > Higher Green Lane > A580 (and M6)	20%
C - Eastbound: A572 Chaddock Lane > A572 Leigh Road (M60 or M61)	13%
D - Eastbound: A572 Chaddock Lane > A580 > A577 Mosley Common Road	9%
E - Eastbound: A572 Chaddock Lane > A580 (M60, M62 or A6)	17%
TOTAL	100%

Table 4 – Proposed HGV Distribution (based on attractiveness to Mainline Trunk Road Networks)

Proposed Lights Distribution	
Routes	Percentage
B - Westbound: A572 Chaddock Lane > Higher Green Lane > A580 (and M6)	70%
E - Eastbound: A572 Chaddock Lane > A580 (M60, M62 or A6)	30%
TOTAL	100%

Using the above Trip Generation figures (shown in **Table 2**) and the above distribution (**Tables 3 & 4**), the proposed development trips will have the following impact (shown below in **Table 5**) upon the surrounding junctions.

Table 5 – Proposed Development Vehicle Trip Impact

Proposed Development Trip Impact		
Junctions	Total 2-way Vehicle Trips – AM Peak	Total 2-way Vehicle Trips – PM Peak
Site Access / A572 Chaddock Lane	67	79
A572 Chaddock Lane / A580	33	37
A577 Mosley Common Road / A580	18	21
Higher Green Lane / A580	13	15

The above results, as shown on the attached the 'Proposed Dev Flows' figure, confirm that the only two junctions required for capacity assessments due to an excess of 30 vehicle trips are the following two junctions:

- Proposed Site Access / A572 Chaddock Lane; and

- A572 Chaddock Lane / A580 East Lancashire Road.

Given the evidence above, can you please confirm that the above two junctions are the only junctions required as part of our capacity assessments?

If you have any queries please do not hesitate to get in touch.

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

From: [redacted]
Sent: 03 May 2022 10:04
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morning [redacted]

The proposed junctions are fine, but it should be noted that we would expect any junction that experiences 30 or more additional two-way trip to be modelled.

I am having IT problems at the moment, but once they have been sorted I will chase the committed developments up.

Regards,

[redacted]

From: [redacted]
Sent: 03 May 2022 08:51
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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

Morning[redacted],

Thank you for your email and confirmation of the trip rates.

Am I right to assume you are happy with the rest of the proposed scope i.e. junctions to be assessed?

I look forward to receiving the committed development information at your earliest convenience.

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

From: [redacted]
Sent: 28 April 2022 13:39
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Afternoon [redacted],

I spoke to my college regarding the junction of Astley Park Way and Chaddock Lane. The adoption record is correct and this junction is subject to a Section 278 Agreement. However, the developer hasn't requested completion of the certification process for progression and adoption.

I hope to have the list of committed developments tomorrow and forward it onto you. Also, the trip rates seem fine.

Regards,

[redacted]

[redacted]
Places Directorate Economy and Environment
Wigan Council
Wigan Life Centre(South site), , Wigan WN1 1NJ
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 01 April 2022 14:07
To: [redacted]
Cc: [redacted]

Subject: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

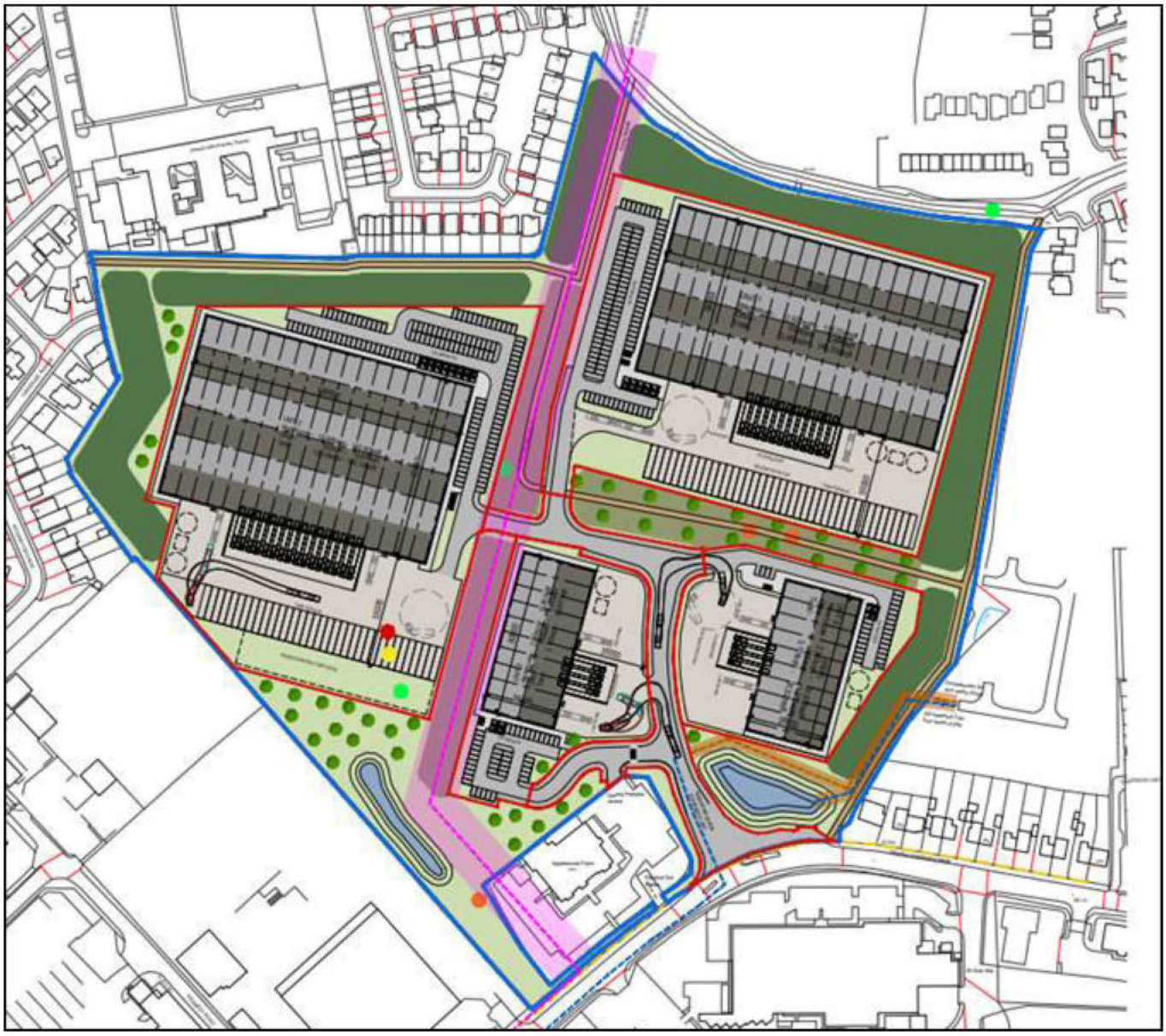
Afternoon [redacted].

I hope you are well.

I am writing to you regarding a proposed employment lead development at Astley Business Park, Wigan.

This email is hoping to scope out a Transport Assessment and Framework Travel Plan for a proposed development of circa 33,000 sqm of B2/B8/ancillary B1 use across a number of units.

The site location and a provisional masterplan is presented below and as per the attached (please note this is subject to change).



The site benefited from a planning approval A/15/81365/OUTMAJ which granted the following:

Outline application for a mixed use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane)

However its consent for the employment element has now lapsed.

As such the following sets out our envisaged scope of assessment.

Transport Assessment [TA]

- Comment on the background/ history of the site;
- Provide a full description of the local highway network;
- Consider local and national transport-related policy documentation;
- Consider any committed development within the area – **Can you confirm any developments you require us to take account of**;
- Undertake accident analysis on the local highway network;
- Undertake an assessment of the accessibility of the site by sustainable modes, to include an assessment of the bus, rail, cycling and pedestrian facilities surrounding the site;
- Review applicable car parking standards;
- Provide details of the development proposals and undertake a trip generation analysis. Backed on the previous site use and any extant lawfully permitted and proposed land use(s), we will derive the trip generation associated with the site during the weekday morning/evening peak hours;
- To determine the number of trips generated by the proposed use of the site, a trip generation exercise has been undertaken. The Trip Rate Information Computer System [TRICS] has been used to derive the people trip generation for the proposed development. The proposed trip rates are presented in Table 1 below, with the outputs attached for reference.

Table 1 – Proposed Trip Rates

Land Use	Morning Peak 08:00-09:00			Evening Peak 17:00-18:00		
	Arrivals	Departures	Total	Arrivals	Departures	Total
B2 Total Vehicles	0.162	0.042	0.204	0.02	0.161	0.181
B2 HGVs	0.013	0.013	0.026	0.004	0	0.004
B8 Total Vehicles	0.121	0.102	0.223	0.107	0.157	0.264
B8 HGVs	0.036	0.055	0.091	0.072	0.036	0.108

While the development is likely to be a mix of B2/B8 site it is proposed to base the assessment on 100% B8 land use. This approach was considered to be robust as this generates higher vehicle trip rates than B2 land use.

The above trip rates have been applied to the circa 30,000 sqm to determine the potential number of vehicle trips within the peak hours. The resultant trip generation is presented in Table 2.

Table 2 – Proposed Trip Generation

Land Use	Msq	Morning Peak			Evening Peak		
		Arrivals	Departures	Total	Arrivals	Departures	Total
B8 Total Vehicles	30,000	36	31	67	32	47	79
B8 HGVs	30,000	10	27	37	22	11	33

Based on the trips set out above to present a robust assessment the planning application will be supported by junction counts at the following junctions:

- A572 Chaddock Lane / Site Access
- A572 Chaddock Lane / A580 East Lancashire Rd
- A577 Mosley Common Rd / A580 East Lancashire Rd

Should modelling be warranted this would be undertaken in Junctions 9 and LINSIG where appropriate.

Framework Travel Plan [FTP]

- Consider the national and local transport-related policy documentation;
- Undertake an assessment of the accessibility of the site by sustainable modes, to include an assessment of bus, cycling and pedestrian facilities surrounding the site;
- Provide details of the development proposals;
- Identify a range of initiatives for inclusion within the travel plan, to encourage travel by more sustainable modes including car sharing, by public transport, bicycle and on foot, and to reduce the need to travel;
- Provide details of how the travel plan will be managed, outlining the role of the Travel Plan Coordinator and stakeholders;
- Outline the aim, objectives and targets for the travel plan;
- Provide an action plan and marketing strategy to support the implementation of the travel plan at the site; and
- Summarise all of the above within a framework travel plan report.

Based on the above, please could you confirm that the above approach is acceptable?

Many thanks for your assistance.

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

[redacted]

hydrock.com

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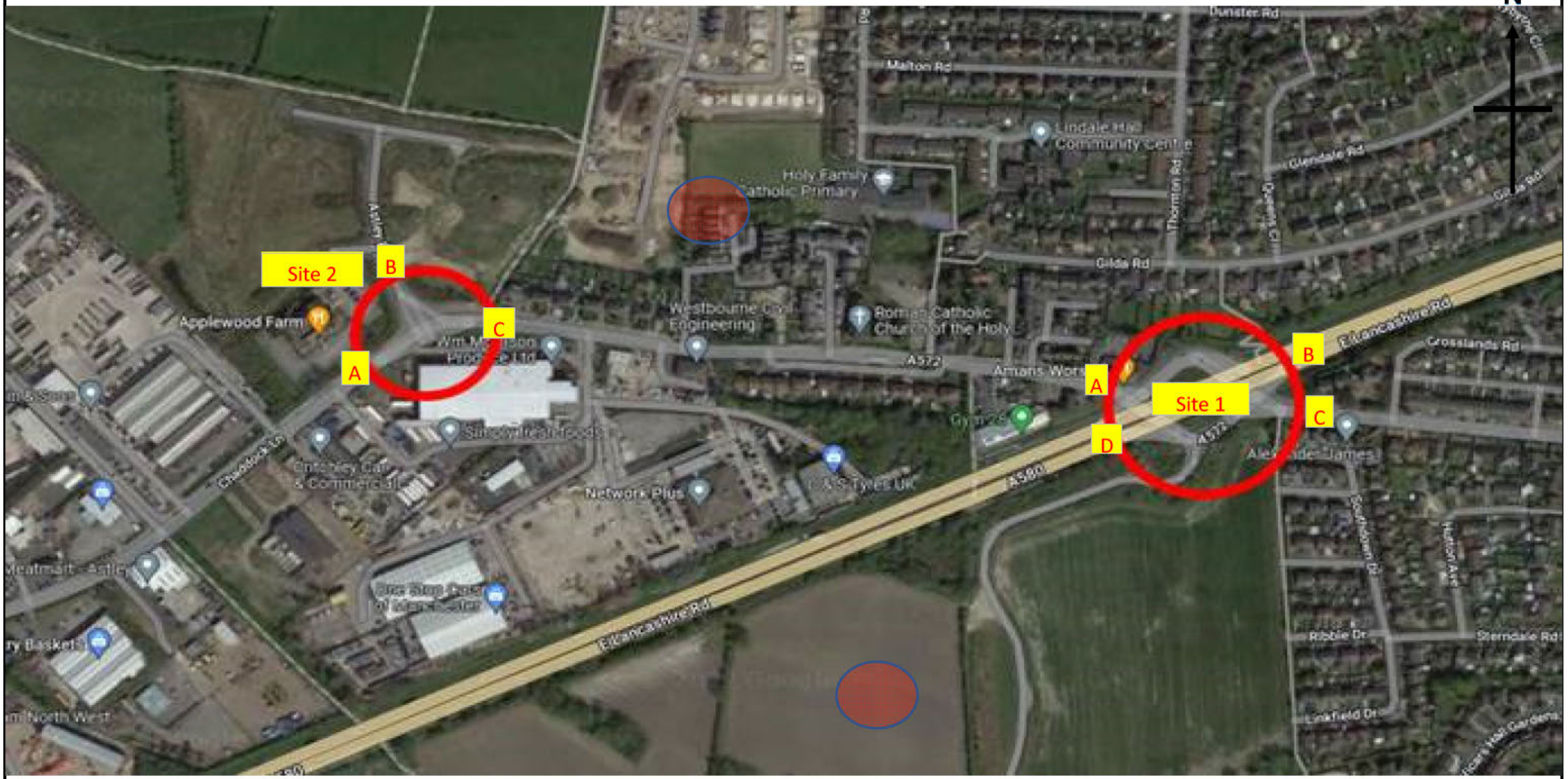
Appendix B Traffic Flow Survey Data

TOTAL TRAFFIC SURVEYS LTD
DATA COLLECTION

Job Title:	Astley, Wigan
Job Number:	TTS-1406-Jun
Client:	Hydrock
Survey Date:	Tuesday 14th June 2022
Survey Period:	0700-1000 & 1500-1900
Survey Type:	Manual Classified Turning Counts
Comments:	There were no incidents likely to affect the outcome of the surveys. Weather - Fine & Dry



TOTAL TRAFFIC SURVEYS LTD
DATA COLLECTION

SITE / LOCATION:	Astley, Wigan	**JOB NO:**	TTS-1406	**DWG NO:**	1406-001	**DRAWN:**	SES
SURVEY DATE:	Tuesday 14th June 2022	**DWG TITLE:**	Location Plan and Observed Movements				
SURVEY TIMES:	0700-1000 & 1500-1900	**JOB TITLE:**	Astley, Wigan				

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	A - B								A - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	113	27	0	1	0	141	0	2	46	11	0	0	0	59
07:15	0	0	82	18	3	1	0	104	1	0	26	4	0	0	0	31
07:30	0	0	103	20	3	2	1	129	0	2	31	4	0	0	2	39
07:45	0	1	99	16	1	2	1	120	0	0	44	11	0	0	2	57
H/TOT	0	1	397	81	7	6	2	494	1	4	147	30	0	0	4	186
08:00	1	1	84	17	3	1	0	107	0	0	52	10	0	0	0	62
08:15	0	0	86	12	2	0	0	100	0	1	41	4	2	0	0	48
08:30	0	1	82	10	0	0	0	93	0	0	51	11	2	0	2	66
08:45	0	0	71	6	1	1	1	80	0	0	36	6	1	0	0	43
H/TOT	1	2	323	45	6	2	1	380	0	1	180	31	5	0	2	219
09:00	0	0	77	13	2	1	0	93	0	0	32	7	1	0	0	40
09:15	0	0	51	12	2	0	1	66	0	0	42	5	0	1	0	48
09:30	0	0	44	8	1	3	0	56	0	0	40	2	0	1	0	43
09:45	0	0	29	3	0	3	0	35	0	0	31	9	3	0	1	44
H/TOT	0	0	201	36	5	7	1	250	0	0	145	23	4	2	1	175
P/TOT	1	3	921	162	18	15	4	1124	1	5	472	84	9	2	7	580

	A - B								A - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	44	4	1	0	0	49	0	0	47	7	0	2	1	57
15:15	0	0	39	9	2	2	0	52	0	0	36	0	0	1	1	38
15:30	0	0	50	7	1	0	0	58	0	0	34	4	1	3	1	43
15:45	0	1	41	9	0	2	0	53	1	0	28	7	0	0	1	37
H/TOT	0	1	174	29	4	4	0	212	1	0	145	18	1	6	4	175
16:00	0	1	56	8	0	3	0	68	0	0	45	9	2	0	1	57
16:15	1	0	42	13	0	0	0	56	1	0	37	5	0	0	1	44
16:30	0	0	55	7	0	1	0	63	0	1	39	6	0	0	0	46
16:45	3	0	54	5	0	0	0	62	1	0	33	7	0	1	1	43
H/TOT	4	1	207	33	0	4	0	249	2	1	154	27	2	1	3	190
17:00	0	0	65	10	1	0	0	76	1	0	61	4	0	0	0	66
17:15	1	0	37	5	0	0	0	43	0	0	37	2	0	0	1	40
17:30	0	0	43	4	0	1	0	48	1	0	38	3	0	0	0	42
17:45	0	0	36	0	0	0	0	36	0	0	33	2	0	0	1	36
H/TOT	1	0	181	19	1	1	0	203	2	0	169	11	0	0	2	184
18:00	0	1	37	3	0	2	0	43	0	0	42	2	0	0	2	46
18:15	0	0	60	5	0	0	0	65	0	0	28	2	0	0	0	30
18:30	1	0	42	1	0	0	0	44	0	0	35	1	0	0	1	37
18:45	0	0	30	0	0	0	0	30	1	0	31	2	0	0	0	34
H/TOT	1	1	169	9	0	2	0	182	1	0	136	7	0	0	3	147
P/TOT	6	3	731	90	5	11	0	846	6	1	604	63	3	7	12	696

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	A - D								B - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
07:30	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0
07:45	0	0	1	1	0	0	0	2	0	0	1	0	0	0	0	1
H/TOT	0	0	1	2	1	1	0	5	0	0	1	0	0	0	0	1
08:00	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0
08:15	0	0	3	2	0	1	0	6	0	0	0	1	0	0	0	1
08:30	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
08:45	0	0	9	1	0	0	0	10	0	0	0	0	0	0	0	0
H/TOT	0	0	12	5	0	1	0	18	0	0	2	1	0	0	0	3
09:00	0	0	2	2	0	1	0	5	0	0	2	0	0	0	0	2
09:15	0	0	2	0	0	0	0	2	0	0	2	0	1	0	0	3
09:30	0	0	3	2	0	0	0	5	0	0	1	0	0	0	0	1
09:45	0	0	3	0	0	0	0	3	0	0	3	1	0	1	0	5
H/TOT	0	0	10	4	0	1	0	15	0	0	8	1	1	1	0	11
P/TOT	0	0	23	11	1	3	0	38	0	0	11	2	1	1	0	15

	A - D								B - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	3	1	0	0	0	4	0	0	5	0	0	0	0	5
15:15	0	0	5	2	0	0	0	7	0	0	4	0	0	0	0	4
15:30	0	0	3	2	1	0	0	6	0	0	0	2	0	0	0	2
15:45	0	0	2	1	0	1	0	4	0	0	6	0	0	0	0	6
H/TOT	0	0	13	6	1	1	0	21	0	0	15	2	0	0	0	17
16:00	0	0	7	2	0	0	0	9	0	1	0	0	0	0	0	1
16:15	0	0	2	0	0	0	0	2	0	0	3	0	0	0	0	3
16:30	1	0	0	2	0	1	0	4	0	0	1	0	0	0	0	1
16:45	0	0	6	2	0	0	0	8	0	0	2	0	0	0	0	2
H/TOT	1	0	15	6	0	1	0	23	0	1	6	0	0	0	0	7
17:00	0	0	8	0	0	1	0	9	0	0	3	0	0	0	0	3
17:15	0	0	8	0	0	1	0	9	0	0	2	1	0	0	0	3
17:30	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	3
17:45	0	0	2	1	0	0	0	3	0	0	3	0	0	0	0	3
H/TOT	0	0	21	1	0	2	0	24	0	0	11	1	0	0	0	12
18:00	0	0	1	1	0	1	0	3	0	0	1	0	0	0	0	1
18:15	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1
18:30	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1
18:45	0	0	1	0	0	0	0	1	0	0	5	0	0	0	0	5
H/TOT	0	0	4	1	0	1	0	6	0	0	8	0	0	0	0	8
P/TOT	1	0	53	14	1	5	0	74	0	1	40	3	0	0	0	44

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	B - D								B - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	1	99	33	5	12	3	153	0	0	18	8	0	1	0	27
07:15	0	4	107	29	6	11	0	157	0	2	12	2	3	0	0	19
07:30	0	0	100	40	6	11	0	157	0	0	19	6	0	1	2	28
07:45	0	0	102	41	9	9	0	161	0	0	28	2	3	0	0	33
H/TOT	0	5	408	143	26	43	3	628	0	2	77	18	6	2	2	107
08:00	0	0	101	24	9	13	0	147	0	0	29	3	2	0	0	34
08:15	0	0	122	46	6	15	0	189	0	0	17	2	0	1	0	20
08:30	0	0	92	26	3	13	1	135	0	0	15	4	3	1	0	23
08:45	0	0	105	28	5	8	1	147	0	1	17	3	1	1	0	23
H/TOT	0	0	420	124	23	49	2	618	0	1	78	12	6	3	0	100
09:00	0	1	111	47	11	20	1	191	0	0	18	4	3	0	0	25
09:15	0	1	136	32	15	13	0	197	0	0	21	3	3	0	0	27
09:30	0	0	123	34	14	25	0	196	0	0	23	7	1	0	0	31
09:45	0	0	98	33	10	14	1	156	0	0	23	1	1	2	1	28
H/TOT	0	2	468	146	50	72	2	740	0	0	85	15	8	2	1	111
P/TOT	0	7	1296	413	99	164	7	1986	0	3	240	45	20	7	3	318

	B - D								B - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	1	1	132	35	10	10	0	189	0	1	43	8	1	2	0	55
15:15	0	1	166	48	6	9	0	230	0	0	38	11	2	3	0	54
15:30	0	1	156	38	5	10	0	210	0	0	48	6	1	2	0	57
15:45	0	4	182	52	4	11	0	253	0	0	32	6	2	1	0	41
H/TOT	1	7	636	173	25	40	0	882	0	1	161	31	6	8	0	207
16:00	0	2	173	48	6	9	2	240	0	0	48	9	2	0	0	59
16:15	0	3	187	50	3	6	0	249	0	0	42	8	2	1	0	53
16:30	0	3	197	50	3	9	1	263	0	0	46	9	1	0	0	56
16:45	0	0	213	52	5	8	1	279	1	0	49	8	1	0	1	60
H/TOT	0	8	770	200	17	32	4	1031	1	0	185	34	6	1	1	228
17:00	0	0	227	61	6	9	0	303	0	0	59	8	0	2	0	69
17:15	0	2	212	36	2	11	0	263	0	0	58	7	1	2	0	68
17:30	3	5	220	30	4	3	1	266	0	0	60	7	1	0	0	68
17:45	0	7	174	34	3	8	0	226	0	0	55	3	0	0	0	58
H/TOT	3	14	833	161	15	31	1	1058	0	0	232	25	2	4	0	263
18:00	0	2	165	27	5	5	0	204	0	0	48	4	1	1	0	54
18:15	0	3	172	19	3	3	0	200	0	1	38	3	0	0	0	42
18:30	0	1	137	15	2	5	0	160	0	0	35	0	0	1	0	36
18:45	0	2	118	10	4	7	1	142	0	0	36	3	0	0	0	39
H/TOT	0	8	592	71	14	20	1	706	0	1	157	10	1	2	0	171
P/TOT	4	37	2831	605	71	123	6	3677	1	2	735	100	15	15	1	869

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	C - D								C - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	1	39	6	1	2	0	49	0	0	27	2	0	0	0	29
07:15	0	2	40	8	0	1	0	51	1	0	12	3	0	0	0	16
07:30	0	1	36	5	2	1	0	45	1	0	24	2	0	0	1	28
07:45	0	0	48	6	1	2	1	58	0	0	32	1	0	0	1	34
H/TOT	0	4	163	25	4	6	1	203	2	0	95	8	0	0	2	107
08:00	0	0	42	7	2	5	0	56	0	0	47	3	0	1	1	52
08:15	0	1	49	7	3	2	0	62	0	0	29	1	0	3	0	33
08:30	0	0	27	5	1	2	1	36	0	0	24	4	1	0	0	29
08:45	0	0	51	6	1	0	0	58	0	0	35	3	0	1	0	39
H/TOT	0	1	169	25	7	9	1	212	0	0	135	11	1	5	1	153
09:00	0	1	45	8	3	7	0	64	0	0	39	4	0	1	1	45
09:15	0	0	34	12	0	4	0	50	0	0	23	4	1	1	2	31
09:30	0	0	40	10	4	5	0	59	0	0	12	5	3	2	1	23
09:45	0	0	23	12	5	2	0	42	0	0	18	6	2	1	0	27
H/TOT	0	1	142	42	12	18	0	215	0	0	92	19	6	5	4	126
P/TOT	0	6	474	92	23	33	2	630	2	0	322	38	7	10	7	386

	C - D								C - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	1	55	1	1	0	0	58	4	0	28	9	3	3	1	48
15:15	0	0	49	6	1	3	0	59	2	0	48	11	1	1	1	64
15:30	0	1	60	15	0	0	0	76	0	1	50	11	1	0	0	63
15:45	0	0	49	13	1	3	0	66	2	0	46	11	1	0	1	61
H/TOT	0	2	213	35	3	6	0	259	8	1	172	42	6	4	3	236
16:00	0	1	74	8	1	2	0	86	1	0	50	10	1	0	0	62
16:15	0	2	59	13	1	2	0	77	0	2	61	9	1	2	1	76
16:30	0	1	56	14	0	0	0	71	0	0	52	11	0	1	1	65
16:45	0	1	63	21	4	4	0	93	0	0	66	11	0	1	0	78
H/TOT	0	5	252	56	6	8	0	327	1	2	229	41	2	4	2	281
17:00	0	2	54	10	0	0	0	66	0	0	74	11	0	0	1	86
17:15	0	1	81	9	1	2	0	94	1	0	68	10	0	1	1	81
17:30	0	2	55	11	0	2	0	70	0	0	56	8	0	0	0	64
17:45	0	0	73	6	0	0	0	79	1	2	57	6	0	0	1	67
H/TOT	0	5	263	36	1	4	0	309	2	2	255	35	0	1	3	298
18:00	0	0	53	3	0	0	0	56	0	0	51	0	0	1	1	53
18:15	0	2	72	7	1	2	0	84	0	1	57	6	0	0	0	64
18:30	0	0	64	8	2	4	0	78	0	1	57	6	0	0	1	65
18:45	0	0	59	4	0	0	0	63	0	1	59	2	0	0	1	63
H/TOT	0	2	248	22	3	6	0	281	0	3	224	14	0	1	3	245
P/TOT	0	14	976	149	13	24	0	1176	11	8	880	132	8	10	11	1060

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	C - B								D - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	5	2	0	0	0	7	0	0	6	0	0	1	0	7
07:15	0	0	5	1	0	0	0	6	0	0	11	2	2	1	0	16
07:30	0	0	7	0	0	0	0	7	0	0	14	2	0	0	0	16
07:45	0	0	9	0	0	0	0	9	0	0	15	0	1	1	0	17
H/TOT	0	0	26	3	0	0	0	29	0	0	46	4	3	3	0	56
08:00	0	0	2	2	1	0	0	5	0	0	15	2	0	0	0	17
08:15	0	0	8	1	0	0	0	9	0	0	8	3	0	2	0	13
08:30	0	0	5	2	0	0	0	7	0	0	17	4	0	1	0	22
08:45	0	0	11	3	3	0	0	17	0	0	16	4	2	0	0	22
H/TOT	0	0	26	8	4	0	0	38	0	0	56	13	2	3	0	74
09:00	0	0	12	2	0	0	0	14	0	0	8	1	0	0	0	9
09:15	0	0	2	0	0	0	0	2	0	0	5	0	0	0	0	5
09:30	0	0	6	0	0	0	0	6	0	0	3	3	0	0	0	6
09:45	0	0	3	1	0	0	0	4	0	0	4	4	2	1	0	11
H/TOT	0	0	23	3	0	0	0	26	0	0	20	8	2	1	0	31
P/TOT	0	0	75	14	4	0	0	93	0	0	122	25	7	7	0	161

	C - B								D - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	1	0	0	0	0	1	0	0	9	1	1	0	0	11
15:15	0	0	8	2	0	0	0	10	0	0	6	4	1	0	0	11
15:30	0	0	6	0	0	0	0	6	0	0	5	0	0	0	0	5
15:45	0	0	1	0	0	0	0	1	0	0	4	2	1	1	0	8
H/TOT	0	0	16	2	0	0	0	18	0	0	24	7	3	1	0	35
16:00	0	0	0	1	0	0	0	1	0	0	4	0	0	0	0	4
16:15	0	0	2	0	0	0	0	2	0	0	8	1	0	2	0	11
16:30	0	0	1	0	0	0	0	1	0	0	4	1	0	2	0	7
16:45	0	0	1	1	0	0	0	2	0	0	4	1	0	0	0	5
H/TOT	0	0	4	2	0	0	0	6	0	0	20	3	0	4	0	27
17:00	0	0	2	0	0	0	0	2	0	1	7	0	0	0	0	8
17:15	0	0	2	0	0	0	0	2	0	0	5	3	1	0	0	9
17:30	0	0	2	0	0	0	0	2	0	0	2	1	1	2	0	6
17:45	0	0	3	0	0	0	0	3	0	0	6	0	0	2	0	8
H/TOT	0	0	9	0	0	0	0	9	0	1	20	4	2	4	0	31
18:00	0	0	3	0	0	0	0	3	0	0	2	1	0	0	0	3
18:15	0	0	1	0	0	0	0	1	0	0	3	0	0	0	0	3
18:30	0	0	1	0	0	0	0	1	0	0	9	1	0	1	0	11
18:45	0	0	4	0	0	0	0	4	0	0	0	2	0	0	0	2
H/TOT	0	0	9	0	0	0	0	9	0	0	14	4	0	1	0	19
P/TOT	0	0	38	4	0	0	0	42	0	1	78	18	5	10	0	112

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	D - B								D - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	1	239	65	10	10	2	327	0	2	30	4	0	0	0	36
07:15	0	5	237	76	10	6	0	334	0	0	17	3	0	0	0	20
07:30	0	2	238	63	5	12	2	322	0	1	22	6	1	2	0	32
07:45	0	1	227	60	13	10	0	311	0	0	17	3	2	0	0	22
H/TOT	0	9	941	264	38	38	4	1294	0	3	86	16	3	2	0	110
08:00	0	3	215	69	5	16	2	310	0	0	17	4	2	2	0	25
08:15	0	1	218	63	7	18	0	307	0	0	32	7	1	1	0	41
08:30	0	1	238	68	12	15	1	335	0	0	21	8	0	2	0	31
08:45	0	1	151	38	13	22	0	225	0	0	19	11	0	0	0	30
H/TOT	0	6	822	238	37	71	3	1177	0	0	89	30	3	5	0	127
09:00	0	0	143	44	13	23	1	224	0	0	24	1	2	1	0	28
09:15	0	0	130	37	9	20	0	196	0	0	23	6	3	2	0	34
09:30	0	2	106	36	12	18	2	176	0	0	23	1	0	1	0	25
09:45	0	1	85	28	12	23	0	149	0	0	30	3	1	2	0	36
H/TOT	0	3	464	145	46	84	3	745	0	0	100	11	6	6	0	123
P/TOT	0	18	2227	647	121	193	10	3216	0	3	275	57	12	13	0	360

	D - B								D - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	156	28	13	12	0	209	0	0	41	5	1	3	0	50
15:15	0	1	124	24	7	14	0	170	0	1	35	8	0	0	0	44
15:30	0	3	125	38	10	10	1	187	0	1	37	6	0	1	0	45
15:45	0	3	148	31	10	11	0	203	0	0	34	5	0	2	0	41
H/TOT	0	7	553	121	40	47	1	769	0	2	147	24	1	6	0	180
16:00	0	2	160	51	7	14	0	234	0	0	42	6	1	0	0	49
16:15	0	0	128	41	3	14	1	187	0	1	51	7	3	2	0	64
16:30	0	2	208	44	4	13	0	271	0	2	44	5	0	0	1	52
16:45	0	2	182	29	4	5	0	222	0	0	49	4	1	0	0	54
H/TOT	0	6	678	165	18	46	1	914	0	3	186	22	5	2	1	219
17:00	0	1	176	39	4	4	1	225	0	0	33	4	0	0	0	37
17:15	0	2	189	33	2	9	2	237	0	0	50	2	0	1	0	53
17:30	0	1	179	25	5	11	1	222	0	2	49	2	0	2	0	55
17:45	0	2	160	13	2	7	1	185	0	1	49	2	1	2	0	55
H/TOT	0	6	704	110	13	31	5	869	0	3	181	10	1	5	0	200
18:00	0	1	140	20	7	14	0	182	0	1	33	5	1	1	1	42
18:15	0	2	137	22	4	6	0	171	0	0	47	1	0	2	0	50
18:30	0	2	111	11	1	10	0	135	0	0	51	4	0	0	0	55
18:45	0	1	106	15	0	4	0	126	0	0	37	5	0	0	0	42
H/TOT	0	6	494	68	12	34	0	614	0	1	168	15	1	3	1	189
P/TOT	0	25	2429	464	83	158	7	3166	0	9	682	71	8	16	2	788

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	TO ARM A								FROM ARM A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	51	10	0	2	0	63	0	2	159	38	0	1	0	200
07:15	1	2	35	7	5	1	0	51	1	0	108	23	3	1	0	136
07:30	1	0	57	10	0	1	3	72	0	2	134	24	4	3	3	170
07:45	0	0	75	3	4	1	1	84	0	1	144	28	1	2	3	179
H/TOT	2	2	218	30	9	5	4	270	1	5	545	113	8	7	6	685
08:00	0	0	91	8	2	1	1	103	1	1	136	29	3	1	0	171
08:15	0	0	54	6	0	6	0	66	0	1	130	18	4	1	0	154
08:30	0	0	56	12	4	2	0	74	0	1	133	21	2	0	2	159
08:45	0	1	68	10	3	2	0	84	0	0	116	13	2	1	1	133
H/TOT	0	1	269	36	9	11	1	327	1	3	515	81	11	3	3	617
09:00	0	0	65	9	3	1	1	79	0	0	111	22	3	2	0	138
09:15	0	0	49	7	4	1	2	63	0	0	95	17	2	1	1	116
09:30	0	0	38	15	4	2	1	60	0	0	87	12	1	4	0	104
09:45	0	0	45	11	5	4	1	66	0	0	63	12	3	3	1	82
H/TOT	0	0	197	42	16	8	5	268	0	0	356	63	9	10	2	440
P/TOT	2	3	684	108	34	24	10	865	2	8	1416	257	28	20	11	1742

	TO ARM A								FROM ARM A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	4	1	80	18	5	5	1	114	0	0	94	12	1	2	1	110
15:15	2	0	92	26	4	4	1	129	0	0	80	11	2	3	1	97
15:30	0	1	103	17	2	2	0	125	0	0	87	13	3	3	1	107
15:45	2	0	82	19	4	2	1	110	1	1	71	17	0	3	1	94
H/TOT	8	2	357	80	15	13	3	478	1	1	332	53	6	11	4	408
16:00	1	0	102	19	3	0	0	125	0	1	108	19	2	3	1	134
16:15	0	2	111	18	3	5	1	140	2	0	81	18	0	0	1	102
16:30	0	0	102	21	1	3	1	128	1	1	94	15	0	2	0	113
16:45	1	0	119	20	1	1	1	143	4	0	93	14	0	1	1	113
H/TOT	2	2	434	78	8	9	3	536	7	2	376	66	2	6	3	462
17:00	0	1	140	19	0	2	1	163	1	0	134	14	1	1	0	151
17:15	1	0	131	20	2	3	1	158	1	0	82	7	0	1	1	92
17:30	0	0	118	16	2	2	0	138	1	0	84	7	0	1	0	93
17:45	1	2	118	9	0	2	1	133	0	0	71	3	0	0	1	75
H/TOT	2	3	507	64	4	9	3	592	3	0	371	31	1	3	2	411
18:00	0	0	101	5	1	2	1	110	0	1	80	6	0	3	2	92
18:15	0	2	98	9	0	0	0	109	0	0	89	7	0	0	0	96
18:30	0	1	101	7	0	2	1	112	1	0	78	2	0	0	1	82
18:45	0	1	95	7	0	0	1	104	1	0	62	2	0	0	0	65
H/TOT	0	4	395	28	1	4	3	435	2	1	309	17	0	3	3	335
P/TOT	12	11	1693	250	28	35	12	2041	13	4	1388	167	9	23	12	1616

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	TO ARM B								FROM ARM B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	1	357	94	10	11	2	475	0	1	117	41	5	13	3	180
07:15	0	5	324	95	13	7	0	444	0	6	119	31	9	11	0	176
07:30	0	2	348	83	8	14	3	458	0	0	119	46	6	12	2	185
07:45	0	2	335	76	14	12	1	440	0	0	131	43	12	9	0	195
H/TOT	0	10	1364	348	45	44	6	1817	0	7	486	161	32	45	5	736
08:00	1	4	301	88	9	17	2	422	0	0	130	27	11	13	0	181
08:15	0	1	312	76	9	18	0	416	0	0	139	49	6	16	0	210
08:30	0	2	325	80	12	15	1	435	0	0	109	30	6	14	1	160
08:45	0	1	233	47	17	23	1	322	0	1	122	31	6	9	1	170
H/TOT	1	8	1171	291	47	73	4	1595	0	1	500	137	29	52	2	721
09:00	0	0	232	59	15	24	1	331	0	1	131	51	14	20	1	218
09:15	0	0	183	49	11	20	1	264	0	1	159	35	19	13	0	227
09:30	0	2	156	44	13	21	2	238	0	0	147	41	15	25	0	228
09:45	0	1	117	32	12	26	0	188	0	0	124	35	11	17	2	189
H/TOT	0	3	688	184	51	91	4	1021	0	2	561	162	59	75	3	862
P/TOT	1	21	3223	823	143	208	14	4433	0	10	1547	460	120	172	10	2319

	TO ARM B								FROM ARM B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	201	32	14	12	0	259	1	2	180	43	11	12	0	249
15:15	0	1	171	35	9	16	0	232	0	1	208	59	8	12	0	288
15:30	0	3	181	45	11	10	1	251	0	1	204	46	6	12	0	269
15:45	0	4	190	40	10	13	0	257	0	4	220	58	6	12	0	300
H/TOT	0	8	743	152	44	51	1	999	1	8	812	206	31	48	0	1106
16:00	0	3	216	60	7	17	0	303	0	3	221	57	8	9	2	300
16:15	1	0	172	54	3	14	1	245	0	3	232	58	5	7	0	305
16:30	0	2	264	51	4	14	0	335	0	3	244	59	4	9	1	320
16:45	3	2	237	35	4	5	0	286	1	0	264	60	6	8	2	341
H/TOT	4	7	889	200	18	50	1	1169	1	9	961	234	23	33	5	1266
17:00	0	1	243	49	5	4	1	303	0	0	289	69	6	11	0	375
17:15	1	2	228	38	2	9	2	282	0	2	272	44	3	13	0	334
17:30	0	1	224	29	5	12	1	272	3	5	283	37	5	3	1	337
17:45	0	2	199	13	2	7	1	224	0	7	232	37	3	8	0	287
H/TOT	1	6	894	129	14	32	5	1081	3	14	1076	187	17	35	1	1333
18:00	0	2	180	23	7	16	0	228	0	2	214	31	6	6	0	259
18:15	0	2	198	27	4	6	0	237	0	4	211	22	3	3	0	243
18:30	1	2	154	12	1	10	0	180	0	1	173	15	2	6	0	197
18:45	0	1	140	15	0	4	0	160	0	2	159	13	4	7	1	186
H/TOT	1	7	672	77	12	36	0	805	0	9	757	81	15	22	1	885
P/TOT	6	28	3198	558	88	169	7	4054	5	40	3606	708	86	138	7	4590

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	TO ARM C								FROM ARM C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	4	76	15	0	0	0	95	0	1	71	10	1	2	0	85
07:15	1	0	43	7	0	0	0	51	1	2	57	12	0	1	0	73
07:30	0	3	53	10	1	2	2	71	1	1	67	7	2	1	1	80
07:45	0	0	62	14	2	0	2	80	0	0	89	7	1	2	2	101
H/TOT	1	7	234	46	3	2	4	297	2	4	284	36	4	6	3	339
08:00	0	0	69	14	2	2	0	87	0	0	91	12	3	6	1	113
08:15	0	1	73	12	3	1	0	90	0	1	86	9	3	5	0	104
08:30	0	0	74	19	2	2	2	99	0	0	56	11	2	2	1	72
08:45	0	0	55	17	1	0	0	73	0	0	97	12	4	1	0	114
H/TOT	0	1	271	62	8	5	2	349	0	1	330	44	12	14	2	403
09:00	0	0	58	8	3	1	0	70	0	1	96	14	3	8	1	123
09:15	0	0	67	11	4	3	0	85	0	0	59	16	1	5	2	83
09:30	0	0	64	3	0	2	0	69	0	0	58	15	7	7	1	88
09:45	0	0	64	13	4	3	1	85	0	0	44	19	7	3	0	73
H/TOT	0	0	253	35	11	9	1	309	0	1	257	64	18	23	4	367
P/TOT	1	8	758	143	22	16	7	955	2	6	871	144	34	43	9	1109

	TO ARM C								FROM ARM C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	93	12	1	5	1	112	4	1	84	10	4	3	1	107
15:15	0	1	75	8	0	1	1	86	2	0	105	19	2	4	1	133
15:30	0	1	71	12	1	4	1	90	0	2	116	26	1	0	0	145
15:45	1	0	68	12	0	2	1	84	2	0	96	24	2	3	1	128
H/TOT	1	2	307	44	2	12	4	372	8	3	401	79	9	10	3	513
16:00	0	1	87	15	3	0	1	107	1	1	124	19	2	2	0	149
16:15	1	1	91	12	3	2	1	111	0	4	122	22	2	4	1	155
16:30	0	3	84	11	0	0	1	99	0	1	109	25	0	1	1	137
16:45	1	0	84	11	1	1	1	99	0	1	130	33	4	5	0	173
H/TOT	2	5	346	49	7	3	4	416	1	7	485	99	8	12	2	614
17:00	1	0	97	8	0	0	0	106	0	2	130	21	0	0	1	154
17:15	0	0	89	5	0	1	1	96	1	1	151	19	1	3	1	177
17:30	1	2	90	5	0	2	0	100	0	2	113	19	0	2	0	136
17:45	0	1	85	4	1	2	1	94	1	2	133	12	0	0	1	149
H/TOT	2	3	361	22	1	5	2	396	2	7	527	71	1	5	3	616
18:00	0	1	76	7	1	1	3	89	0	0	107	3	0	1	1	112
18:15	0	0	76	3	0	2	0	81	0	3	130	13	1	2	0	149
18:30	0	0	87	5	0	0	1	93	0	1	122	14	2	4	1	144
18:45	1	0	73	7	0	0	0	81	0	1	122	6	0	0	1	130
H/TOT	1	1	312	22	1	3	4	344	0	5	481	36	3	7	3	535
P/TOT	6	11	1326	137	11	23	14	1528	11	22	1894	285	21	34	11	2278

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	TO ARM D								FROM ARM D							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	2	138	39	6	14	3	202	0	3	275	69	10	11	2	370
07:15	0	6	147	38	6	12	0	209	0	5	265	81	12	7	0	370
07:30	0	1	136	45	9	13	0	204	0	3	274	71	6	14	2	370
07:45	0	0	151	48	10	11	1	221	0	1	259	63	16	11	0	350
H/TOT	0	9	572	170	31	50	4	836	0	12	1073	284	44	43	4	1460
08:00	0	0	143	33	11	18	0	205	0	3	247	75	7	18	2	352
08:15	0	1	174	55	9	18	0	257	0	1	258	73	8	21	0	361
08:30	0	0	119	31	4	15	2	171	0	1	276	80	12	18	1	388
08:45	0	0	165	35	6	8	1	215	0	1	186	53	15	22	0	277
H/TOT	0	1	601	154	30	59	3	848	0	6	967	281	42	79	3	1378
09:00	0	2	158	57	14	28	1	260	0	0	175	46	15	24	1	261
09:15	0	1	172	44	15	17	0	249	0	0	158	43	12	22	0	235
09:30	0	0	166	46	18	30	0	260	0	2	132	40	12	19	2	207
09:45	0	0	124	45	15	16	1	201	0	1	119	35	15	26	0	196
H/TOT	0	3	620	192	62	91	2	970	0	3	584	164	54	91	3	899
P/TOT	0	13	1793	516	123	200	9	2654	0	21	2624	729	140	213	10	3737

	TO ARM D								FROM ARM D							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	1	2	190	37	11	10	0	251	0	0	206	34	15	15	0	270
15:15	0	1	220	56	7	12	0	296	0	2	165	36	8	14	0	225
15:30	0	2	219	55	6	10	0	292	0	4	167	44	10	11	1	237
15:45	0	4	233	66	5	15	0	323	0	3	186	38	11	14	0	252
H/TOT	1	9	862	214	29	47	0	1162	0	9	724	152	44	54	1	984
16:00	0	3	254	58	7	11	2	335	0	2	206	57	8	14	0	287
16:15	0	5	248	63	4	8	0	328	0	1	187	49	6	18	1	262
16:30	1	4	253	66	3	10	1	338	0	4	256	50	4	15	1	330
16:45	0	1	282	75	9	12	1	380	0	2	235	34	5	5	0	281
H/TOT	1	13	1037	262	23	41	4	1381	0	9	884	190	23	52	2	1160
17:00	0	2	289	71	6	10	0	378	0	2	216	43	4	4	1	270
17:15	0	3	301	45	3	14	0	366	0	2	244	38	3	10	2	299
17:30	3	7	278	41	4	5	1	339	0	3	230	28	6	15	1	283
17:45	0	7	249	41	3	8	0	308	0	3	215	15	3	11	1	248
H/TOT	3	19	1117	198	16	37	1	1391	0	10	905	124	16	40	5	1100
18:00	0	2	219	31	5	6	0	263	0	2	175	26	8	15	1	227
18:15	0	5	245	26	4	5	0	285	0	2	187	23	4	8	0	224
18:30	0	1	202	23	4	9	0	239	0	2	171	16	1	11	0	201
18:45	0	2	178	14	4	7	1	206	0	1	143	22	0	4	0	170
H/TOT	0	10	844	94	17	27	1	993	0	7	676	87	13	38	1	822
P/TOT	5	51	3860	768	85	152	6	4927	0	35	3189	553	96	184	9	4066

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	A - A								B - B							
TIME	PC		CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H/TOT	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:00	0	0	1	0	0	0	0	1	0	0	0	1	0	0	0	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
H/TOT	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	2
09:00	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
09:15	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
09:30	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H/TOT	0	0	0	0	0	1	0	1	0	0	4	0	0	0	0	4
P/TOT	0	0	1	0	0	1	0	2	0	0	6	1	0	0	0	7

	A - A								B - B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
15:30	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
H/TOT	0	0	1	0	0	0	0	1	0	0	3	0	0	0	0	3
16:00	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H/TOT	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H/TOT	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
P/TOT	0	0	1	0	0	0	0	1	0	0	6	0	0	0	0	6

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	C - C								D - D							
TIME	PC		CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	1	0	0	2	0	3
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	2	1	2	0	0	5
08:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	3	1	2	1	0	7
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3
09:15	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6
P/TOT	0	0	0	0	0	0	0	0	0	0	4	1	2	9	0	16

	C - C								D - D							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	0	0	0	0	0	0	0	0	1	0	1	2	0	4
15:15	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
H/TOT	0	0	0	0	0	0	0	0	0	0	2	0	1	4	0	7
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
16:45	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
H/TOT	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4
17:00	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	4
18:00	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
P/TOT	0	0	0	0	0	0	0	0	0	0	9	1	1	6	0	17

TOTAL TRAFFIC SURVEYS LTD DATA COLLECTION

Job Title:	**Astley, Wigan**
Job Number:	**TTS-1264-July**
Survey Date:	**Tuesday 14th June 2022**
Survey Type:	**Queue Length Surveys**

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	Arm A		Arm B						Arm C				Arm D					
	Lane 1		Lane 1		Lane 2		Lane 3		Lane 1		Lane 2		Lane 1		Lane 2		Lane 3	
TIME	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
07:00	0	9	1	3	1	7	3	11	0	0	0	3	2	4	0	14	0	16
07:05	0	15	0	2	0	8	1	5	0	0	0	1	3	8	3	14	4	16
07:10	0	17+	0	6	0	18	0	20	0	0	0	0	1	7	8	11	12	14
07:15	0	18+	0	4	2	7	0	4	0	0	0	0	1	2	2	12	2	14
07:20	0	17+	0	0.5	0	1	0	3	0	0	0	0	0	3	1	14	0	18
07:25	0	18+	0	3	2	12	0	12	0	0	0	0	1	5	2	18	6	17
07:30	0	18+	1	4	2	10	1	13	0	3	0	0	1	9	7	15	6	16
07:35	0	16+	0	0	2	9	1	3	0	0	0	0	2	2	3	16	3	17
07:40	0	18+	0	1	1	6	0	4	0	4	0	0	1	2.5	2	17	4	19
07:45	0	17+	0	6	1	6	0	15	0	2	0	2	1	2	9	18	8	20
07:50	0	18+	0	1	1	12	0	16	0	4	0	0	1	3	2	12	1	9
07:55	0	18+	0	1	0	1	0	1	0	0	0	2	1	3	20	26	18	20
08:00	0	18+	2	7	6	11	5	7	0	8	0	2	1	2	2	15	5	16
08:05	0	11	0	1	0	5	0	3	0	2	0	0	1	2	9	19	10	17
08:10	0	8	0	2	2	9	1	3	0	18	0	2	2	3	20	25	18	26
08:15	0	15	0	2	1	6	0	11	0	0	0	0	2	3	16	20	10	18
08:20	0	18+	0	2	3	13	0	13	0	0	0	3	1	4	9	26	13	19
08:25	0	17+	1	2	1	14	0	7	0	0	0	3	1	3	7	16	14	17
08:30	0	17+	0	0	0	4	1	6	0	1	0	0	3	3	16	16	15	17
08:35	0	17+	0	4	1	7	0	10	0	5	0	4	1	4	4	11	7	13
08:40	0	5	0	2	1	6	0	10	0	1	0	3	2	3	3	13	7	12
08:45	0	3	0	2	1	5	0	1	0	3	0	0	0	3	0	8	1	6
08:50	0	2	0	2	0	4	0	3	0	0	0	0	0	2	1	8	1	8
08:55	0	7	0	2	0	10	0	8	0	10	0	2	0	3	3	13	2	11
09:00	0	5	0	1	2	11	0	8	0	3	0	3	0	3	1	16	0	15
09:05	0	8	0	2	0	10	0	12	0	12	0	1	0	3	3	7	0	12
09:10	0	7	0	2	0	14	0	4	0	0	0	1	0	3	1	11	0	3
09:15	0	9	0	1	1	23	0	23	0	0	0	1	0	1	2	15	1	11
09:20	0	3	0	3	0	5	0	12	0	2	0	2	0	4	1	6	0	9
09:25	0	8	0	5	1	12	0	13	0	0	0	0	1	2	3	6	2	5
09:30	0	2	0	2	0	9	0	13	0	1	0	1	0	1	0	5	0	6
09:35	0	2	0	3	4	16	2	13	0	0	0	1	0	2	1	3	0	2
09:40	0	3	0	2	1	3	0	3	0	0	0	3	0	1	1	5	1	7
09:45	0	1	0	2	0	6	0	8	0	0	0	0	0	3	0	4	0	2
09:50	0	3	0	5	0	5	0	4	0	0	0	0	0	4	1	9	0	7
09:55	0	5	0	3	1	6	0	6	0	6	0	1	2	6	0	3	0	2

Site: 1

Location: A580 East Lancs Rd /A573Chaddock Lane Junc - 4arm Traffic Signals/Gyratory

	Arm A		Arm B						Arm C				Arm D					
	Lane 1		Lane 1		Lane 2		Lane 3		Lane 1		Lane 2		Lane 1		Lane 2		Lane 3	
TIME	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
07:00	0	9	1	3	1	7	3	11	0	0	0	3	2	4	0	14	0	16
15:00	0	16	0	3	0	5	0	1	0	4	0	2	1	5	0	6	0	5
15:05	0	13	0	4	1	10	0	18	0	14	0	2	3	4	2	10	0	6
15:10	0	3	0	3	1	9	0	20	0	2	0	4	1	3	2	12	1	9
15:15	0	12	5	10	1	9	0	23	0	12	0	4	1	6	0	2	0	1
15:20	0	3	2	8	1	5	0	7	0	9	0	1	0	5	2	4	1	4
15:25	0	8	0	1	0	9	0	9	0	16	0	4	0	3	2	11	1	11
15:30	0	6	0	13	1	7	0	7	0	12	0	3	0	2	0	13	0	6
15:35	0	9	0	3	1	8	0	13	0	14	0	4	2	3	3	12	0	3
15:40	0	4	0	2	0	14	0	14	0	2	0	5	0	1	3	5	0	2
15:45	0	5	0	9	1	8	1	19.5	0	4	0	3	0	2	0	7	0	4
15:50	0	11	0	6	2	8	2	10	0	2	0	2	0	2	0	7	0	3
15:55	0	4	0	8	1	4	1	11	0	12	0	4	0	3	1	14	1	16
16:00	0	9	0	4	0	7	0	10	0	7	0	3	0	4	0	15	0	12
16:05	0	12.5	0	5	1	6	0	10	0	7	0	5.5	0	4	0	18	0	14
16:10	0	4	0	3	3	7	1	13	0	8	0	3	2	3	3	13	0	6
16:15	0	5	0	3	0	11	1	17	0	5	0	4	1	4	2	14	0	12
16:20	0	4	0	2	1	8	0	7	0	3	0	4	3	7	1	6	0	10
16:25	0	4	1	8	4	19	3	19	0	7	0	3	1	4	1	13	0	11
16:30	0	8	0	10	0	11	1	11	0	9	0	4	0	7	2	19	2	16
16:35	0	8	0	6	0	3	0	3	0	2	0	2	0	3	1	9	1	11
16:40	0	4	1	10	1	9.5	0	15	0	11	0	5	1	3	2	15	0	12
16:45	0	9	3	4	5	23+	1	22+	0	18	0	4	1	6	1	8	1	7
16:50	0	4	0	7	0	16	0	23+	0	14	0	3	0	3	0	3	0	1
16:55	0	4	0	3	1	7	2	21	0	12	0	3	1	4	2	11	0	12
17:00	0	13	0	6	3	16	1	22+	0	11	0	6	0	3	0	10	0	4
17:05	0	17+	2	10	0	24	2	22+	0	13	0	4	1	6	6	11	6	14
17:10	0	16+	4	10	5	7	3	16	0	11	0	5	1	3	1	22	2	19
17:15	0	3	2	8	6	11.5	8	20	0	12	0	6	1	7	3	9	3	16
17:20	0	3	1	11	0	12	1	15	0	7	0	7	0	4	1	6	0	12
17:25	0	2	1	6	2	15	1	20	0	4	0	6	3	6	3	14	1	22
17:30	0	1	1	6	2	8	3	13	0	12	0	2	0	7	0	5	0	4
17:35	0	2	0	9	4	8	1	11	0	3	0	7	0	5	1	8	2	5
17:40	0	0	0	8	3.5	9	3	21	0	1	0	0	2	5	0	13	1	11
17:45	0	7	0	8	2	10	0	11	0	10	0	3	2	6	1	5	0	2
17:50	0	2	0	10	2	5	1	7	0	3	0	2	0	6	2	5	2	4
17:55	0	3	1	7	0	5	0	2	0	3	0	3	1	3	3	9	0	11
18:00	0	3	0	8	1	5	0	9	0	4	0	0	0	2	1	8	0	9
18:05	0	5	0	3	0	8	0	21	0	4	0	4	0	3	1	5	0	6
18:10	0	2	0	2	0	10	0	10	0	13	0	2	0	4	2	10	0	6
18:15	0	2	0	3	1	5	0	12	0	5	0	5	0	3	1	8	1	3
18:20	0	1	0	2	0	8	0	12	0	3	0	1	0	2	2	11	0	6
18:25	0	1	0	7	2	4	0	5	0	2	0	1	0	2	1	5	0	3
18:30	0	3	0	3	0	11	1	9	0	6	0	2	1	5	1	9	0	7
18:35	0	1	0	3	0	6	0	2	0	10	0	3	2	7	1	4	0	4
18:40	0	1	0	3	2	7	0	4	0	3	0	1	2	4	0	8	0	6
18:45	0	3	0	2	0	9	0	6	0	3	0	2	0	3	0	7	0	3
18:50	0	1	0	4	0	2	0	5	0	2	0	2	1	2	1	4	0	3
18:55	0	2	0	3	0	3	0	6	0	7	0	1	0	1	0	3	0	3

Site: 2

Location: A572 Chaddock Lane/Astley Park Way - 3 arm T signals

	A - B								A - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	1	0	0	0	0	1	0	2	147	38	3	0	0	190
07:15	0	0	1	0	0	0	0	1	0	0	127	32	4	1	2	166
07:30	0	0	0	0	0	0	0	0	2	2	135	21	3	2	2	167
07:45	0	0	1	0	0	0	0	1	0	2	157	30	2	2	2	195
H/TOT	0	0	3	0	0	0	0	3	2	6	566	121	12	5	6	718
08:00	0	0	1	0	0	0	0	1	1	1	147	31	2	1	0	183
08:15	0	0	2	0	0	0	0	2	0	0	152	16	4	1	0	173
08:30	0	0	1	1	1	0	0	3	0	1	130	16	1	0	2	150
08:45	0	0	0	1	1	0	0	2	0	0	102	16	2	1	1	122
H/TOT	0	0	4	2	2	0	0	8	1	2	531	79	9	3	3	628
09:00	0	0	2	0	0	0	0	2	0	0	122	12	2	2	0	138
09:15	0	0	2	1	0	0	0	3	0	0	106	15	4	3	1	129
09:30	0	0	0	0	0	0	0	0	0	0	79	15	2	3	1	100
09:45	0	0	4	0	0	0	0	4	0	0	67	8	1	2	1	79
H/TOT	0	0	8	1	0	0	0	9	0	0	374	50	9	10	3	446
P/TOT	0	0	15	3	2	0	0	20	3	8	1471	250	30	18	12	1792

	A - B								A - C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	1	0	0	0	0	1	0	0	94	11	2	1	1	109
15:15	0	0	5	0	0	0	0	5	0	0	79	11	1	3	1	95
15:30	0	0	2	1	0	0	0	3	0	0	75	11	2	1	1	90
15:45	0	0	8	0	0	0	0	8	3	1	64	11	1	2	1	83
H/TOT	0	0	16	1	0	0	0	17	3	1	312	44	6	7	4	377
16:00	0	0	2	0	0	0	0	2	1	0	85	14	3	1	1	105
16:15	0	0	2	0	0	0	0	2	2	0	65	12	0	1	1	81
16:30	0	0	2	0	0	0	0	2	0	1	91	17	0	2	1	112
16:45	0	0	5	0	0	0	0	5	2	0	81	8	0	0	1	92
H/TOT	0	0	11	0	0	0	0	11	5	1	322	51	3	4	4	390
17:00	0	0	6	2	0	0	0	8	2	0	94	13	1	1	0	111
17:15	0	0	2	0	0	0	0	2	0	0	61	4	1	1	1	68
17:30	0	0	3	0	0	0	0	3	1	0	79	5	0	1	0	86
17:45	0	0	2	1	0	0	0	3	0	0	66	1	0	0	1	68
H/TOT	0	0	13	3	0	0	0	16	3	0	300	23	2	3	2	333
18:00	0	0	1	0	0	0	0	1	0	1	73	6	0	2	2	84
18:15	0	0	4	0	0	0	0	4	0	0	65	7	0	0	0	72
18:30	0	0	4	0	0	0	0	4	2	0	76	0	0	0	1	79
18:45	0	0	2	0	0	0	0	2	0	0	59	5	0	0	0	64
H/TOT	0	0	11	0	0	0	0	11	2	1	273	18	0	2	3	299
P/TOT	0	0	51	4	0	0	0	55	13	3	1207	136	11	16	13	1399

Site: 2

Location: A572 Chaddock Lane/Astley Park Way - 3 arm T signals

	B - C								B - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
H/TOT	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
08:00	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	1
08:15	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0
08:30	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
08:45	0	0	0	1	0	0	0	1	0	0	0	1	1	0	0	2
H/TOT	0	0	3	2	0	0	0	5	0	0	0	1	2	0	0	3
09:00	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2
09:15	0	0	0	1	1	0	0	2	0	0	1	0	0	0	0	1
09:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0	1
H/TOT	0	0	1	1	1	0	0	3	1	0	2	1	0	0	0	4
P/TOT	0	0	4	3	1	0	0	8	1	0	4	2	2	0	0	9

	B - C								B - A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	1	0	0	0	0	1	0	0	2	0	0	0	0	2
15:15	0	0	5	0	0	0	0	5	0	0	0	1	0	0	0	1
15:30	0	0	3	0	0	1	0	4	0	0	6	0	0	0	0	6
15:45	0	0	3	0	0	0	0	3	0	0	4	0	0	0	0	4
H/TOT	0	0	12	0	0	1	0	13	0	0	12	1	0	0	0	13
16:00	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
16:15	0	0	1	0	0	0	0	1	0	0	2	0	0	0	0	2
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:45	0	0	1	0	0	0	0	1	0	0	3	0	0	0	0	3
H/TOT	0	0	2	0	0	0	0	2	0	0	9	0	0	0	0	9
17:00	0	0	0	1	0	0	0	1	0	0	2	0	0	0	0	2
17:15	0	0	1	1	0	0	0	2	0	0	1	1	0	0	0	2
17:30	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
17:45	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0
H/TOT	0	0	2	2	0	0	0	4	0	0	6	1	0	0	0	7
18:00	0	0	2	0	0	0	0	2	0	0	1	0	0	0	0	1
18:15	0	0	3	1	0	0	0	4	0	0	1	0	0	0	0	1
18:30	0	0	1	0	0	0	0	1	0	0	3	0	0	0	0	3
18:45	0	0	2	0	0	0	0	2	0	0	4	0	0	0	0	4
H/TOT	0	0	8	1	0	0	0	9	0	0	9	0	0	0	0	9
P/TOT	0	0	24	3	0	1	0	28	0	0	36	2	0	0	0	38

Site: 2

Location: A572 Chaddock Lane/Astley Park Way - 3 arm T signals

	C - A								C - B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	26	8	2	2	0	38	0	0	0	0	0	0	0	0
07:15	1	1	24	8	6	1	0	41	0	0	1	0	0	0	0	1
07:30	1	0	34	9	0	0	3	47	0	0	0	1	0	0	0	1
07:45	1	0	60	5	2	2	1	71	0	0	0	0	0	0	0	0
H/TOT	3	1	144	30	10	5	4	197	0	0	1	1	0	0	0	2
08:00	0	0	78	7	2	1	2	90	0	0	0	0	0	0	0	0
08:15	1	0	40	4	0	6	0	51	0	0	3	0	0	0	0	3
08:30	0	3	43	9	4	2	0	61	0	0	1	0	0	0	0	1
08:45	0	1	55	9	3	2	0	70	0	0	0	0	0	0	0	0
H/TOT	1	4	216	29	9	11	2	272	0	0	4	0	0	0	0	4
09:00	0	0	59	6	2	2	1	70	0	0	1	0	0	0	0	1
09:15	0	0	43	7	2	2	3	57	0	0	0	0	0	0	0	0
09:30	0	0	32	15	4	2	1	54	0	0	1	1	0	0	0	2
09:45	0	0	39	7	5	2	1	54	0	0	2	0	0	0	0	2
H/TOT	0	0	173	35	13	8	6	235	0	0	4	1	0	0	0	5
P/TOT	4	5	533	94	32	24	12	704	0	0	9	2	0	0	0	11

	C - A								C - B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	4	1	81	13	4	3	1	107	0	0	0	0	0	1	0	1
15:15	2	0	88	25	5	2	1	123	0	0	4	0	0	0	0	4
15:30	0	1	90	14	1	0	0	106	0	0	6	0	0	0	0	6
15:45	2	0	81	16	4	2	1	106	0	0	0	0	0	0	0	0
H/TOT	8	2	340	68	14	7	3	442	0	0	10	0	0	1	0	11
16:00	0	0	131	25	2	0	1	159	0	0	1	0	0	0	0	1
16:15	0	2	108	23	3	4	1	141	0	0	0	0	0	0	0	0
16:30	1	0	115	18	1	3	1	139	0	0	0	1	0	0	0	1
16:45	0	0	130	23	3	1	1	158	0	0	0	0	0	0	0	0
H/TOT	1	2	484	89	9	8	4	597	0	0	1	1	0	0	0	2
17:00	2	2	167	20	0	1	1	193	0	0	0	0	0	0	0	0
17:15	1	0	126	16	1	3	1	148	0	0	1	0	0	0	0	1
17:30	0	0	134	18	0	1	0	153	0	0	0	0	0	0	0	0
17:45	0	2	97	12	0	2	1	114	0	0	0	0	0	0	0	0
H/TOT	3	4	524	66	1	7	3	608	0	0	1	0	0	0	0	1
18:00	0	0	101	6	0	0	0	107	0	0	1	0	0	0	0	1
18:15	0	2	93	11	1	2	1	110	0	0	2	0	0	0	0	2
18:30	0	1	98	8	2	0	0	109	0	0	4	0	0	0	0	4
18:45	0	1	90	5	0	0	2	98	0	0	0	0	0	0	0	0
H/TOT	0	4	382	30	3	2	3	424	0	0	7	0	0	0	0	7
P/TOT	12	12	1730	253	27	24	13	2071	0	0	19	1	0	1	0	21

Site: 2

Location: A572 Chaddock Lane/Astley Park Way - 3 arm T signals

	TO ARM A								FROM ARM A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	26	8	2	2	0	38	0	2	148	38	3	0	0	191
07:15	1	1	25	8	6	1	0	42	0	0	128	32	4	1	2	167
07:30	1	0	34	9	0	0	3	47	2	2	135	21	3	2	2	167
07:45	1	0	61	5	2	2	1	72	0	2	158	30	2	2	2	196
H/TOT	3	1	146	30	10	5	4	199	2	6	569	121	12	5	6	721
08:00	0	0	78	7	3	1	2	91	1	1	148	31	2	1	0	184
08:15	1	0	40	4	0	6	0	51	0	0	154	16	4	1	0	175
08:30	0	3	43	9	4	2	0	61	0	1	131	17	2	0	2	153
08:45	0	1	55	10	4	2	0	72	0	0	102	17	3	1	1	124
H/TOT	1	4	216	30	11	11	2	275	1	2	535	81	11	3	3	636
09:00	0	0	60	7	2	2	1	72	0	0	124	12	2	2	0	140
09:15	0	0	44	7	2	2	3	58	0	0	108	16	4	3	1	132
09:30	0	0	32	15	4	2	1	54	0	0	79	15	2	3	1	100
09:45	1	0	39	7	5	2	1	55	0	0	71	8	1	2	1	83
H/TOT	1	0	175	36	13	8	6	239	0	0	382	51	9	10	3	455
P/TOT	5	5	537	96	34	24	12	713	3	8	1486	253	32	18	12	1812

	TO ARM A								FROM ARM A							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	4	1	83	13	4	3	1	109	0	0	95	11	2	1	1	110
15:15	2	0	88	26	5	2	1	124	0	0	84	11	1	3	1	100
15:30	0	1	96	14	1	0	0	112	0	0	77	12	2	1	1	93
15:45	2	0	85	16	4	2	1	110	3	1	72	11	1	2	1	91
H/TOT	8	2	352	69	14	7	3	455	3	1	328	45	6	7	4	394
16:00	0	0	134	25	2	0	1	162	1	0	87	14	3	1	1	107
16:15	0	2	110	23	3	4	1	143	2	0	67	12	0	1	1	83
16:30	1	0	116	18	1	3	1	140	0	1	93	17	0	2	1	114
16:45	0	0	133	23	3	1	1	161	2	0	86	8	0	0	1	97
H/TOT	1	2	493	89	9	8	4	606	5	1	333	51	3	4	4	401
17:00	2	2	169	20	0	1	1	195	2	0	100	15	1	1	0	119
17:15	1	0	127	17	1	3	1	150	0	0	63	4	1	1	1	70
17:30	0	0	137	18	0	1	0	156	1	0	82	5	0	1	0	89
17:45	0	2	97	12	0	2	1	114	0	0	68	2	0	0	1	71
H/TOT	3	4	530	67	1	7	3	615	3	0	313	26	2	3	2	349
18:00	0	0	102	6	0	0	0	108	0	1	74	6	0	2	2	85
18:15	0	2	94	11	1	2	1	111	0	0	69	7	0	0	0	76
18:30	0	1	101	8	2	0	0	112	2	0	80	0	0	0	1	83
18:45	0	1	94	5	0	0	2	102	0	0	61	5	0	0	0	66
H/TOT	0	4	391	30	3	2	3	433	2	1	284	18	0	2	3	310
P/TOT	12	12	1766	255	27	24	13	2109	13	3	1258	140	11	16	13	1454

Site: 2

Location: A572 Chaddock Lane/Astley Park Way - 3 arm T signals

	TO ARM B								FROM ARM B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0
07:15	0	0	2	0	0	0	0	2	0	0	1	0	0	0	0	1
07:30	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
07:45	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1
H/TOT	0	0	4	1	0	0	0	5	0	0	2	0	0	0	0	2
08:00	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	2
08:15	0	0	5	0	0	0	0	5	0	0	2	0	0	0	0	2
08:30	0	0	2	1	1	0	0	4	0	0	0	1	0	0	0	1
08:45	0	0	0	1	1	0	0	2	0	0	0	2	1	0	0	3
H/TOT	0	0	8	2	2	0	0	12	0	0	3	3	2	0	0	8
09:00	0	0	3	0	0	0	0	3	0	0	1	1	0	0	0	2
09:15	0	0	2	1	0	0	0	3	0	0	1	1	1	0	0	3
09:30	0	0	1	1	0	0	0	2	0	0	0	0	0	0	0	0
09:45	0	0	6	0	0	0	0	6	1	0	1	0	0	0	0	2
H/TOT	0	0	12	2	0	0	0	14	1	0	3	2	1	0	0	7
P/TOT	0	0	24	5	2	0	0	31	1	0	8	5	3	0	0	17

	TO ARM B								FROM ARM B							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	1	0	0	1	0	2	0	0	3	0	0	0	0	3
15:15	0	0	9	0	0	0	0	9	0	0	5	1	0	0	0	6
15:30	0	0	8	1	0	0	0	9	0	0	9	0	0	1	0	10
15:45	0	0	8	0	0	0	0	8	0	0	7	0	0	0	0	7
H/TOT	0	0	26	1	0	1	0	28	0	0	24	1	0	1	0	26
16:00	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	3
16:15	0	0	2	0	0	0	0	2	0	0	3	0	0	0	0	3
16:30	0	0	2	1	0	0	0	3	0	0	1	0	0	0	0	1
16:45	0	0	5	0	0	0	0	5	0	0	4	0	0	0	0	4
H/TOT	0	0	12	1	0	0	0	13	0	0	11	0	0	0	0	11
17:00	0	0	6	2	0	0	0	8	0	0	2	1	0	0	0	3
17:15	0	0	3	0	0	0	0	3	0	0	2	2	0	0	0	4
17:30	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	3
17:45	0	0	2	1	0	0	0	3	0	0	1	0	0	0	0	1
H/TOT	0	0	14	3	0	0	0	17	0	0	8	3	0	0	0	11
18:00	0	0	2	0	0	0	0	2	0	0	3	0	0	0	0	3
18:15	0	0	6	0	0	0	0	6	0	0	4	1	0	0	0	5
18:30	0	0	8	0	0	0	0	8	0	0	4	0	0	0	0	4
18:45	0	0	2	0	0	0	0	2	0	0	6	0	0	0	0	6
H/TOT	0	0	18	0	0	0	0	18	0	0	17	1	0	0	0	18
P/TOT	0	0	70	5	0	1	0	76	0	0	60	5	0	1	0	66

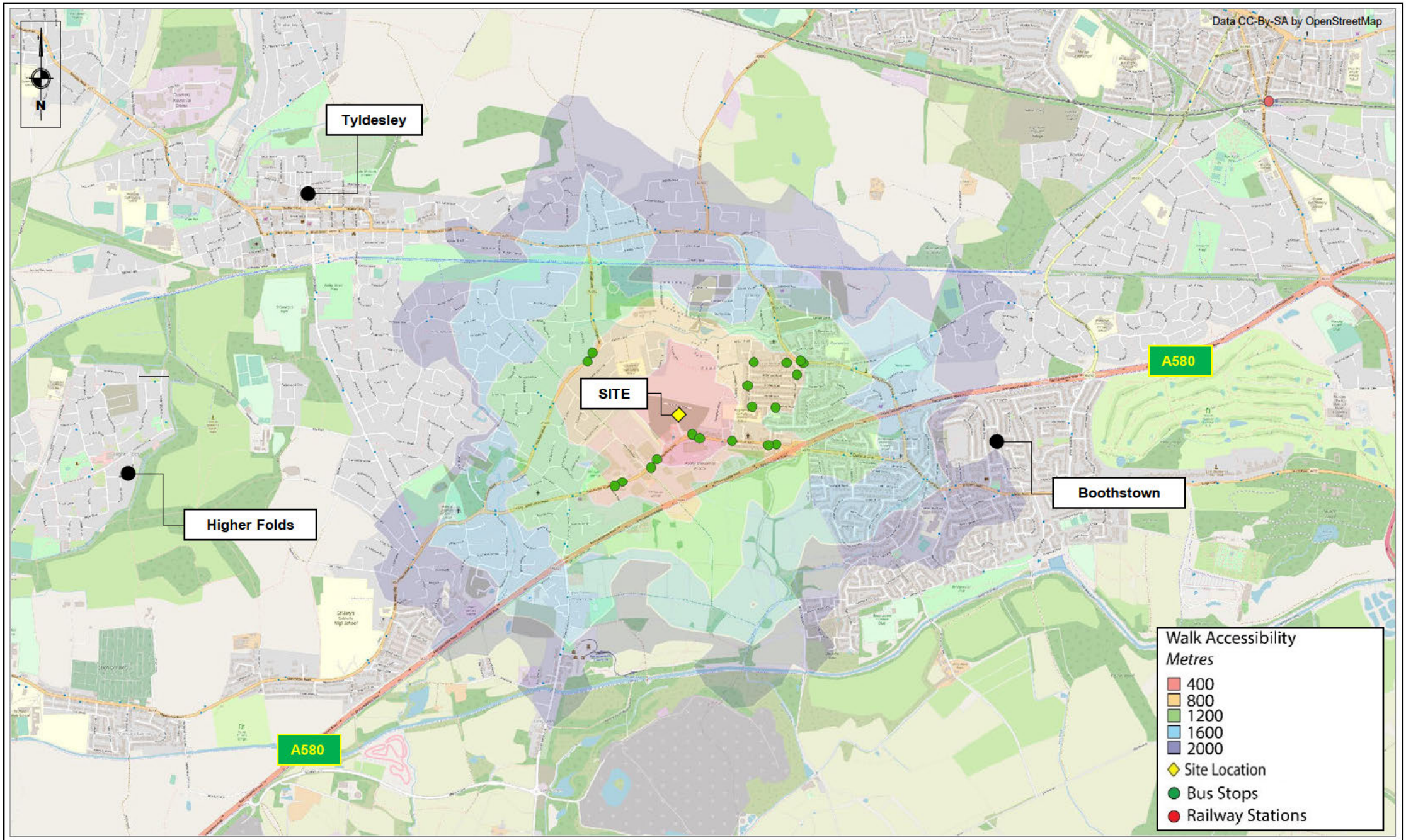
Site: 2

Location: A572 Chaddock Lane/Astley Park Way - 3 arm T signals

	TO ARM C								FROM ARM C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
07:00	0	2	147	38	3	0	0	190	0	0	26	8	2	2	0	38
07:15	0	0	127	32	4	1	2	166	1	1	25	8	6	1	0	42
07:30	2	2	135	21	3	2	2	167	1	0	34	10	0	0	3	48
07:45	0	2	157	30	2	2	2	195	1	0	60	5	2	2	1	71
H/TOT	2	6	566	121	12	5	6	718	3	1	145	31	10	5	4	199
08:00	1	1	148	31	2	1	0	184	0	0	78	7	2	1	2	90
08:15	0	0	154	16	4	1	0	175	1	0	43	4	0	6	0	54
08:30	0	1	130	17	1	0	2	151	0	3	44	9	4	2	0	62
08:45	0	0	102	17	2	1	1	123	0	1	55	9	3	2	0	70
H/TOT	1	2	534	81	9	3	3	633	1	4	220	29	9	11	2	276
09:00	0	0	122	12	2	2	0	138	0	0	60	6	2	2	1	71
09:15	0	0	106	16	5	3	1	131	0	0	43	7	2	2	3	57
09:30	0	0	79	15	2	3	1	100	0	0	33	16	4	2	1	56
09:45	0	0	68	8	1	2	1	80	0	0	41	7	5	2	1	56
H/TOT	0	0	375	51	10	10	3	449	0	0	177	36	13	8	6	240
P/TOT	3	8	1475	253	31	18	12	1800	4	5	542	96	32	24	12	715

	TO ARM C								FROM ARM C							
TIME	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT	PC	MC	CAR	LGV	OGV1	OGV2	PSV	TOT
15:00	0	0	95	11	2	1	1	110	4	1	81	13	4	4	1	108
15:15	0	0	84	11	1	3	1	100	2	0	92	25	5	2	1	127
15:30	0	0	78	11	2	2	1	94	0	1	96	14	1	0	0	112
15:45	3	1	67	11	1	2	1	86	2	0	81	16	4	2	1	106
H/TOT	3	1	324	44	6	8	4	390	8	2	350	68	14	8	3	453
16:00	1	0	85	14	3	1	1	105	0	0	132	25	2	0	1	160
16:15	2	0	66	12	0	1	1	82	0	2	108	23	3	4	1	141
16:30	0	1	91	17	0	2	1	112	1	0	115	19	1	3	1	140
16:45	2	0	82	8	0	0	1	93	0	0	130	23	3	1	1	158
H/TOT	5	1	324	51	3	4	4	392	1	2	485	90	9	8	4	599
17:00	2	0	94	14	1	1	0	112	2	2	167	20	0	1	1	193
17:15	0	0	62	5	1	1	1	70	1	0	127	16	1	3	1	149
17:30	1	0	79	5	0	1	0	86	0	0	134	18	0	1	0	153
17:45	0	0	67	1	0	0	1	69	0	2	97	12	0	2	1	114
H/TOT	3	0	302	25	2	3	2	337	3	4	525	66	1	7	3	609
18:00	0	1	75	6	0	2	2	86	0	0	102	6	0	0	0	108
18:15	0	0	68	8	0	0	0	76	0	2	95	11	1	2	1	112
18:30	2	0	77	0	0	0	1	80	0	1	102	8	2	0	0	113
18:45	0	0	61	5	0	0	0	66	0	1	90	5	0	0	2	98
H/TOT	2	1	281	19	0	2	3	308	0	4	389	30	3	2	3	431
P/TOT	13	3	1231	139	11	17	13	1427	12	12	1749	254	27	25	13	2092

Appendix C Accessibility Figures



Hydrock

Project Title: PLP Astley Business Park	Drawing Title: Accessibility: 2km Walking Catchment	Job Number: 21714	By: SG	Rev	Description	Date	By	Drawing No.: APPENDIX A
		Date: 13.06.2022	Checked: CR	-	-	-	-	
		Scale: NTS	Status: -	-	-	-	-	Figure: 1
				-	-	-	-	
				-	-	-	-	

Places Directorate: Economy, Waste and Infrastructure
Memorandum

To: Development Management	**From:**	[redacted]
		Traffic Group
	Phone/Ext:	
Ref: [redacted]		
	Date:	16th January 2024

Application No: A/23/96226/MAJOR
Proposal: 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
Location: Land At Astley Park Way Worsley
Grid Reference: E 370899 N 401108

Trip generation and forecasting: The application relates to the proposed development for a B2 / B8 land use development comprising a Gross Floor Area [GFA] of circa 32,825sqm across a number of units, situated at Astley Park Way off Chaddock Lane.

The trip rates have been previously agreed and are acceptable.

It should be noted that growth factors and the following committed developments were used in this TA. The committed developments are:

- A/17/84108/OUTMAJ - Land North Of Garrett Lane, East Of Garrett Hall, West Of Mosley Common Road, And South Of The Guided Busway Tyldesley.
- A/17/83702/OUTMES - Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester M29 8PR.
- A/17/84560/OUTMAJ - Land East Of Leigh Road South/West Of Bee Fold Lane.
- A/20/88849/MAJOR - North Leigh Park Nel Pan Lane Leigh.

Local junctions / network impact: The following modelling concerns have been identified:

- In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route.
- The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled.
- The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

Public transport and sustainable travel: The proposed development site is in a reasonably accessible location and is well located to make use of the existing public transport links and pedestrian / cycle routes.

Road safety: The causes of road traffic accidents are random and multifunctional, with each accident having several different reasons and trying to spot one overall contributing factor may not be possible. It is for this reason that Greater Manchester Police (GMP) will normally attend and record accidents that occur on the borough's highway network, where the accident results in an injury to persons. As a part of this process, they will record the details of the accident; and undertake an accident investigation to try and determine the contributory factors that may have caused the accident. The Council will analyse this data over a 5 year period to see if any trends can be identified. It should be noted that 'damage' only incidents will not appear on the accident database.

Details of damage only accidents are held by insurance companies and because of data protection, the Council cannot access this information. Without a detailed accident investigation being undertaken, any information given to the Council cannot be verified and must be regarded as hearsay.

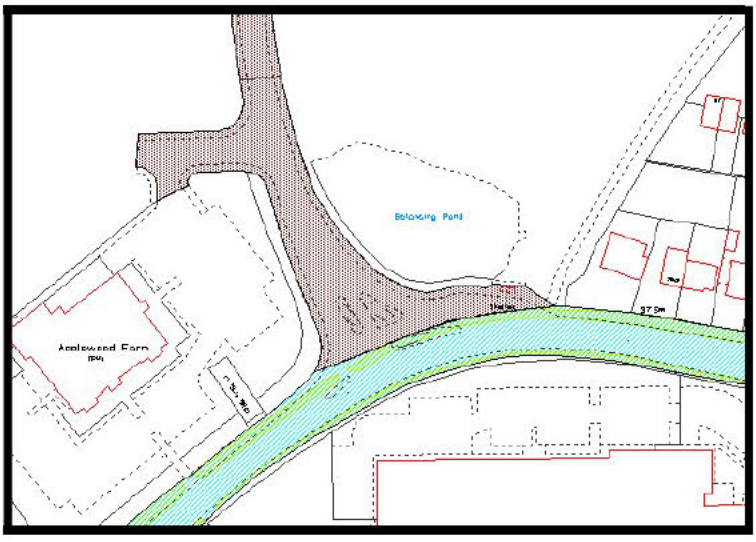
The Police database was checked for the A572 Chaddock Lane, which included its junctions with Coach Road and the A580 East Lancashire Road. During the last five-year period for which data was available, fourteen accidents were recorded. All accidents were attributed to road user behaviour and two accidents involved vulnerable road users.

The following conclusions can be made regarding the accident data:

- An average of 2.8 accident a year have been made per year in the study area.
- No accidents have occurred at the site access.
- No accident cluster have been identified.
- No accident trends have been identified.

Public rights of way: The PRoW Officer should be consulted.

Adoption record: The drawing below shows the extent of the adopted highway, which is depicted in blue/green:



It should be noted that the existing access is still subject to the certification process for adoption.

Visibility: The proposal uses an existing access and the visibility splays comply with Manual for Streets.

Servicing: Based on Drawing No: 21714-HYD-XX-XX-DR-TP-1003, a large articulated vehicle can enter and leave the site in forward gear.

Layout: The site highways layout is acceptable.

Parking: The basic car park layouts will allow for the free flow of traffic and a vehicle can enter and leave a bay in one manoeuvre. However, there are no pedestrian facilities and there should be a footpath at the rear of the parking bays that connects into building entrances.

Cycle parking facilities will require a roof.

The applicant as offered no evidence that the proposed level of parking provision is suitable for the development site. The site should be self-sufficient in parking terms and not lead to inappropriate parking on the proposed highway network. This would raise concerns for highway safety and congestion.

Proposed mitigation measures: It is recommended that a contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane is requested. TfGM anticipate that this would cost in the region of £15k. This would help to futureproof the development by mitigating any increased delay because of the increased traffic flows and changes in traffic patterns. Also, this would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Conclusion on highways matters: No objections in principle, but the modelling concerns are addressed.

[redacted]

From: [redacted]
Sent: 31 January 2024 10:10
To: [redacted]
Subject: RE: Symantec Email Security.cloud – Policy Match
Attachments: 193-14 Astley - Metric 4.0 Calculation Tool 070923 (PDF).pdf

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

Hi [redacted]

If I send the Excel spreadsheet then I assume it'll get captured by your spam filter? I'll try sending the spreadsheet to you again (in a separate email) so you can bounce on to GMEU but if that fails, they'll have to review the PDF version of the Metric tool attached (and they'll have do zoom in on relevant pages to see the details).

Kind regards

[redacted]

Confidential
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WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

-----Original Message-----
From: [redacted]
Sent: Tuesday, January 30, 2024 9:07 PM
To: [redacted]
Subject: RE: Symantec Email Security.cloud – Policy Match

Hi [redacted],

GMEU have advised that they cannot access the spreadsheet link as sent below. They have asked if you can email the spreadsheet itself (rather than a link).

Thanks

[redacted]

-----Original Message-----
From: [redacted]
Sent: Thursday, January 25, 2024 11:24 AM

To: [redacted]
Subject: RE: Symantec Email Security.cloud – Policy Match

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

[redacted]

Please find the BNG spreadsheet via this link (hopefully you can access):
https://clicktime.symantec.com/15sM1JALaftVCZJNX3o5E?h=7Llsa_2HGVIt8ChWxVphLNToRJBTlYjI59uBQL4LKJY=&u=https://clicktime.symantec.com/15siL1zvrGspWgZwWTk6Y?h=jEyLamyez6L_aicfwFJGtifT7BkR7KKZDycvQ9HEWek=&u=https://wsponline-my.sharepoint.com/:x:/g/personal/james_warrington_wsp_com/EWMmVAl3ncFHqeUBUXsRkcMBYDPKkpy5qS0tlGu1wNU8FA?email%253Dtherese.maguire%252540wigan.gov.uk%2526e%253DBSlbP0

Kind regards

[redacted]

M +44 [redacted]

Confidential
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WSP UK Limited, a limited company registered in England & Wales with registered number 01383511. Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

-----Original Message-----
From: [redacted]
Sent: Thursday, January 25, 2024 10:25 AM
To: [redacted]
Subject: FW: Symantec Email Security.cloud – Policy Match

Hi [redacted]

What date did you send the spreadsheet across? I may be able to find it that way and that will save you having to re-send it. I just want to double check that it's gone to GMEU.

Regards

[redacted]

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

From: [redacted]
Sent: Thursday, January 25, 2024 10:09 AM
To: [redacted]
Subject: FW: Symantec Email Security.cloud – Policy Match

Hi J[redacted],

Your email has been blocked. Can you try and send it over using a different format?

Regards

[redacted]

-----Original Message-----
From: mail-hygiene@wigan.gov.uk <mail-hygiene@wigan.gov.uk>
Sent: Thursday, January 25, 2024 9:53 AM
Subject: Symantec Email Security.cloud – Policy Match

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

The Symantec Email Security.cloud service has detected an attachment with a macro in it, which has been blocked. Macros enabled attachments can contain malware and be harmful to the security of our systems:
Sender: [redacted]
Date: Thu, 25 Jan 2024 09:49:46 +0000
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way, Worsley (Ecology) If you were expecting the document and this is essential for your work, please contact the service desk with this information.

_____
This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit
https://clicktime.symantec.com/15sLvTy484CtncUSyVPvc?h=VSv2WZHpxjO10QJfLoeaQVYYW9Pet_VKVPn4Ao5oV1Q=&u=https://clicktime.symantec.com/15siFBoePfCE6jk1xuLwv?h=JXA33LpK0zc9g9F2MzzWuYJOwSqiK9Nn7A974kpBU7c=&u=http://www.symanteccloud.com
_____
>><<
[https://clicktime.symantec.com/15sM68Md3Ha5cW8J4cCDr?h=J0AwHJLfaQmVPxnY0cIvTvJYPHEO_7VXgHM-gW27ocw=&u=https://clicktime.symantec.com/15siQrCDJtZQvdPs429FA?h=TBDfM9xwiqgX-6mIaI_iojwBna9WaHBvurkWy7t36Sg=&u=https://www.wigan.gov.uk/pub/emailsignature/footer.png]

_____
This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit
https://clicktime.symantec.com/15sLvTy484CtncUSyVPvc?h=VSv2WZHpxjO10QJfLoeaQVYYW9Pet_VKVPn4Ao5oV1Q=&u=https://clicktime.symantec.com/15siFBoePfCE6jk1xuLwv?h=JXA33LpK0zc9g9F2MzzWuYJOwSqiK9Nn7A974kpBU7c=&u=http://www.symanteccloud.com
_____

_____

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the

Project Name: Astley Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	-10.95
Total Net % Change	-17.43%
Trading Rules Satisfied	No - check trading summaries ▲

	Existing area habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments		
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GIS reference number
1	Grassland	Modified grassland	7.88	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	31.52	0.1		0.40	0.00	7.78	31.12		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
2	Grassland	Other neutral grassland	1.87	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	22.44	1.7797		21.36	0.00	0.09	1.08		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
3	Heathland and shrub	Mixed scrub	1.13	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	4.52		0.52	0.00	2.08	0.61	2.44		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
4	Sparsely vegetated land	Ruderal/Ephemeral	0.57	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	2.28			0.00	0.00	0.57	2.28		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
5	Grassland	Modified grassland	0.15	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.60	0.15		0.60	0.00	0.00	0.00		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
6	Urban	Developed land; sealed surface	0.96	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00			0.00	0.00	0.96	0.00		N/A		
7	Grassland	Bracken	0.04	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.08			0.00	0.00	0.04	0.08		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
8	Woodland and forest	Other woodland; broadleaved	0.02	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.08	0.02		0.08	0.00	0.00	0.00		Refer to condition assessment table Appendix VI of the Ecological Assessment.		
9	Lakes	Ponds (non-priority habitat)	0.11	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	1.32	0.11		1.32	0.00	0.00	0.00				
10																						
11																						
12																						
13																						
14																						
		Total habitat area	12.73									62.84	2.16	0.52	23.76	2.08	10.05	37.00				
		Site Area (Excluding area of individual trees and Green walls)	12.73																			

Total area lost (excluding area of individual trees and Green walls)	10.05

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Astley Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	-10.95
Total Net % Change	-17.43%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Post development/ post intervention habitats																							
			Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers				Habitat units delivered	Comments		
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Consenting body comments	GIS reference number
Woodland and forest	Other woodland; mixed	0.8093	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	30	0	0	Standard time to target condition applied	30	0.343	Low	Standard difficulty applied	Low	1	2.22	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
Heathland and shrub	Mixed scrub	0.8089	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	5.42	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
Grassland	Other neutral grassland	0.2899	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	1.94	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
Grassland	Other neutral grassland	0.6819	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10	0.700	Low	Standard difficulty applied	Low	1	5.73	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
Urban	Introduced shrub	0.1987	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.38	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
Individual trees	Urban tree	2.4348	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27	0.382	Low	Standard difficulty applied	Low	1	7.44	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
Urban	Developed land; sealed surface	7.36	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00	N/A		
	Total habitat area	12.48																	Total Units	23.14			

Site Area (Excluding area of Individual trees and Green walls)	10.05

M² to hectares conversion tool:	M²	Hectares	M²
	8093	0.8093	8093

Project Name: Astley Map Reference:
A-3 On-Site Habitat Enhancement

Condense / Show Columns | Condense / Show Rows | Main Menu | Instructions

Area habitat summary	
Total Net Unit Change	-19.88
Total Net % Change	-17.43%
Trading Rules Satisfied	No - check trading summaries ⚠

| Baseline habitats | | | | | | | | | | | Post development post intervention habitats | | | | | | | | | | |

Project Name: Astley Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Hedgerow summary	
Total Net Unit Change	9.82
Total Net % Change	133.51%
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	Retention category biodiversity value						Comments		
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference number
1	1	Native hedgerow	0.151	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.60	0.151		0.60	0.00	0.00	0.00	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
2	2	Native hedgerow	0.21	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.84			0.00	0.00	0.21	0.84	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
3	3a	Native hedgerow with trees	0.4	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	3.20			0.00	0.00	0.40	3.20	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
4	3b	Native hedgerow	0.164	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.33			0.00	0.00	0.16	0.33	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
5	4	Native hedgerow with trees	0.118	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.94			0.00	0.00	0.12	0.94	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
6	5	Native hedgerow	0.05	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.20	0.05		0.20	0.00	0.00	0.00	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
7	6	Native hedgerow	0.1	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.40	0.1		0.40	0.00	0.00	0.00	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
8	7	Native hedgerow	0.153	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.61	0.153		0.61	0.00	0.00	0.00	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
9																					
10																					
11																					
12																					
13																					
			1.35									7.13	0.45	0.00	1.82	0.00	0.89	5.31			

Project Name: Astley Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows

Main Menu | Instructions

Hedgerow summary	
Total Net Unit Change	9.52
Total Net % Change	133.51%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Consenting body comments	GIS reference number
1	1																							
2	2	Species-rich native hedgerow	2.215	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	14.83	Refer to condition assessment table Appendix VI of the Ecological Assessment.		
3																								
4																								
5																								
6																								
			2.22																		14.92			

[redacted]

From: [redacted]
Sent: 30 April 2024 17:13
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Land At Astley Park Way

Hi [redacted],

Do you need anything further on this one? If not, would you be able to advise on where the financial contribution could be directed? This will be going before Members in June so we need to include an explanation of BNG within our report.

Regards

[redacted]

From: [redacted]
Sent: Friday, February 23, 2024 10:27 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land At Astley Park Way

Hi [redacted],

Thanks for your email.

You're right, we're not asking for 10% on this application as it was not a requirement at the time of submission. The applicant needs to provide a net gain only.

[redacted]

From: [redacted]
Sent: Friday, February 23, 2024 10:01 AM
To: [redacted]>
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land At Astley Park Way

Hi [redacted]

For complete understanding, we are not asking for the 10% net gain (17 units) because this was not lawfully required at the time of submission - even though it is now mandatory?

Thanks

[redacted]

[redacted]
Place Directorate – Housing, Property and Corporate Assets
Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Thursday, February 15, 2024 1:53 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way

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.

Hi [redacted],

The above application may be coming before Members in March 2024 and there will be a short fall of BNG on site which will require financial contribution for off-site allocation. I have attached the BNG spreadsheet provided by the applicant.

There are still some questions about the exact level of loss on site but we're looking at around 11 units. GMEU haven't suggested a figure yet but [redacted] has asked if we can start looking at where this money could be spent as things are moving fast and we will need to provide some idea to Members as to its allocation.

I usually forget to provide you with something you need so please do let me know if you need anything else!

Regards

[redacted]

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>><<

[redacted]

From: [redacted]
Sent: 08 May 2024 15:21
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park
Attachments: Ecology Asssessment 1 of 3.pdf; Ecology Assesssment 2 of 3.pdf; Ecology Assessment 3 of 3.pdf; RE: Consultee Comments for Planning Application A/23/96226/MAJOR - BNG

Hi [redacted]

Sorry to bother you again with this but [redacted] has asked for your help please.

We have previously identified that the proposed development will result in the loss of 10.95 units which needs to be off site by way of financial contributions. You have helpfully advised that the money could be spent at Bedford Colliery and Silk Street (see attached email). I'm pretty sure this is on top of what is being provided on site given what GMEU has advised.

I previously advised you that the applicant would have to provide net gain only, but [redacted] has confirmed that they should seek to provide a 10% net gain given the adoption of the PfE. The applicant is challenging this but in the interim [redacted] has asked:

If we're collecting money on the basis of spending it on Council land (on the basis the application came in before mandatory BNG and the land doesn't need to be formally registered – because no Council land is in respect of the latter), then between Martin and GMEU, we need to agree an ecological scheme that (with whatever they're putting on site) achieves 10% gain (that the applicant is in agreement with), then ask for a financial amount through a UU to implement such a scheme on Council land (no need to work out credits or units, just a scheme to get 10% and what that'll cost). This will need coordinating with [redacted], GMEU and the applicant – [redacted], in his emails, has identified Council sites, in my mind what can he do on that land to achieve 10% and how much will it cost?

I spoke to [redacted] earlier and she helpfully provided the email below whereby you have confirmed that each replacement unit should cost 20k and what the money will be spent on.

I need something similar for this application please which I use to defend our position to the applicant. I am meeting [redacted] and [redacted] tomorrow afternoon on this point and would welcome your advice beforehand if at all possible.

Thank you.

[redacted]

From: [redacted]
Sent: Wednesday, May 8, 2024 2:56 PM
To: [redacted]
Subject: BNG - Bedford Colliery

Hi [redacted]

As discussed, I spoke with [redacted] this morning to confirm the policy position and his view is 10% net gain in line with PfE. If there is any scope they can include some on-site provision, this could lessen their off-site contribution but I appreciate time is tight for you.

In terms of off-site contributions to Bedford Collery, in respect of my site, [redacted] had advised the following:

I note that this request came in before statutory requirements but yes, considering the £20-25k estimates floating around for mandatory, I would suggest £20k per unit related to the actual work

needed for off-site mitigation and the management and ongoing monitoring/ maintenance of the interventions.

This was to be directed to Bedford Colliery, and with further breakdown of what specifically it was for full cost recovery, inclusive of management plan, legal and surveying fees, project management, fencing, grassland set up/planting, hay cutting, monitoring grassland quality, and inflation over 30 years.

Hope that helps.

Thanks

[redacted]

[redacted] **Development Management**

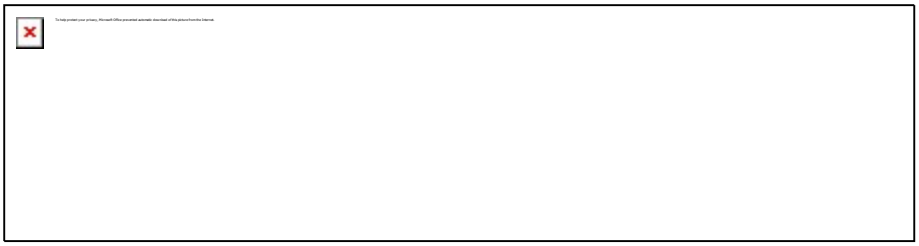
My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

>><<



Ecological Assessments

Environmental Statements (Biodiversity)

Species Surveys

Phase I Habitat Survey

National Vegetation Classification

Planning Guidance

Habitat Regulation Assessment

Protected Species Licensing

42020 CEMP: Biodiversity

BREEAM LE01 - 05

Ecological Assessment

Astley Park Way, Greater Manchester M28 1FJ





the ecology Practice

Consultant Report on behalf of PLP

Cover Photo: Pond to the southwest of the Site

REPORT STATUS

Issue/revision	Issue 1 DRAFT TO CLIENT	Issue 2 FINAL	Issue 3 AMENDED FINAL
Project No.	193-14		
Report Ref.	19314-Eco_A	19314-Eco_B	
Date	14/07/2023	07/09/2023	
Prepared by	AA	MM	
Signature			
Reviewed by	MM/CLIENT	AA/CLIENT	
Signature			

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 This report provides an ecological assessment of the proposals to carry out development of a site adjacent to Astley Business Park in Astley, near Wigan in Greater Manchester (hereby referred to as "the site"). The assessment follows a guidance from CIEEM (2018[1]) and complies with recommendations in BS4202[2] and BS8683[3].

Site details

1.1.2 The Site (12.6 ha) is at the address Astley Park Way, Parr Bridge, Wigan, Greater Manchester, England, M28 1FJ, with a central grid reference SD 70827 01215. The wider area comprises of urban development with Bolton to the north, Wigan to the West, agricultural land to the south and Manchester to the east. The Site is bounded to the south by Chaddock Lane and Applewood Farm, a school to the north and residential properties from the east and west (see Figure 1).

1.2 PROPOSALS

1.2.1 The proposals are for the development of up to 32,825 sqm (353,343 sq ft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road; diversion of existing Public Rights of Way; and, associated engineering, infrastructure and landscaping. A proposals layout is in Figure 2 and the landscape scheme in Figure 3 and Figure 4.

---

1 **Chartered Institute for Ecology and Environmental Managers (2018. Updated 2021)** Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

2 **The British Standards Institution** 2013 BS 42020:2013 Biodiversity - Code of practice for planning and development. Published by BSI Standards Limited 2013. ISBN 978 0 580 77917 6

3 **The British Standards Institution 2021** BS 8683 Process for designing and implementing Biodiversity Net Gain – specification. Published by BSI Standards Limited 2021. ISBN 978 0 539 01986 5

1.3 REGULATORY FRAMEWORK

Legislation

1.3.1 This report has been prepared taking relevant statutory instruments into account; including domestic legislation such as Acts of Parliament, and Regulations to comply with European Directives. This is described in full in 6.1, and in summary as follows:

- The Environment Act 2021
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Protection of Badgers Act 1992
- Countryside and Rights of Way (CRoW) Act 2000
- Natural Environment and Rural Communities (NERC) Act 2006
- ODPM Circular 06/2005 Biodiversity and Geological conservation (withdrawn March 2014, but report remains compliant)

Priority Species

1.3.2 As well as species and habitats formerly protected through statute, this assessment will consider 'Habitats and Species of Principal Importance', otherwise referred to as 'Priority Habitats and Species', if present. In accordance with obligations set out in Section 40 of the NERC Act 2006, the planning authority refers to these habitats and species as material considerations, which are defined in a List through Section 41 of the Act.

National Planning Policy Framework (NPPF)

1.3.3 National policy for nature conservation is determined through the NPPF 2012[4] (updated 2021) and with respect to wildlife supersedes Planning Policy Statement 9 (PPS 9). The tools for species protection are still fully present since NPPF policy does not alter statutory legal requirements.

[4] **Ministry of Housing, Communities & Local Government 2012** National Planning Policy Framework (updated July 2021 edition). London. ISBN 978-1-5286-1033-9

Habitats and biodiversity

1.3.4 These are provided for in paras 174 – 182. In particular:

- Protection and enhancement of biodiversity (para 179)
- Local Planning Authority principles (para 180)
- Site protection (para 181)

Biodiversity Net Gain

1.3.5 Within Part 6: Nature and Biodiversity of the Environment Act 2021, section 98, entitled "Biodiversity gain as condition of planning permission" states that "Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England"'. Part 1 of Schedule 14 contains the requirement for biodiversity net gain, as detailed below.

Biodiversity gain objective

1.3.6 The principles of Net Gain are enshrined in the NPPF para 179 (b), "…*identify and pursue opportunities for securing measurable net gains for biodiversity*." The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage that is specified in local planning policy[5]. DEFRA has produced a Metric tool to measure the biodiversity losses and gains that result from development projects, updated in 2023 to v4.0 (Natural England 2023[6]). Local requirements are discussed in 3.4.

UK Biodiversity Policy

1.3.7 There is a 'Biodiversity Duty' for local authorities set out in the NERC Act 2006 Sections 40 and 41, guiding national policy for priority habitats and species

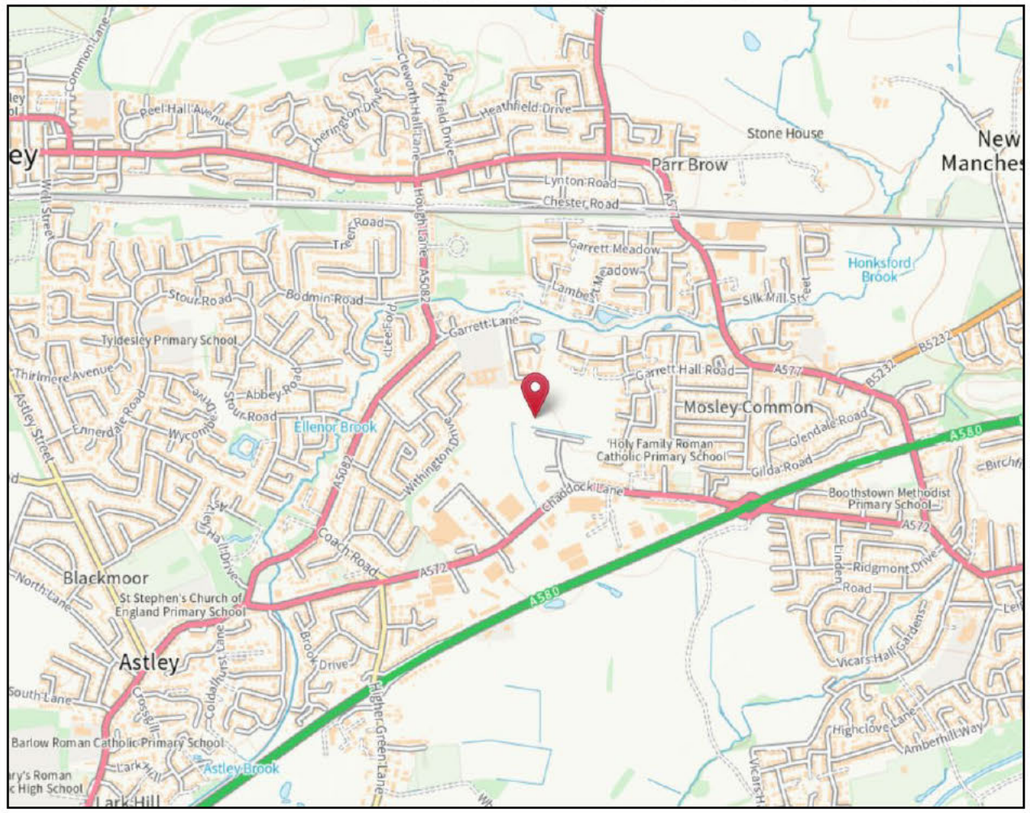
[5] The Environment Act was passed in 2021 and it requires a 10% net gain from new development, but only once the Sec of State issues secondary legislation to implement that part of the Act.

[6] **Natural England 2023**. Biodiversity metric 4.0: Auditing and accounting for biodiversity – User Guide. Natural England Joint Publication JP039. ISBN: 978-1-7393362-1-9. First published March 2023.

(i.e., the S41 List), and importantly linking these to both the National Biodiversity Action Plan for the UK and local Biodiversity Action Plans (BAPs).

1.3.8 The UK BAP describes the UK's biological resources and commits a detailed plan for the protection of these resources. Although not statutorily binding, nonetheless it provides policy direction at a national, regional and local scale. It currently has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions. This list, a result of the most comprehensive analysis ever undertaken in the UK, contains 1149 species and 65 habitats that have been listed as priorities for conservation action.





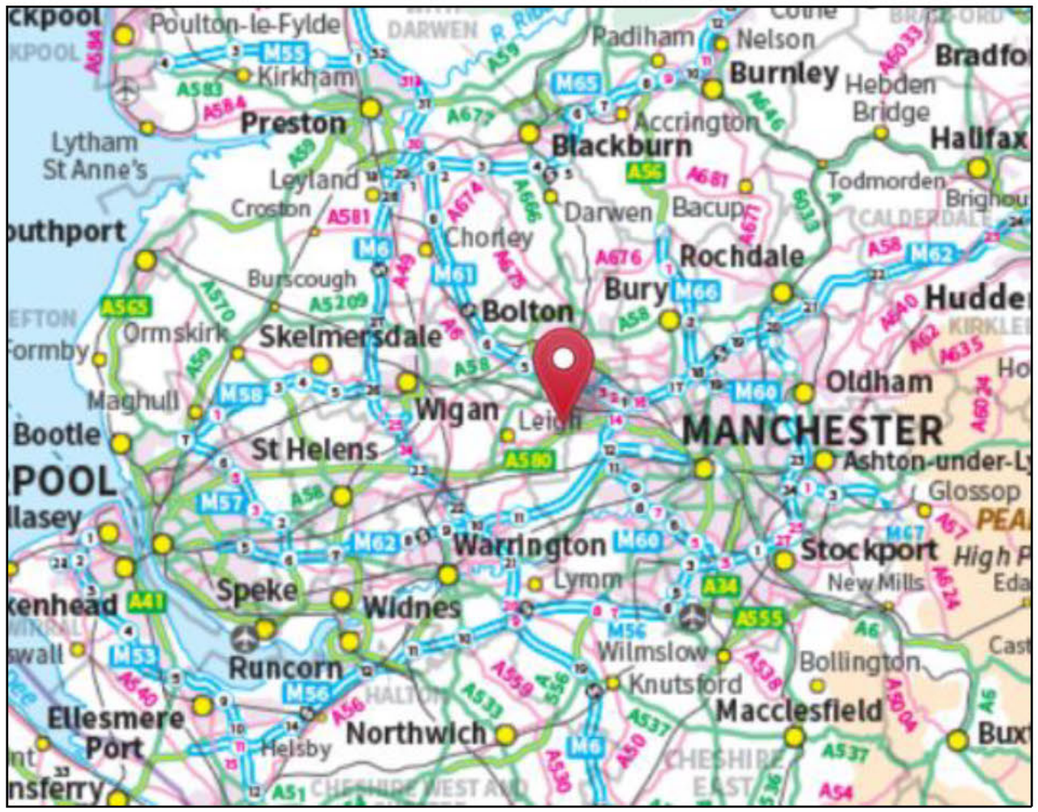


Figure 1
Location

Application Site boundary

Application Site location

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-01EcoA_B

Drawing date	**07/09/23**	Version	**B**
Drawn by	**AA**		

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Figure 2
Proposals

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-02EcoA_B

Drawing date	**07/09/23**	Version	**B**
Drawn by	**AA**		

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Figure 3
Landscaping Proposals I



DRAWING LOCATION PLAN - NTS

Landscape Concept Proposals

Drawing No: 2262-22-05 P03

BCA DESIGN
Landscape Architects

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-12EcoA_B

Drawing date **07/09/23**
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Version **B**

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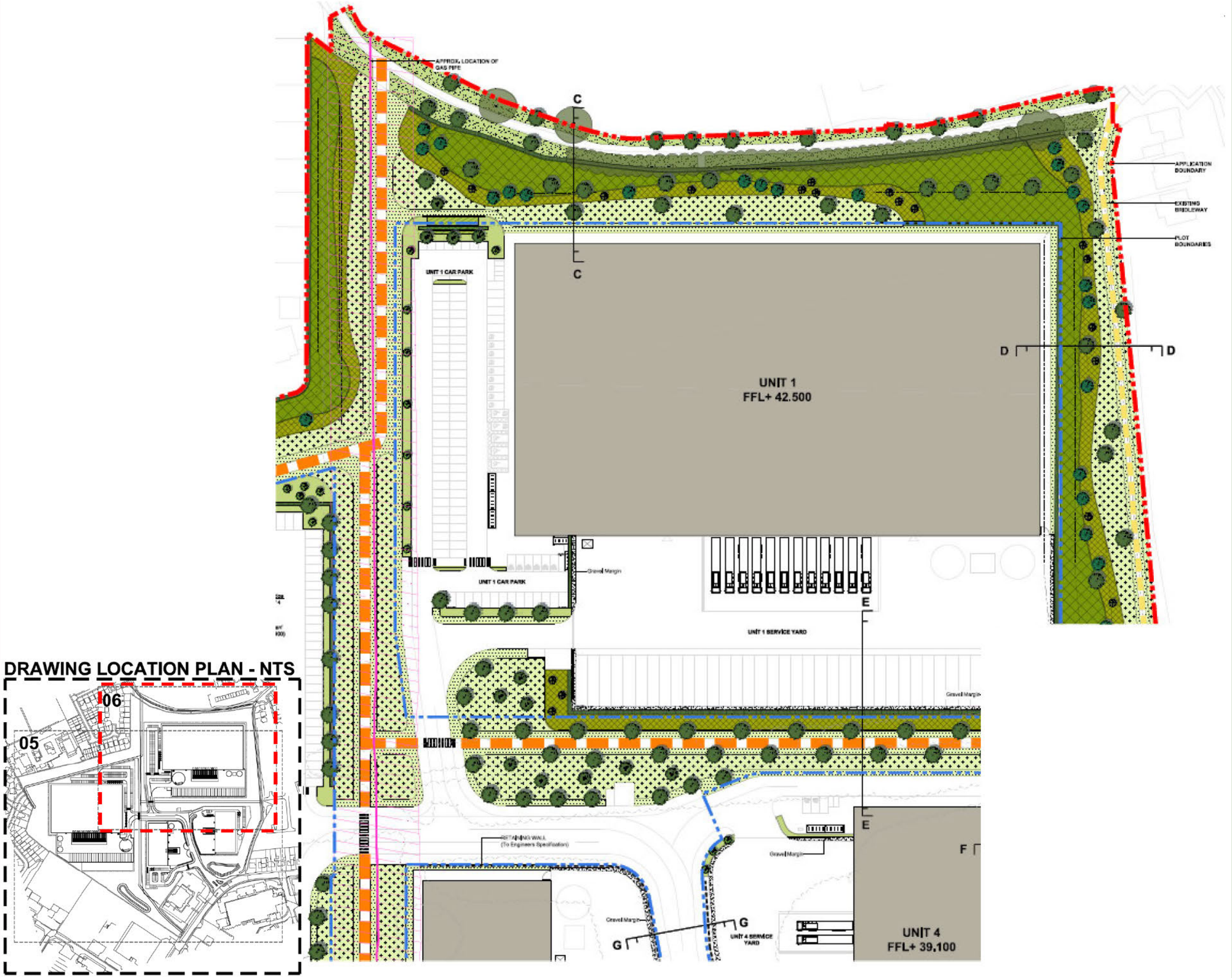
Figure 4
Landscaping Proposals II



DRAWING LOCATION PLAN - NTS

Landscape Concept Proposals

Drawing No: 2262-22-06 P03

BCA DESIGN
Landscape Architects

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-13EcoA_B

Drawing date	**07/09/23**	Version	**B**
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2 METHODS

2.1 DESKTOP

2.1.1 A desk study was carried out by The Environment Partnership (TEP 2021)[7] in 2021 collecting records from the Greater Manchester Ecology Unit (GMEU) and the results are summarised here. The Area of Search (AoS) was within 2km of the Site. The GMEU also provided records for non-statutory sites (Sites of Importance for Nature Conservation [SINCS]).

2.1.2 The Department of the Environment and Rural Affairs (DEFRA) Map and Geographic Information Centre (MAGIC) website[8] was searched for information on:

- Statutory designated wildlife sites of international importance within 10km of the Site
- Statutory designated wildlife sites of national importance within 5km of the Site
- Statutory designated wildlife sites of local importance within 2km
- Relevant European Protected Species licensing data in a 2km AoS
- Distribution of Priority Habitats in a 2km AoS

2.1.3 Planning policies with respect to the Biodiversity of the Site have been reviewed so that recommendations comply.

2.2 FIELDWORK

Phase I Habitat Survey

2.2.1 An initial site visit was carried out by The Environment Partnership on 29th June 2021. The Ecology Practice verified and expanded upon the Phase I survey on the 1st June 2022. The 2022 survey was carried out by [redacted] BSc, MCIEEM, an experienced botanist and Senior Ecologist. The survey involved identifying and mapping the dominant habitat types following the

[7] **The Environment Partnership 2021** Preliminary Ecological Assessment. Report Ref: 8908.002. August 2021. Consultant report to PLP Investments (North) Ltd.
[8] https://magic.defra.gov.uk/ (website accessed 03/07/23)

Phase I habitat survey methodology recommended by Natural England (JNCC 2010[9]). Dominant plant species were noted (including aliens), as were any uncommon species or species indicative of habitat types, but not all species would have been visible and there was no attempt to compile exhaustive species lists.

2.2.2 During this field survey, attention was paid to habitats and features that may provide opportunities for protected species to be present at other times of year and thus inform the recommendations for further survey where appropriate. For example, the survey included at least 30m from the boundary to ensure badgers will not be affected, employing method as set by Cresswell et al 1990[10].

Invasive plants

2.2.3 On the 9th June 2022 an invasive species survey was carried out as a result of the findings of the Phase I survey. This survey specifically looked at the distribution of giant hogweed, although other species were recorded if present.

Bats

2.2.4 A Ground Level Tree Survey (GLTA) was carried out in 2021 and reported in TEP 2021[7]. This was verified by field investigation in 2022 by licensed bat worker [redacted], following guidance provided by Collins 2016[11].

2.2.5 Bat activity was investigated by use of transects as defined in the guidance provided by Collins 2016[11].

2.2.6 Following the GLTA, trees were climbed using appropriate methods to access and inspect PRFs using a torch and endoscope, according to Andrews 2018[12] as follows:

[9] **Joint Nature Conservation Committee 2010** Handbook for Phase I habitat survey: a technique for environmental audit. JNCC, Peterborough.

[10] **Cresswell, P., Harris, S. and Jefferies, D.J. 1990.** The history, distribution, status and habitat requirements of the badger in Britain. NCC, Peterborough. ISBN 0-86139-651-0.

[11] **Collins, J. (ed.) (2016)** Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd Edition. The Bat Conservation Trust, London. ISBN 13978-1-872745-96-1.

[12] **Andrews, H. 2018.** Bat Roosts in Trees: A guide to identification and assessment for tree-care and ecology Professionals, 1st Edition. Pelagic Publishing.

i Teams of surveyors were led by a Natural England Level 2 licenced surveyor with other experienced climbers, using roped access to PRFs.

ii All visits were separated by at least two weeks apart with surveys conducted during the optimal bat activity period of May to August in line with Collins 2016.

iii PRFs could also be additionally identified during this aerial survey to then also be inspected during the aerial survey

iv Each endoscope utilised had motion camera and capture capabilities to record evidence of bats.

v Each tree was surveyed according to GLTA grade. i.e.

a) High roost potential was subject to three individual roped access surveys

b) Moderate roost potential was subject to two individual roped access surveys

c) Low roost potential did not require an endoscope survey and was only required to be soft felled in accordance with Collins 2016.

2.2.7 The aerial technique above is a non-standard method. The method is pragmatic and brings a number of strengths to the data that nocturnal surveys are limited to, particularly in sites with a deep canopy that would limit visibility:

i Nocturnal surveys specified by Collins 2016 are weak in identifying field signs within the features as they cannot be identified during a nocturnal survey.

ii Often nocturnal surveys of trees are limited as a result of tree canopy and clutter leading to low incidence of recording bats and / or specific roost site location during low light conditions.

iii The nocturnal survey method is limited to identification of the species exiting the roost, since if there are other bats flying or a bat leaves/returns to the feature without calling it is likely that it will not be identified.

iv The survey method of nocturnal surveys is also labour intensive in terms of survey particularly with the number of trees on large sites.

v Other strengths of this type of survey include confidence in a negative result for the series of visits to that tree thereby demonstrating where the colony "is not" as well as where "it is".

vi This method also identifies presence of competitors as well as unsuitable features that can be downgraded due to the close inspection.

2.2.8 If aerial surveys were not possible due to limited access to the feature or health and safety issues with climbing the tree, a nocturnal survey was undertaken using the methods as identified by Collins 2016.

Breeding birds

2.2.9 The Site was visited during early May and a second time in early June to make an assessment of breeding birds across the Site, following guidance provided in Gilbert et al 2011[13].

Great Crested Newt

2.2.10 An eDNA survey was carried out in 2021, reported by TEP 2021[7]. Conditions were verified in 2022 during all survey visits. As District Level Licensing was elected as the method of mitigating impacts to GCN, no further survey was necessary (Biggs et al 2014[14]).

Others

2.2.11 Reptiles, otters and water vole were discounted by the 2021 preliminary ecological appraisal as reported in TEP 2021[7]. The various surveys in 2022 confirmed that conditions had not changed, and the habitats continue to be unsuitable to support populations of these species.

[13] **Gilbert, G., Gibbons, D. W. and Evans, J. 2011** Bird Monitoring Methods: a manual of techniques for key UK species. RSPB, Sandy, Bedfordshire, ISBN 13 978-1-907807-22-0.

[14] **Biggs J, Ewald N, Valentini A, Gaboriaud C, Griffiths RA, Foster J, Wilkinson J, Arnett A, Williams P and Dunn F 2014.** Analytical and methodological development for improved surveillance of the Great Crested Newt. Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (*Triturus cristatus*) environmental DNA. Freshwater Habitats Trust, Oxford.

2.3 SURVEY CONSTRAINTS

2.3.1 Other surveyors within the planning team had equipment stolen from the Site and were confronted by members of the public displaying intimidating behaviour. Therefore, the bat static detector was not set out for the second transect survey and the surveyors were accompanied by security to conduct the transects at night.

2.3.2 Further, it was agreed with the GMEU that there would be no requirement for an autumn transect when submitting for planning given the data during spring and summer, while the project was temporarily put on hold (see 6.5).

2.4 PERSONNEL

Table 1: Personnel

Name	Contribution	Qualifications
[redacted]	Report writing	HND
[redacted]	Phase I survey	BSc., MCIEEM
	Bat activity	
[redacted]	Breeding bird survey	BSc (Hons), MSc
	Bat activity	
[redacted]	Bat endoscope	NE Class 2 Bat licence 2016 – 23830. NPTC Tree Climbing and aerial rescue certificate

3 DESKTOP RESULTS

3.1 DESIGNATED SITES

Statutory Sites

3.1.1 There are no statutory designations within 2km of the Site. Within 5km:

i There is one internationally designated site, Manchester Mosses (Figure 5 which is a Special Area of Conservation (SAC) lying c.4km south of the Site. Manchester Mosses Conservation Objectives and Supplementary advice are available from Natural England[15]. In summary the SAC designation is to protect remnant degraded raised bogs still capable of natural regeneration and as such the SAC will not be affected.

ii The Site lies within 5km of Astley and Bedford Mosses Site of Special Scientific Interest (SSSI), which underpins the SAC designation. The SSSI features include its wintering bird assemblage. The SSSI will not be affected by the proposals.

iii There are 3 Local Nature Reserves that are at c.4km from the Site and will therefore not be affected.

iv The Site falls within a Natural England Impact Risk Zone (IRZ) for Manchester Mosses and Astley and Bedford Mosses requiring the LPA to consult NE for all planning applications.

Non-Statutory Sites

3.1.2 There are six non-statutory designated sites within 2km of the Site refer to Figure 6.

3.1.3 All sites lie beyond large urban areas from the site and will therefore not be affected.

[15] http://publications.naturalengland.org.uk/publication/5283870555504640

Table 2: Non-statutory Sites

Name	Features for Designation	Status	Distance
Damhouse Wood	Plantation woodland habitats.	SBI	0.8 km
Ponds North of Cleworth Hall	Pond habitats and their populations of amphibians and aquatic invertebrates.	SBI	1 km
Ponds near New Manchester	Woodland, grassland, and pond habitats and their populations of amphibians.	SBI	1.4 km
Marsh at Lower Green	Swamp, reed beds, open water habitats and amphibians.	SBI	1.7 km
Ponds North of Cleworth	Pond habitats and amphibians	SBI	1.7 km
Brickfield wood	Woodland habitats	SBI	1.9 km

3.2 SPECIES

3.2.1 TEP 2021 reported 557 records of protected and notable species within 2km of the Site. They provide detail, but the key points for assessment are:

i There are numerous records of pipistrelle bat adjacent to the southern Site boundary.

ii There are no records of GCN within contiguous habitat of the Site.

iii There are a number of records of red- and amber-listed breeding birds of conservation concern and priority breeding birds on and adjacent to the Site.

iv There are records of badger, but these are >1km southeast of the Site, beyond main roads.

v There are several records of hedgehog <1km from the Site, again beyond a main road.

3.2.2 A review of EPS licenses awarded up to January 2022 shows that here have been no licenses awarded on or adjacent to the Site, the nearest being a bat licence c.2.5km from the Site. The nearest GCN licence awarded is 2.9km north (refer to Figure 7).

3.3 HABITATS

3.3.1 The data search and DEFRA maps show no notable, or priority habitats are present within or adjacent to the Site. However, priority habitat was found on site during the fieldwork, as detailed in 4.1.

3.4 LOCAL PLANNING POLICY

3.4.1 The planning authority is Wigan Council, who have adopted their Local Plan Core Strategy since September 2013. There is no allocation to the Site and adjacent land for biodiversity purpose, the key policy for biodiversity is CP12 Wildlife and Habitats.

3.4.2 The Policy states:

We will help wildlife to prosper and safeguard important geological features by:

1. *Protecting our Special Area of Conservation at Manchester Mosses (and other internationally designated sites outside of the borough) and European protected species in accordance with legislation.*
2. *Protecting and enhancing our Sites of Special Scientific Interest and Species of Principal Importance in England in accordance with legislation and national planning policy as applicable.*
3. *Protecting our Sites of Biological Importance and regionally important geological sites from development that would adversely affect the integrity of a site, unless there is an overriding public interest, and encouraging active management to maintain and enhance sites.*
4. *Protecting, maintaining and promoting the active management of our Local Nature Reserves.*
5. *Protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented.*

6. *Requiring reasonable provision to be made for wildlife habitats and features beneficial to geological conservation as part of new development*
7. *Taking account of the impact of climate change in the enhancement of existing and the creation of new wildlife habitats.*
8. *Enabling more people to appreciate, enjoy and learn about wildlife and geo-diversity in the borough, particularly within Greenheart."*

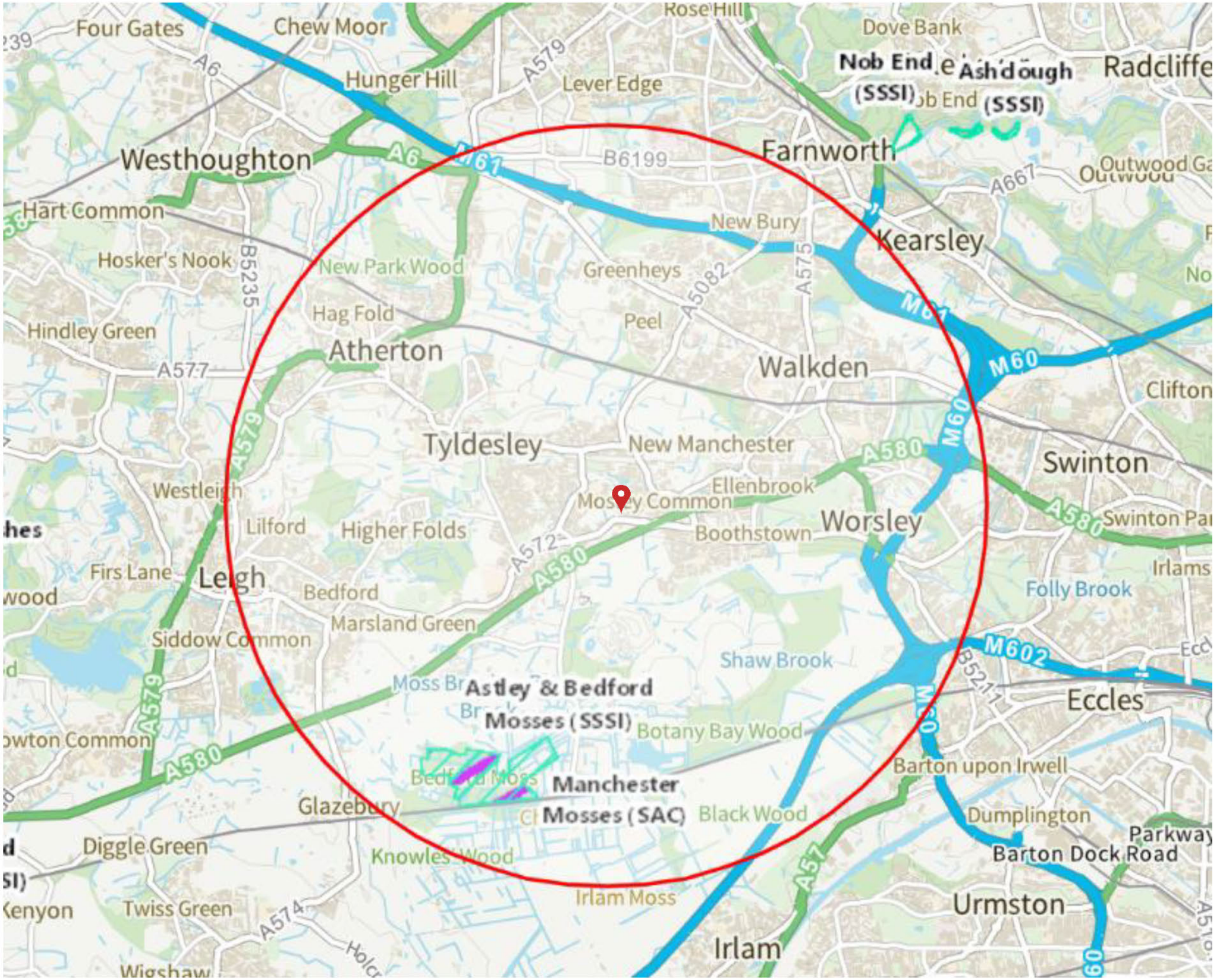

Figure 5
Statutory designations

Site location

5km AoS

SAC

SSSI

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-04EcoA_A

Drawing date	**17/06/23**	Version	**A**
Drawn by	**AA**		

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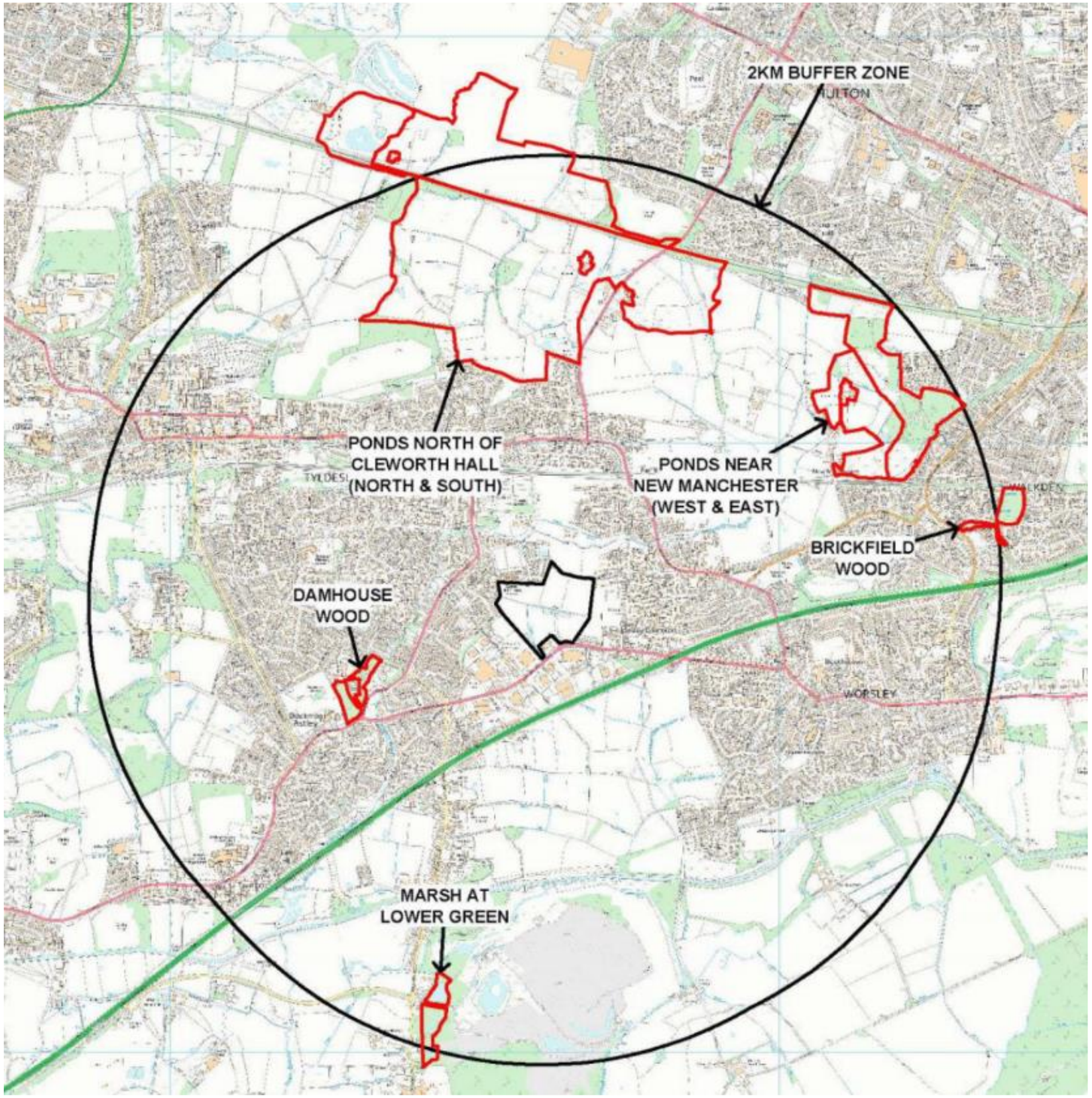

Figure 6
Non-statutory Designations

Application Site

Site of Biological Importance

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-05EcoA_A

Drawing date	**03/07/23**	Version	**A**
Drawn by	**AA**		

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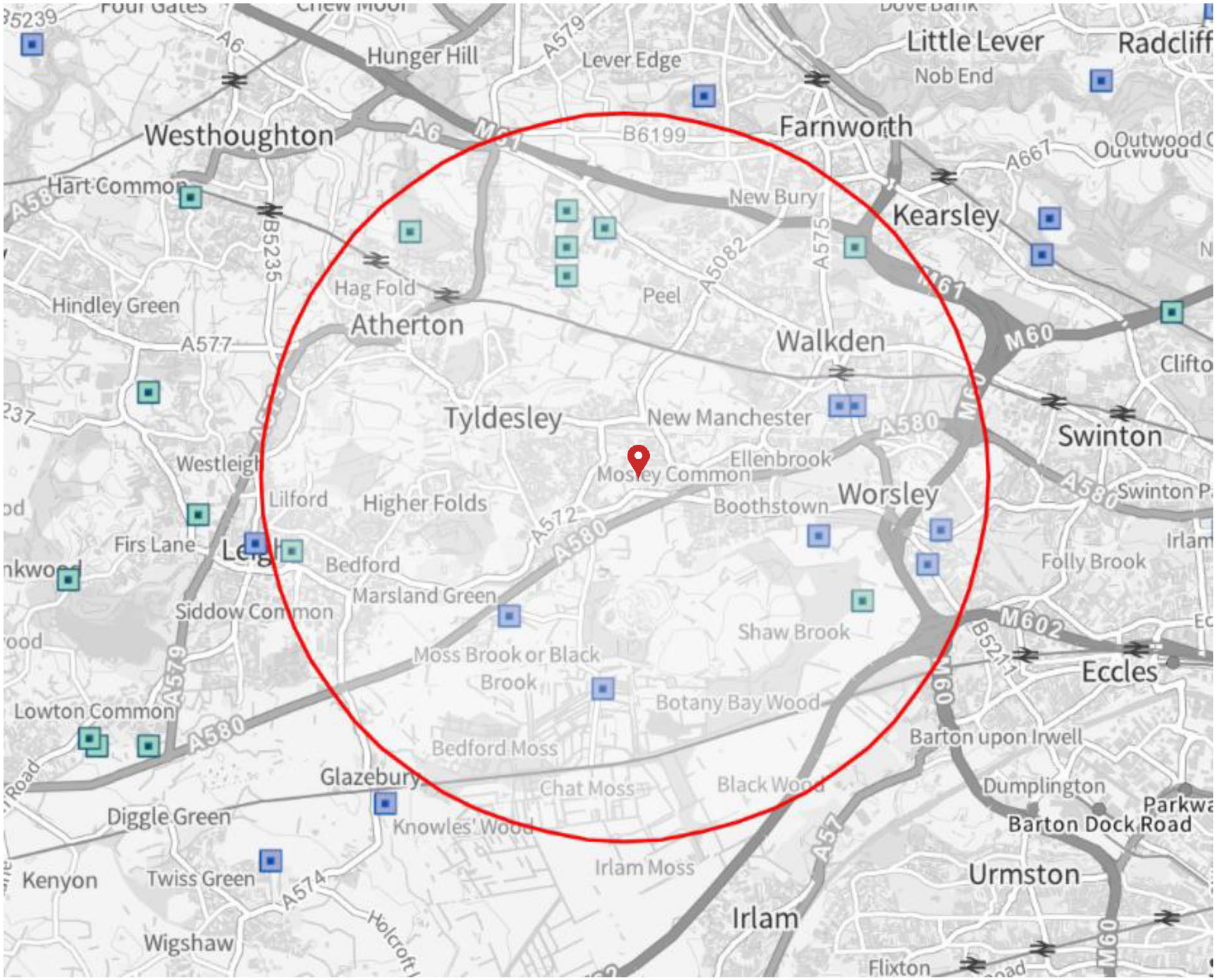

Figure 7
EPS Licences

Application Site location

5km AoS

Bat licences

GCN Licences

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-09EcoA_A

Drawing date	**03/07/23**	Version	**A**
Drawn by	**AA**		

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4 FIELDWORK

4.1 PHASE I HABITAT SURVEY (2022)

Site Summary

4.1.1 The Site (c.12.6ha) is dominated by semi-improved grassland, with neutral grassland, species-poor hedgerows, (attenuation) ponds, and scrub. It is surrounded by developed habitat/urbanisation within all directions. The most valuable ecology resource on site is the neutral grassland habitat, which contains upwards of 300 orchids among several other species. The hedgerows on site, while a valuable resource, are all species-poor and non-important (but Priority Habitat). However, the semi-improved grassland is generally of low ecological value and species-poor, dominating over 50% over the area. Historically the Site has been used for agricultural purposes to as recent as 2009 or later.

A Woodland and Scrub

A2.1 Dense scrub

4.1.2 Dense scrub is a dominant habitat feature (totalling c.1.13ha) to the southern and eastern portion of the Site (e.g., TN6), generally characterised by bramble with small shrubs (hawthorn, silver birch etc). A dense stand is present at TN6 which is comprised of alder and goat willow, among other species, below 5m in height. The dense scrub habitats are frequently interspersed with tall ruderal species.

A3.1 Scattered trees

4.1.3 A single group of scattered trees (c.0.02ha) is present on Site along the north-western boundary (TN9). The group comprises of silver birch, beech, poplar and cherry. The trees do not offer any bat roost opportunity.

B Grassland

B6 Poor semi-improved grassland

4.1.4 The Site is dominated by poor semi-improved grassland (totalling c.7.88ha) within three distinct fields to the northern and western areas. The grasslands are generally dominated by Yorkshire fog, red fescue, false oat grass, and perennial ryegrass, although rough meadow-grass, meadow foxtail grass, and soft brome are present. There is a lack of flowering plants throughout, with species typical of agricultural improvement/nutrient input present such as nettle, broadleaved dock, creeping thistle, and cleavers, among others. The sward height was tall, being rank throughout.

B2.2 Semi-improved neutral grassland

4.1.5 Towards the south-eastern portion of the Site is an area of semi-improved grassland (c.1.87ha) (TN1). This grassland is a valuable ecological resource in terms of its botanical value and is a borderline grassland between unimproved and semi-improved. Based on aerial imagery, the habitat was under agricultural management as recent as 2009 (if not more recently), and as such is unlikely to be classified as an unimproved grassland. It is likely that the topsoil was stripped at some point in recent years, producing a nutrient-poor soil which is of benefit to flowering plants. There are in excess of 300 orchids throughout the habitat, dominated by southern marsh orchid, with early marsh orchid, and hybrid *Dactylorhiza* species. There are a range of sedges, including pendulous sedge, hairy sedge, and glaucous sedge, which are often dominant alongside rushes within the habitat mosaic. Flowering plants are dense throughout, dominated by red clover, vetches, and black medick, among others. Species-richness is mixed across the area with an estimated average of 12-15 per m^2.

C Tall herb and fern

C1.1 Continuous bracken

4.1.6 A small strip (c.0.04ha) of continuous bracken is present near the northern boundary, succumbing to bramble scrub.

C3.1 Tall ruderal

4.1.7 Tall ruderal (e.g., TN10) is present throughout the Site (totalling c.0.57ha), generally along hedgerows, field edges and previously disturbed ground. Tall ruderal is dominated by nettle, willowherbs, creeping thistle, docks, common hogweed, cow parsley, among others.

G Open Water

G1 Open water (pond/attenuation)

4.1.8 The pond habitats remain as described in TEP 2021[7] and total c.0.11ha; two waterbodies are present on site (TNs 3 & 4), with one further dry feature (TN2). To the east of the new access road, a waterbody was created in 2021 (TN4). The northern, eastern, and western banks are colonised by semi-improved grassland species with an abundance of Yorkshire fog and meadow foxtail, and occasional red clover, rough meadow-grass, and rushes. The pond was holding water at the time of survey, albeit quite shallow, notably to the eastern end. Some aquatic vegetation is present within the pond, although this is limited in area.

4.1.9 The waterbody to the west of the Site was created between 2009-13 (TN3). Vegetation within the pond includes greater reedmace and pondweed covering c.30% of the pond area. The banks comprise Yorkshire fog, meadow buttercup, sedges, and marsh orchids, amongst other species (as per the neutral grassland description). Scattered willow scrub is abundant, with occasional young silver birch and oak trees of an immature age class.

J Miscellaneous

J1.2 Amenity grassland

4.1.10 A small area of amenity grassland (c.0.02ha) is present to the southern portion of the Site, adjacent to the hardstanding access. The grassland is heavily managed (mown) and limited in species diversity.

J2.2 Species-poor intact hedgerow

4.1.11 A total of seven hedgerows are present across the Site, all of which are native and species-poor. The hedgerows were subject to a Hedgerow Evaluation and Grading System (HEGS) assessment with details of all hedgerows provided in Table 5. None of the hedgerows are classed as 'important', yet they are of ecological value and are each considered a priority habitat. Their distribution throughout the Site is shown in Figure 9.

J4 Bare ground / sealed surface

4.1.12 Bare ground totals c. 0.96ha across the Site. A tarmacadam road extends into the Site from the south. A compacted crushed-stone path is present along the eastern and northern boundaries.

Habitat Conformity to Other categories

International Qualifying Features

4.1.13 N/A.

Priority Habitats

4.1.14 The hedgerows on Site are classed as priority habitat.

Others

4.1.15 All ditches continue to be dry and without wetland vegetation, not representing ditch habitat, consistent with the description in TEP 2021[7].

4.1.16 The Phase I collected evidence of other species of note, as follows:

i A stand of giant hogweed (Schedule 9, Part II, WCA) was identified at TN14, with two plants observed. A survey was carried out of the entire site separate to the Phase I on 9th June 2022, and confirmed these are the only plants present (refer to Figure 10).

ii No evidence of protected or notable species was observed during the survey, although there is suitability for priority species hedgehog to be present.

iii No signs of badger were observed on Site, although the Site remains suitable for their presence.

iv There continues to be no suitability for otters, reptiles or water voles as described in TEP 2021.

Table 3: Target notes and descriptions

TN	Description
1	Semi-improved neutral grassland of 'good' condition. In excess of 30 orchids throughout the area dominated by southern marsh orchids, with early marsh orchids and hybrids. The grassland contains an abundance of sedges and is rich in flowering plants (notably red clover). This habitat is the best ecological resource on site.
2	A depression within the grassland which has previously likely formed a shallow pond. Dry at the time of survey.
3	Well-established pond with greater reedmace and pondweed.
4	Newly created pond with low coverage of aquatic vegetation. Pond drying to the eastern extent.
5	Previously disturbed ground by machinery with bare exposed earth.
6	Dense scrub with low growing trees (below 5m), dominated by alder with much tall ruderal present, notably at the scrub edges.
7	Sycamore tree offering 'moderate' bat roost potential (2021).
8	Ash tree offering 'moderate' bat roost potential (2021).
9	Small group of trees with silver birch, polar, and cherry. Trees are located on and offsite. No bat roost potential observed within trees.
10	Dense area of tall ruderal, dominated by nettle, with creeping thistle, bracken, broadleaved dock, and Yorkshire fog.
11	c.10 southern marsh orchids at scrub edges. A small covering of common reed.
12	Oak tree offering 'moderate' bat roost potential (2021).

TN	Description
13	Sycamore tree preciously graded as 'high' downgraded to 'low' bat roost potential in 2022. A second sycamore nearby graded as 'low' in 2021.
14	Two plants of giant hogweed, a Sch 9 invasive species.

Table 4: Species list

Common name	Latin name
Yorkshire fog	*Holcus lanatus*
Meadow foxtail	*Alopecurus pratensis*
Rough meadow-grass	*Poa trivialis*
Red fescue	*Festuca rubra*
False oat grass	*Arrhenatherum eliatus*
Crested dog's-tail	*Cynosurus cristatus*
Cock's-foot grass	*Dactylis glomerata*
Sweet vernal	*Anthoxanthum odoratum*
Pendulous sedge	*Carex pendula*
Glaucous sedge	*Carex flacca*
Hairy sedge	*Carex hirta*
Sedge species	*Carex sp*
Southern marsh orchid	*Dactylorhiza praetermissa*
Early marsh orchid	*Dactlyorhiza incarnata*
Marsh orchid species	*Dactylorhiza spp*
Black medick	*Medicago lupulina*
Colt'sfoot	*Tussilago farfara*
Compact rush	*Juncus conglomerata*
Soft rush	*Juncus effusus*
Creeping bent	*Agrostis stolonifera*
Soft brome	*Bromus hordeaceus*
Common daisy	*Bellis perennis*
Creeping buttercup	*Ranunculus repens*
Dandelion	*Taraxacum officinale agg.*
Common chickweed	*Stellaria media*
White clover	*Trifolium repens*

Common name	Latin name
Red clover	*Trifolium pratense*
Bush vetch	*Vicia sepium*
Meadow buttercup	*Ranunculus acris*
Marsh thistle	*Cirsium palustre*
Common ragwort	*Jacobaea vulgaris*
Ribwort plantain	*Plantago lanceolata*
Beaked hawk'sbeard	*Crepis vesicaria*
Common sorrel	*Rumex acetosa*
Creeping cinquefoil	*Potentilla simplex*
Cuckooflower	*Cardamine pratensis*
Hairy sedge	*Carex hirta*
Creeping thistle	*Cirsium arvense*
Fleabane	*Pulicaria dysenterica*
Common nettle	*Urtica diocia*
Groundsel	*Senecio vulgaris*
Cleavers	*Galium aparine*
Broadleaved dock	*Rumex obtusifolius*
Curled dock	*Rumex crispus*
Bramble	*Rubus fruticosus agg.*
Goat willow	*Salix capraea*
Elder	*Sambucus nigra*
Hawthorn	*Crataegus monogyna*
Ash	*Fraxinus excelsior*
Silver birch	*Betula pendula*
Osier willow	*Salix viminalis*
Alder	*Alnus glutinosa*
Sycamore	*Acer pseudoplatanus*
Hazel	*Corylus avellana*
Poplar	*Populus spp.*
Cherry species	*Prunus spp*
Beech	*Fagus sylvatica*
Blackthorn	*Prunus spinosa*
English oak	*Quercus robur*
Hedge bindweed	*Calystegia sepium*

Common name	Latin name
Bittersweet	*Solanum dulcamara*
Prickly sow-thistle	*Sonchus asper*
Bugle	*Ajuga reptans*
Fox glove	*Digitalis purpurea*
Dog rose	*Rosa canina*
Giant hogweed	*Heracleum mantegazzianum*
Common hogweed	*Heracleum sphondylium*
Greater reedmace	*Typha latifolia*
Bracken	*Pteridium aquilinum*
Rosebay willowherb	*Chamaenerion angustifolium*
Pale persicaria	*Persicaria lapathifolia*
Common reed	*Phragmites australis*
Field horsetail	*Equisetum arvense*
Cow parsley	*Anthriscus sylvestris*
Herb robert	*Geranium robertianum*
Pondweed species	*Potamogeton spp.*

Table 5: Hedgerow (HR) descriptions and HEGS assessment

HR	Av. Sp / 30m	HEGS score	Important (Y/N)	HR length (m)	Notes / Species
1	3	-3 moderate	N	151	HR along northern boundary, unmanaged with semi-improved grassland to south and hardstanding path to the north. Species: hawthorn, blackthorn, holly, ash
2	1	3 moderate	N	210	Hawthorn dominant. Running north to south in the north of the Site. The hedgerow is unmanaged with semi-improved grassland to either side. Species: hawthorn, elm.
3a	3	-3 moderate	N	400	To the western extent, the HR becomes gappy and is dominated by hawthorn. To the eastern portion, the hedgerow runs partially parallel to HR3b. The hedgerow is unmanaged and mostly surrounded by semi-improved grassland habitat with a short strip of tall ruderal. Two trees of moderate bat roost potential are located within the HR. Species: Hawthorn, elder, sycamore, hazel pedunculate oak, ash.
3b	3	-3 moderate	N	164	HR running parallel to HR3a. Species: Hawthorn, elder, hazel
4	3	3 moderate	N	118	Dominated by hawthorn with other occasional woody species present, largely extending as scrub at the HR base. Species-poor grassland to west, neutral grassland to the east, of greater importance. Species: hawthorn, blackthorn, willow, sycamore, alder, ash, oak.
5	1	4 low	N	50	Species-poor HR dominated by hawthorn. HR connecting to tree group, which extends offsite to the north. Scrub and tall ruderal at base of hedgerow extending to species-poor grassland. Species: hawthorn.
6	1	4 low	N	100	HR along south-eastern boundary. Hawthorn dominant with residential and development to east and hardstanding path to west. HR contains tall ruderal at base. Species: Hawthorn, elder.
7	1	4 low	N	153	Part HR along northern boundary and dominated by hawthorn. Unmanaged with tall ruderal at the base. Residential development to the north. Species: Hawthorn, elder.

Site Photographs



Photograph 1. Dense scrub habitat at TN6



Photograph 2. Poor semi-improved grassland, dominant throughout the Site



Photograph 3. Semi-improved neutral grassland, of ecological value, at TN1



Photograph 4. Dense pendulous sedges with orchids within neutral grassland



Photograph 5. Group of southern marsh orchids which are in excess of 300 individuals across the grassland



Photograph 6. Crested dogs-tail grass, frequent in the grassland



Photograph 7. Likely early marsh orchid within the neutral grassland sward, TN1



Photograph 8. Flower-rich sward of neutral grassland, TN1



Photograph 9. H6 to southeastern portion of the Site



Photograph 10. H3a and H3b near the centre of the Site



Photograph 11. Trees T2 & T3 within HR3, of 'moderate' potential to roosting bats



Photograph 12. Hardstanding access road with scrub at edges



Photograph 13. Pond to southeast at TN4



Photograph 14. Pond to southwest at TN3

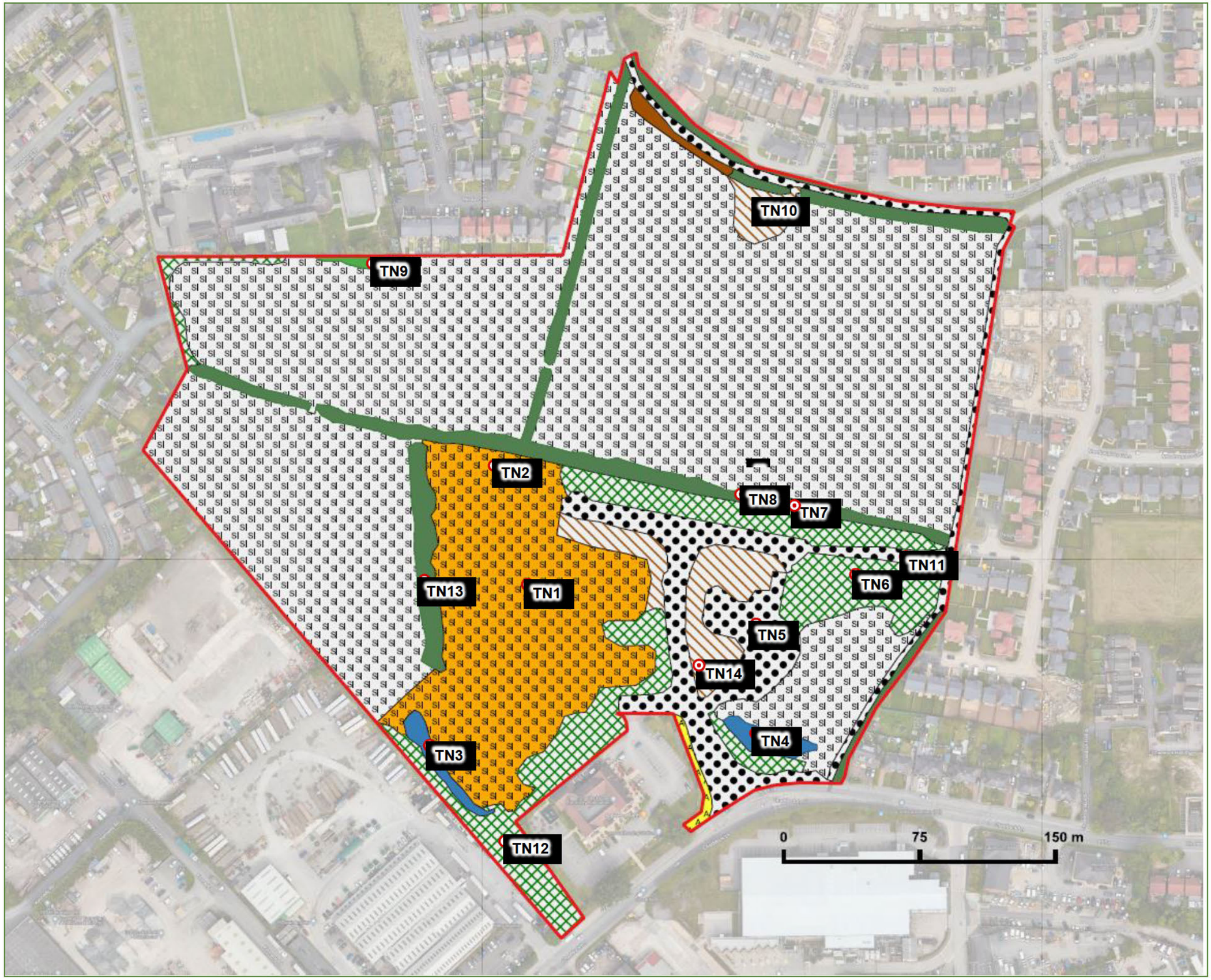


Photograph 15. Dry 'pond' area at TN2



Photograph 16. Adjacent development to the east of the Site

Figure 8
Phase I Map



- Site boundary
- Scattered trees
- Dense scrub
- Semi-improved neutral grassland
- Tall ruderal
- Amenity grassland
- Bare ground
- Bracken
- Species-poor hedgerow (Priority Habitat)
- Pond
- Poor semi-improved grassland
- Target note

N

Do not scale

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-06EcoA_B

Drawing date	07/09/23	Version	B
Drawn by	MM		

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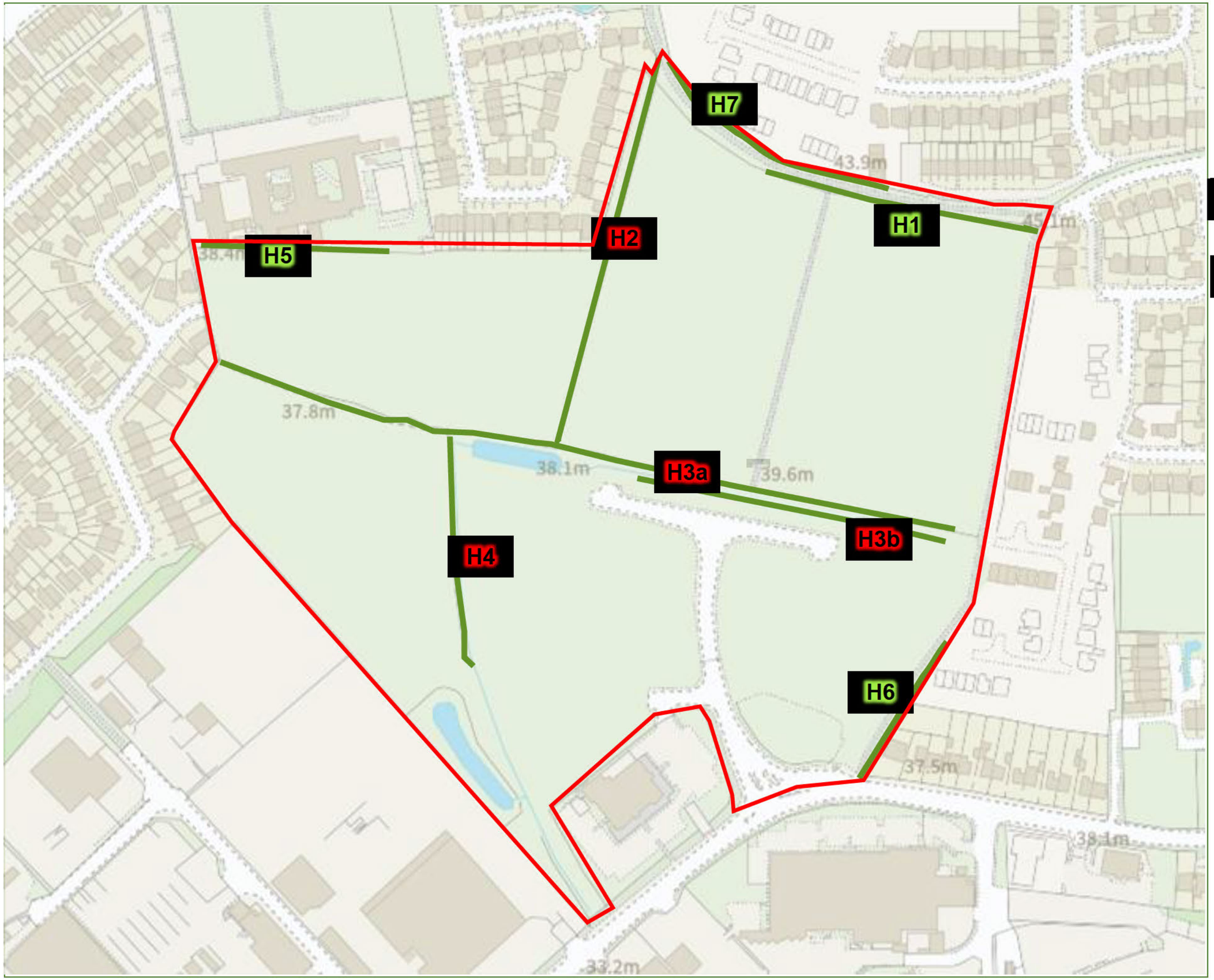

Figure 9
Hedgerow Locations

Site boundary indicative)

H# Hedgerow to be lost to proposals

H# Hedgerow to be retained

N

Do not scale

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-06EcoA_B

Drawing date	07/09/23	Version	B
Drawn by	MM		

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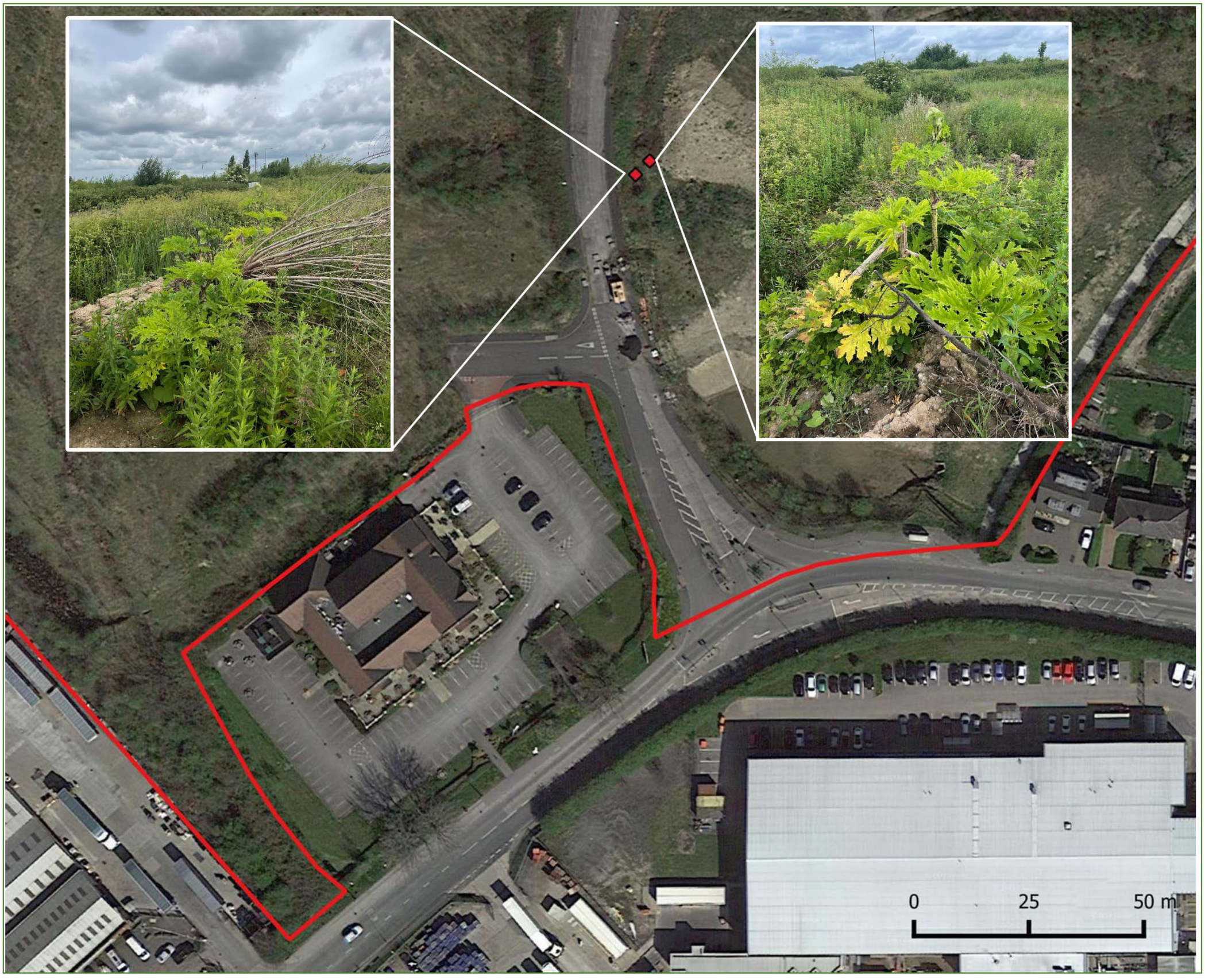

Figure 10
Giant Hogweed Distribution

Site boundary

Giant hogweed plant

Invasive species survey completed on 09/06/22. The distribution of Giant Hogweed at that time is shown in this drawing. Refer to TN14. *.

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Invasive Species

Drawing number
19314-01FW_A

Drawing date	**27/09/22**	Version	**A**
Drawn by	**JC**		

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4.2 AMPHIBIANS

Great Crested Newt

4.2.1 Great crested newts were recorded in the initial data trawl within 2 km of the Site. There are three waterbodies on site and four waterbodies within a 500m of the Site as identified on Ordnance Survey mapping. Pond P2 was dry in 2021 and continued to be dry in all visits in 2022.

4.2.2 A Habitat Suitability Index assessment and eDNA survey was carried out in 2021. The results of the eDNA survey in 2021 showed one positive result from the six remaining ponds that were tested, as shown here in Table 6.

Table 6: 2021 GCN Assessment

Pond Ref	HSI Category	eDNA Survey
P1	Excellent	Absent
P2	Dry	
P3	Average	Absent
P4	Below Average	Absent
P5	Below Average	Absent
P6	Poor	Present
P7	Good	Absent

District Level Licensing (DLL)

4.2.3 The Applicant has joined the DLL scheme through Natural England. An Impact Assessment & Conservation Payment Certificate (IACPC) has been provided, based on calculations derived from Figure 11 and is provided in 6.4.

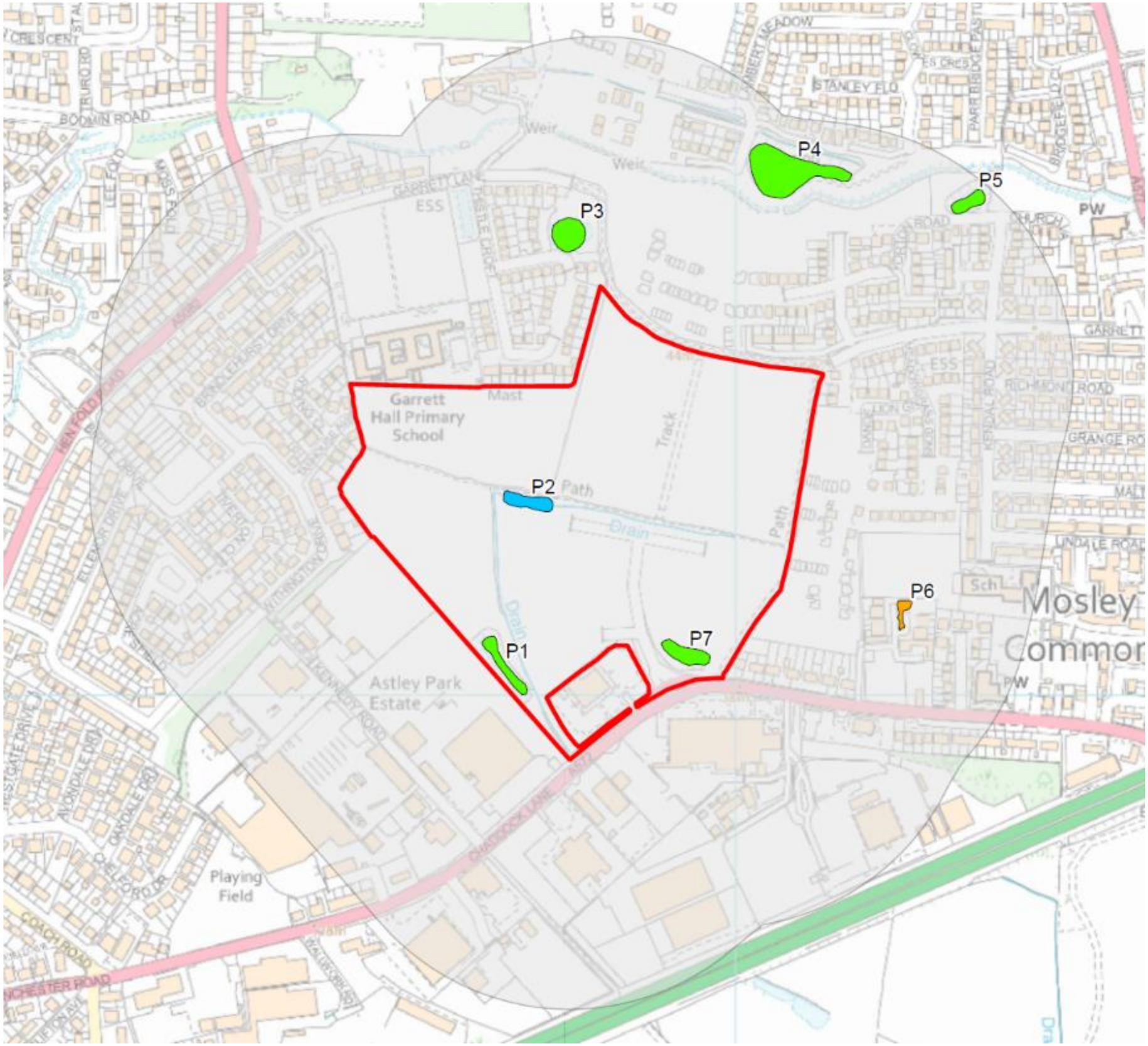

Figure 11
GCN eDNA results

Application Site

500m from boundary

Negative Result

Positive Result

Pond dry (not included in NE DLL)

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-10EcoA_A

Drawing date	**05/07/23**	Version	**A**
Drawn by	**AA**		

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4.3 BATS

Bat Activity Survey

4.3.1 In accordance with Collins 2016[11] the habitat has been graded as low given the urbanised environment and the low connectivity to the wider area. This is consistent with TEP 2021[7].

4.3.2 Two bat activity surveys were undertaken in the form of walked transects and static detector surveys. The transect surveys were completed on 25th May 2022 and 19th September by two experienced surveyors in suitable conditions with no constraints. It was agreed with the local planning authority that the autumn survey was not required due to the low number of bats recorded during the first two surveys (see 6.5).

4.3.3 A static detector was left in situ for 7 days from the 25th May 2022, located in an area estimated to be the most suitable for bat activity (see Figure 12) Following this survey there were reports of other planning team surveyors having equipment stolen from the Site, therefore the static detector was not set out for the remaining surveys and the surveyors were accompanied by security to conduct the transects at night.

Transect surveys

4.3.4 The survey parameters are detailed in Table 7. The surveys found low evidence of bats within the Site boundary with most bats recorded in the western portion of the Site, associated with Hedgerows 3a and 4. Activity levels and the overall number of bat calls recorded (either commuting or foraging) were similar for both surveys.

4.3.5 Only common pipistrelle and soprano pipistrelle were recorded commuting across the site during the transects with common pipistrelle being the most frequently recorded. Bat activity was closely associated with hedgerows (predominantly H3a and H4) and associated trees. No recordings of bats were obtained within the eastern portion of the Site during either transects. The

transects route and bat activity are shown in more detail in Figure 12 and Figure 13.

Static detector

4.3.6 The static data logger recorded 256 passes, the species recorded again only included common and soprano pipistrelle. Common pipistrelle was recorded the most frequently making up 92.5% of the passes and soprano pipistrelle made up the remaining 7.5%. A breakdown of the calls each night is shown Table 8.

Table 7: Transect survey parameters

Parameter	Survey #1	Survey #2
Date	25/05/22	19/07/22
Weather	Overcast, dry	Clear, dry
Wind (Beaufort)	B1	B1
Temp. at start (°C)	14	28
Temp. at end (°C)	13	26
Sunset	21:19	21:28
Survey start	21:19	21:28
Survey end	22:55	23:00

Table 8: Static bat detector and analysis

Dates	Species		Total number of passes
	CPIP	SPIP	
25/05/23	27	0	27
26/05/23	57	7	64
27/05/23	54	0	54
28/05/23	9	2	11
29/05/23	23	2	25
30/05/23	32	8	41
31/05/23	28	0	28
01/06/23	7	0	7

Dates	Species		Total number of passes
	CPIP	SPIP	
Total	**238 (92.5%)**	**19 (7.5%)**	**256**

Ground Level Tree Assessment (2021)

4.3.7 A GLTA was carried out in 2021 reported in TEP 2021 and in 2022 it was verified that conditions had not changed. The results are shown in Table 9.

Table 9: 2021 GLTA results

Tree ID	Species	Feature	BCT Category
T1	Ash	Young to semi-mature, multi-stemmed ash with occasional ivy cover on edge of a ditch. No obvious potential roost features and ivy is unlikely to be a feature.	Negligible
T2	Oak	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5m height between two branches while a large cavity is present on a south-facing branch at 4m height.	Moderate
T3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3m height.	Moderate
T4	Ash	Young, multi-stemmed ash located to north of hedgerow with branches overhanging into the site. No obvious potential roost features.	Negligible
T5	Ash	Semi-mature multi-stemmed ash present at the end of a hedgerow. A dead branch is present at 1.5 m height facing west, with a cavity at the end but cracks at the top	Negligible

Tree ID	Species	Feature	BCT Category
		suggest this is exposed and allows rainwater in.	
T6	Sycamore	Sycamore tree in hedgerow. A crack is present on the north-west facing branch, which is obscured by foliage.	Low
T7	Sycamore	Semi-mature sycamore in hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several small cavities are present along a branch.	High
T8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary)

Bat Endoscope Survey

4.3.8 Further to the GLTA (4.3.7), those trees which were classed as having Moderate or High potential for a bat to roost in a feature on the tree, i.e., a potential roost feature (PRF), were subject to climbing during which each feature was visually inspected, using an endoscope where possible/necessary. The trees are shown on Figure 14. Each tree was assessed twice during the bat active season, at least two weeks apart (Andrews 2018[12]).

4.3.9 As shown in Table 9, no bat roosts or evidence of bats were found within any tree. T7 was downgraded from 'High' to 'Low' upon a closer inspection with the surveyor noting:

"[The] Cavity on [the] South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection."

4.3.10 The grading for all other trees remained as per 2021.

4.3.11 Collins 2016[11] states: "*Ideally, the survey data should be from the last season before a planning application is submitted*", meaning this endoscope data can be used for an application up to the end of the 2023 season.

Table 10: Endoscope Survey results

Tree ID	Species	Original Ground based assessment	Original BCT category	1st aerial check 6/5/2022	2nd aerial check 7/6/2022
2	Ash (not oak)	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5 m height between two branches while a large cavity is present on a south-facing branch at 4 m height.	Moderate Remains moderate	North facing crevice negligible. South facing cavity has rams horns which have moderate potential for low numbers of individual small bats.	No change to feature. No evidence of bats
3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3 m height.	Moderate Remains moderate	Bark features negligible. Cavity on South facing branch has an entrance of 4cm diameter and extends 15cm into branch. Moderate potential for individual bats.	No change to feature. No evidence of bats
7	Sycamore	Semi-mature sycamore in hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several small cavities are present along a branch	High Downgraded to low	Cavity on South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection.	N/A
8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary) Remains moderate	Hazard beam on lowest branch on South side of tree. Moderate potential for individual small bats. Hollow dead branch at a height of 3m on west side of tree. Cavity 3cm x 20cm moderate potential for small bats.	No change to features. No evidence of bats

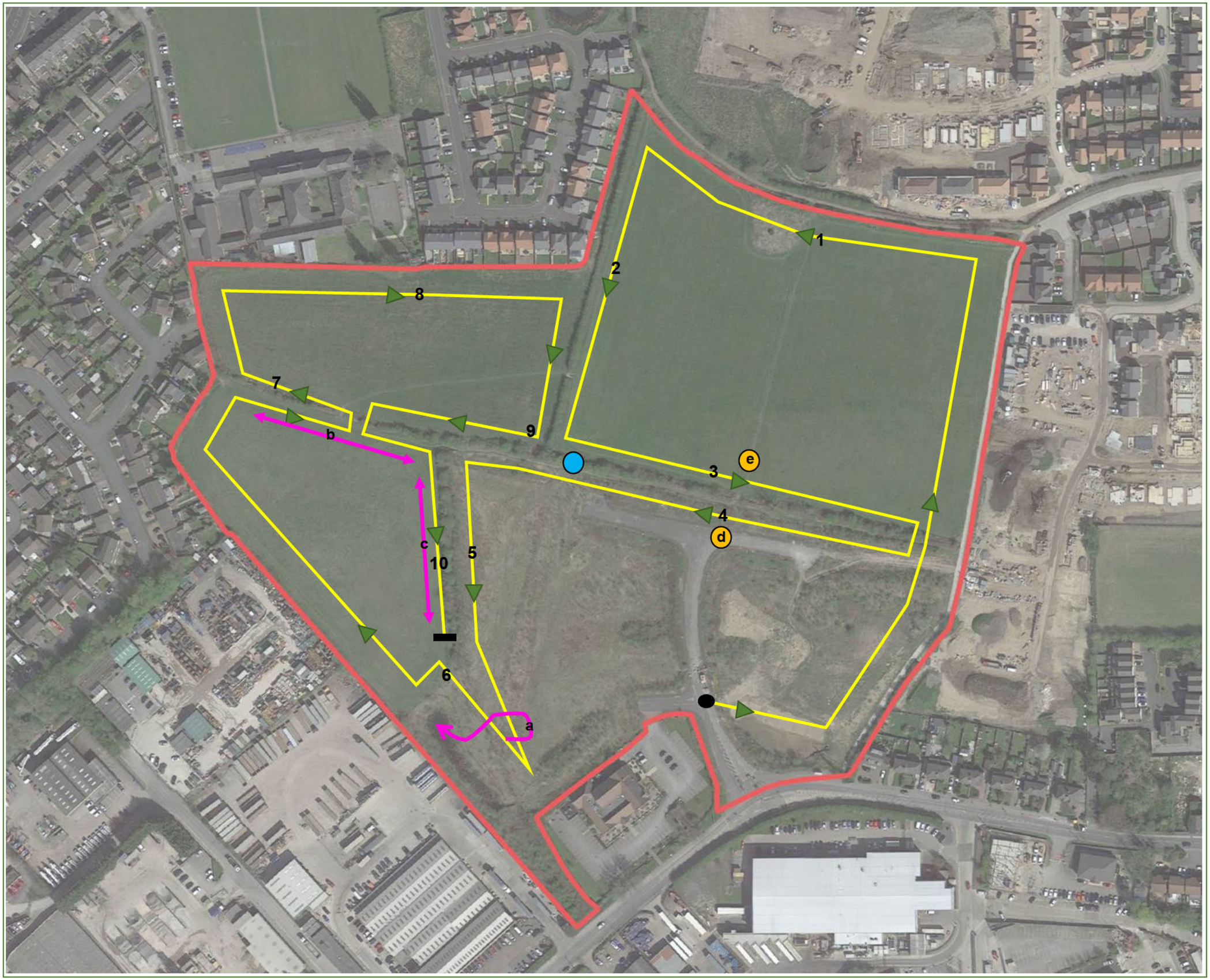

Figure 12
Bat Transect 1 (25/05/22)

Site boundary

Transect route

Direction of transect

1- 10 — Spot count location (1 minute)

P. pipistrellus activity

P. pipistrellus heard, not seen

Logger location

a - e — Activity reference

N

Do not scale

Client: PLP

Project title	Project ID
Astley	**193-14**

Subject: **Ecological Assessment**

Drawing number: 19314-01EcoA_A

Drawing date **13/05/22** Drawn by **JC** Version **A**

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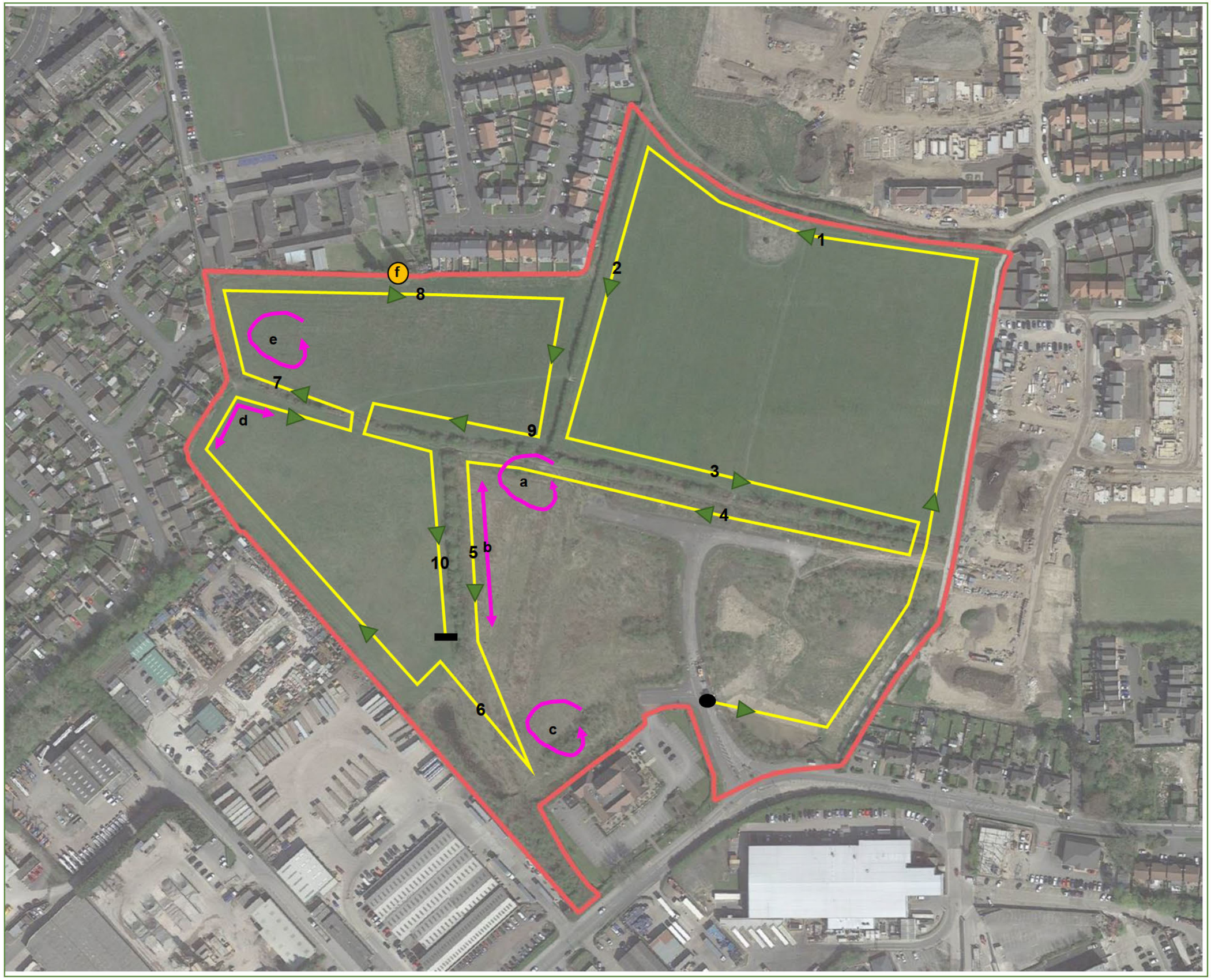

Figure 13
Bat Transect 2 (19/07/22)

	Site boundary
	Transect route
	Direction of transect
1- 10	Spot count location (1 minute)
	P. pipistrellus activity
	P. pipistrellus heard, not seen
a - e	Activity reference

N

Do not scale

Client: PLP

Project title	Project ID
Astley	**193-14**

Subject: **Ecological Assessment**

Drawing number: 19314-02EcoA_A

Drawing date	Version
21/07/22	**A**

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Figure 14
Bat Ground Level Tree Assessment

Application Site

High

Moderate

Low

Negligible

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-11EcoA_B

Drawing date	**10/07/23**	Version	**B**
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4.4 BREEDING BIRDS

4.4.1 Breeding bird surveys were undertaken between May and June 2022, opportunistically recording in a 'look-see' manner in accordance with Gilbert 2011[16]. The results are presented here in Figure 15 and Figure 16, with the species list in Table 11 and Table 12. In summary there are three priority species and two red-list species.

Survey Visit 1

4.4.2 The survey was carried out on 10th May 2022, and recorded an unremarkable bird assemblage comprising of 16 different species. Of these, three are Priority bird species (dunnock, house sparrow and song thrush) and one is red listed by BTO (house sparrow).

4.4.3 There was one singing dunnock and four song thrush showing signs of breeding on site. There were also 11 individual house sparrows recorded, however they were all recorded using the houses located directly offsite.

Table 11: Breeding bird records (visit 1)

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
Black bird	*Turdus merula*				*
Blue tit	*Cyanistes caeruleus*				*
Carrion crow	*Corvus corone*				
Dunnock	*Prunella modularis*		*		*
Goldfinch	*Carduelis carduelis*				*
Great tit	*Parus major*				*
House Sparrow	*Passer domesticus*	*	*		
Magpie	*Pica pica*				*
Mallard duck	*Anas platyrhynchos*				*

16

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
Moorhen	*Gallinula chloropus*				*
Nuthatch	*Sitta europaea*				*
Robin	*Erithacus rubecula*				*
Song thrush	*Turdus philomelos*		*		*
Whitethroat	*Curruca communis*				*
Wood pigeon	*Columba palumbus*				*
Wren	*Troglodytes troglodytes*				*

Survey Visit 2

4.4.4 The second survey was carried out on 9th June 2022. A similar assemblage to visit 1 was recorded, but this second visit also revealed willow warbler within hedgerow 3a and house martin (red list) were foraging within the open grassland of the Site.

Table 12: Breeding bird records (visit 2)

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
Black bird	*Turdus merula*				*
Blue tit	*Cyanistes caeruleus*				*
Carrion crow	*Corvus corone*				
Dunnock	*Prunella modularis*		*		*
Goldfinch	*Carduelis carduelis*				*
Great tit	*Parus major*				*
House martin	*Delichon urbicum*	*			

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
House Sparrow	*Passer domesticus*	*	*		
Magpie	*Pica pica*				*
Mallard duck	*Anas platyrhynchos*				*
Moorhen	*Gallinula chloropus*				*
Nuthatch	*Sitta europaea*				*
Robin	*Erithacus rubecula*				*
Song thrush	*Turdus philomelos*		*		*
Whitethroat	*Curruca communis*				*
Wood pigeon	*Columba palumbus*				*
Wren	*Troglodytes troglodytes*				*
Willow warbler	*Phylloscopus trochilus*				*



Figure 15
Breeding Bird Survey 1 (10/05/22)

Site boundary

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Breeding Bird Survey

Drawing number
19314-01BBS_A

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Figure 16
Breeding Bird Survey 2 (09/06/22)

Site boundary

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Breeding Bird Survey

Drawing number
19314-01BBS_A

Drawing date	**13/09/22**	Version	**A**
Drawn by	**JC**		

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5 ASSESSMENT

5.1 DESIGNATED SITES

5.1.1 The Site does not lie within or adjacent to any designated areas. The nearest statutory designation is Manchester Mosses SAC/SSSI c.4km south, which due to distance and scale of the proposals there will be no affect. The proposals will therefore not trigger a Habitats Regulations Assessment.

There are six non-statutory designations all of which are separated from the Site by large urban areas and therefore none will be affected.

5.2 HABITATS & PLANTS

Status

5.2.1 The Site is network by a series of hedgerows which are priority habitats, although none are important from a HEGS perspective.

5.2.2 There is an important area of semi-improved neutral grassland towards the southeast of the Site (TN1 on Figure 8). This grassland is a borderline grassland between unimproved (priority habitat) and semi-improved. The grassland is colonised by a large colony of marsh and hybrid orchid types, and the average species richness is 12-15sp/m^2.

5.2.3 There are two ponds on site. The ponds will be maintained and form an important component of the drainage strategy for the post-construction site.

5.2.4 All habitats across the Site, although not priority, provide an important contribution towards local biodiversity value in the area.

5.2.5 There are two stands of giant hogweed towards the south of the Site at TN14 (refer to Figure 8 and Figure 10).

Unmitigated Impacts

5.2.6 The Site will be cleared, removing all habitat in advance of construction, being replaced by a landscape scheme as shown in Figure 3 and Figure 4. The prime

impacts to habitats are as follows (impacts to individual fauna species are dealt with in separate sections below):

i C.*m of priority habitat hedgerows will be lost the proposals. Animals taking refuge at the base of hedges could be killed or injured, including hedgehog.
ii The proposals will remove an important colony of orchids;
iii C.*m^2 important (but not priority) grassland will be lost to the proposals.

5.2.7 Giant hogweed has been recoded as present. It is listed on Section 14(9), Part II, WCA 1981 which lists plants that are banned from being planted, or otherwise caused to grow in the wild. These rules also apply to specimens of listed invasive alien species, including any live part of the species, such as seeds or cuttings that might grow or reproduce. Giant hogweed in particular represents a significant risk to health and safety and although it is not unlawful to have such a plant on your land it should be removed from Site in the appropriate manner.

Recommendations

5.2.8 A CEMP Biodiversity should be provided, compliant with BS42020[2], containing a Biodiversity Risk Assessment, details of Biodiversity Protection Zones and the use of Heras fencing, details of the role of an Ecological Clerk of Works (ECW) and in particular should include the following:

Hedgerows

5.2.9 The hedgerow removal process should a two-staged operation, with the hedgerow removed down to 30cm and left overnight (no longer), with the final 30cm removed next day.

5.2.10 Hedgerow creation should use native species only. Five species or more should be selected from Table 13 and planted double-staggered with 30cm spacing between plants. The scheme should realise at least a 10% gain in hedgerow units, proven through an appropriate metric calculation.

Grasslands

5.2.11 The neutral grassland should be retained in situ wherever possible, avoiding, and protected from, any impact using Heras fencing. The retained area should be shown on a Biodiversity Protection Zone plan in the CEMP.

5.2.12 Where retention is not possible the turf of the neutral grassland at TN1 (refer to Figure 17) should be lifted and stored separately, to be re-used in the landscape scheme. A turf storage method statement should be provided in advance of the turf being lifted to be approved by the LPA, and should include:

- Location of the stored turves;
- Method of lifting and transport;
- Details of watering
- Details of replacement

Table 13: Native Hedge Species

Common name	Latin name
Hawthorn	*Crataegus monogyna*
Elder	*Sambucus nigra*
Ash	*Fraxinus excelsior*
Dog-rose	*Rosa canina*
Blackthorn	*Prunus spinosa*
Dogwood	*Cornus sanguinea*
Field maple	*Acer campestre*
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Crab apple	*Malus sylvestris*
Spindle	*Euonymus europaeus*

Invasive Species

5.2.13 An invasive species survey of the Site should be carried out prior to any persons entering the land. The survey should identify the location and size of stand of any invasive species found including giant hogweed.

5.2.14 Appropriate advice from an experienced invasive non-native (alien) consultant should be obtained and the plant(s) removed using the appropriate methods prior to commencement on site. Any vehicle entering the Site prior to eradication should have the wheels/equipment washed prior to leaving the Site.

Landscape Scheme

5.2.15 The scheme should include the following:

i All species proposed in the scheme should be native and of local provenance, where possible

ii Wherever possible hedgerows and the neutral grassland at TN1 should be retained. Where this is not possible the grassland turf should be re-used in the scheme as described in 5.2.12.

iii Ponds should be landscaped in a manner that encourages water vole colonisation and provides for any colonising great crested newt in the future (refer to 6.3).

iv Overall, the landscaping scheme should contribute positively to the Biodiversity Net Gain strategy as discussed in 5.8.

5.3 AMPHIBIANS

Status

5.3.1 Common toad was recorded by the data trawl, the closest record being 1.7 km to the north- east of the site, beyond a main road.

5.3.2 Great crested newt have been recorded as present in Pond 6 about 200m east of the Site boundary in an eDNA survey in 2021. There are a further two ponds on Site and three ponds within 500m of the Site boundary all of which returned negative but could be used by GCN.

Legislation & Policy

5.3.3 The more common species of amphibians are partially protected by the WCA 1981, making it an offence to deliberately kill or injure an animal, and are priority species.

5.3.4 Great crested newts (GCN) are highly protected as a European Protected Species, as well as being a Schedule 5 Wildlife and Countryside Act 1981 fully protected amphibian, as such are the subject of protection under the Conservation Regulations 2017 and the WCA 1981, making it unlawful to kill, injure an animal or damage, destroy or obstruct an animal's access to its place of shelter. Licenses can be provided to make offences lawful where appropriate mitigation is provided.

5.3.5 This development has elected to join the District Level Licensing (DLL) scheme to mitigate impacts to GCN from the proposals and thus acquire a licence from Natural England. An IACPC has been provided by Natural England (refer to 6.4).

5.3.6 The local authority policy CP12 provides for protected and priority species.

Unmitigated Impacts

5.3.7 Commoner amphibians could be killed or injured by pond drain-down if carried out during site clearance.

5.3.8 The DLL scheme still requires immediate impacts of killing and injury of GCN to be mitigated through pre-site clearance capture of GCN.

Recommendations

5.3.9 If draining ponds, filter gauze should be placed over the inlet for the final 30cm, and an ECW should be allowed to net the final 30cm and search the muddy substrate before final pond clearance earthworks.

5.3.10 The first stage Conservation Payment as defined on the IACPC should be paid to NE to receive the counter-signed certificate prior to planning determination. (may be required for final validation).

5.3.11 The site should be searched by a suitably qualified ecologist, moving GCN to safety prior to site clearance. This involves:

i Hand-searching searching refugia
ii Destructively searching suitable terrestrial habitat, such as that within 50m of an on-site pond, without the use of any fences or pitfall traps
iii Hand searching the mud and last 30cm of water in ponds that are drained down.

5.4 BADGERS

Status

5.4.1 No evidence of badgers or their setts has been recorded on or within 30m of the Site, but there are records of badgers within the local landscape suggesting they are active in the area.

Legislation & Policy

5.4.2 Badgers occupying setts and their setts (tunnels and chambers where they live) are protected by the Protection of badgers Act 1992.

5.4.3 It is good practice to take account of badgers if they could potentially use a site.

Unmitigated impacts

5.4.4 Badgers may create a new sett within the Site or up to 30m from the Site in the interim between planning determination and commencement of proposals. This is particularly important with hedgerows.

5.4.5 Animals may commute across the site and therefore be subject to adverse impacts from construction.

Recommendations

5.4.6 A badger survey should be carried out within 3 months prior to commencement of proposals, and should evidence be found a method statement should be provided to the LPA for approval prior to works commencing. Further works

may require a licence from Natural England should damage to a sett or disturbance to badgers occupying a sett be anticipated. This mitigation is not required if the works commence before 12th August 2023.

5.4.7 During construction, the Principal Contractor should ensure that appropriate safety measures for badgers must be taken to avoid harm to animals visiting the site after nightfall. They will not be present post-dawn until dusk. Recommendations are for RAMS to include:

i Works should be limited to daylight hours.
ii Any excavations greater than 1.5m in depth and to be left open overnight will have a means of escape for any animals that might fall in (e.g. a plank).
iii Similarly, open-ended pipes are to be covered denying overnight access to any animals that may otherwise become trapped.
iv Any internal or boundary barriers such as fencing should allow badgers freedom of access throughout the development site and should avoid using orange or brightly coloured plastic tape that can alarm badgers. Barriers should at a minimum provide a gap 200mm high at regular intervals, although permanent access under for example post and rail fence is preferred.
v The contractors and sub-contractors must not leave any food on the site, including food wrappers and discarded food items. Security personnel should be instructed not to feed badgers at night.

5.5 BATS

Status

5.5.1 There are no roosts present on Site, or structures that could provide roosting opportunities for bats.

5.5.2 Three trees have ‘Moderate’ potential for bats to roost, trees T2, T3 & T8. Endoscope surveys have shown that there is currently no evidence of bat use in these trees. Two further trees have ‘Low’ potential, T6 & T7, the latter being downgraded from ‘High’.

5.5.3 The bat foraging and commuting habitat has been graded as 'Low', and the subsequent transect surveys showed that the bat assemblage is unremarkable, dominated by a small number of pipistrelle species.

Legislation & Policy

5.5.4 In Britain all bat species and their roosts are legally protected, by both domestic and international legislation. This means it may be a criminal offence if you:

i Deliberately take, injure or kill a wild bat
ii Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
iii Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
iv Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
v Intentionally or recklessly obstruct access to a bat roost.

5.5.5 The local authority policy CP12 (1) provides for protected species.

Unmitigated Impacts

5.5.6 A tree with a potential roost feature could be felled in a manner that may have an adverse effect on a bat.

5.5.7 The bat foraging and commuting habitat has been graded as 'Low', and the subsequent transect surveys showed that the bat assemblage is unremarkable, dominated by a small number of pipistrelle species.

Recommendations

5.5.8 In order to protect bats from adverse effects:

i The trees that have 'Moderate' potential (T2, T3 & T8) should be removed with a licensed bat person present who may elect to undertake another endoscope assessment prior to felling, and these trees should be soft-felled (refer to Figure 14).

ii Trees that are graded 'Low' potential (T6 & T7) should be soft-felled with an ECW present.

iii The survey data is only valid for surveys from the preceding season, so should works be postponed beyond the active season in 2023 bat surveys should be updated.

5.5.9 Post-construction, at least one bat box / feature lost should be provided, of woodcrete-type construction and maintenance-free as defined by Mitchell-Jones 2004[17]:

- There should be a minimum of five boxes to mitigate the five features removed i.e., T2, T3, T6, T7 & T8.
- The boxes should be provided in advance of tree removal.
- Boxes must not be illuminated by the lighting scheme.
- Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

5.5.10 The landscape scheme should provide linear features at least the length that is being lost. Native species should be used. These features should be interconnected wherever possible and connect to the wider landscape beyond the Site boundaries. The lighting scheme should leave these features in as dark a place as possible, avoiding direct illumination where health and safety allows.

5.6 BREEDING BIRDS

Status

5.6.1 There are numerous records of priority and red & amber listed breeding birds of Conservation Concern, and more commoner species throughout the Site and within 2km of the Site. The field survey corroborated this recording 20 breeding birds, of which 18 were recorded as likely breeding on site including

[17] **Mitchell-Jones, A. J. 2004** Bat Mitigation Guidelines. English Nature, ISBN 1 85716 781 3. January 2004.

three priority species and also including red-listed house sparrow and house martin.

5.6.2 The habitat on site is largely suitable for breeding birds.

Legislation & Policy[18]

5.6.3 All wild breeding birds are protected by Part 1 of the Wildlife and Countryside Act 1981 from deliberate or reckless damage or destruction. It is unlawful to;

- intentionally kill, injure or take wild birds
- intentionally take, damage or destroy a wild bird's nest while it's being used or built
- intentionally take or destroy a wild bird's egg

5.6.4 For further information, please visit: https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences

Unmitigated Impacts

5.6.5 Birds could be killed or injured, and their nest or eggs could be damaged or destroyed.

5.6.6 All breeding bird habitat will be lost to the proposals.

Recommendations

5.6.7 Where clearance of vegetation likely to support nesting birds takes place between 1st March and 31st August, a qualified ECW should visit the Site within 48 hours prior to commencement to confirm no breeding birds are present that will be affected by the proposals. Where this involves dense or extensive vegetation, the ECW is unlikely be able to confirm this. Should an ECW be required, the results of the visit should be kept on file to show the authorities should it be required.

[18] There are variations between countries in the UK, but the principle is enshrined here

5.6.8 The extent of works is usually minor compared to available alternative habitat which can be regionally vast, such that the loss of bird breeding habitat is considered to be negligible. Nonetheless, it is good practice to provide opportunities for birds to continue to breed throughout the completed development. One bird box per red or amber and priority species to be affected should be provided per hectare of strategic landscaping. This means that as there are 5 species across c.4 hectares, which totals 20 bird boxes. These 20 boxes should include:

- 5 house sparrow terraces
- 5 house martin boxes (where possible to attach to buildings)
- 5 open-fronted boxes
- 5 front-holed boxes

5.6.9 Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

5.7 HEDGEHOG

Status

5.7.1 There are numerous records of hedgehog, although no evidence of their presence has been found, but the habitat is suitable, especially at the base of hedgerows.

Legislation & Policy

5.7.2 Hedgehogs are a priority species which should be taken into account as part of the planning authority's Biodiversity Duty.

Unmitigated Impacts

5.7.3 Construction works could inadvertently kill or injure an animal. Reasonable avoidance measures are provided to avoid potential impacts.

Recommendations

5.7.4 The following methods of working should be carried out to reasonably avoid killing or injuring hedgehogs that may be present on site:

i Works carried out should be informed by survey data not less than 5 breeding seasons in age;

ii If the proposals require burning piles of woody material, prior to the burn move the pile from its original location on the morning of the burn to ensure there are no hedgehogs in its base.

iii Do not leave any food or litter on the site – food attracts hedgehogs to come to your site and some types of litter can be harmful even lethal.

iv Place small holes 13 x 13cm in barriers like walls or fences to let ground dwelling creatures such as hedgehogs pass freely through the development site.

v Make sure trenches and other open features 50cm deep or more have a means of escape for hedgehogs – block open pipes to stop a hedgehog getting in.

vi Provide hedgehog boxes and log piles post construction. Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

5.8 BIODIVERSITY NET GAIN

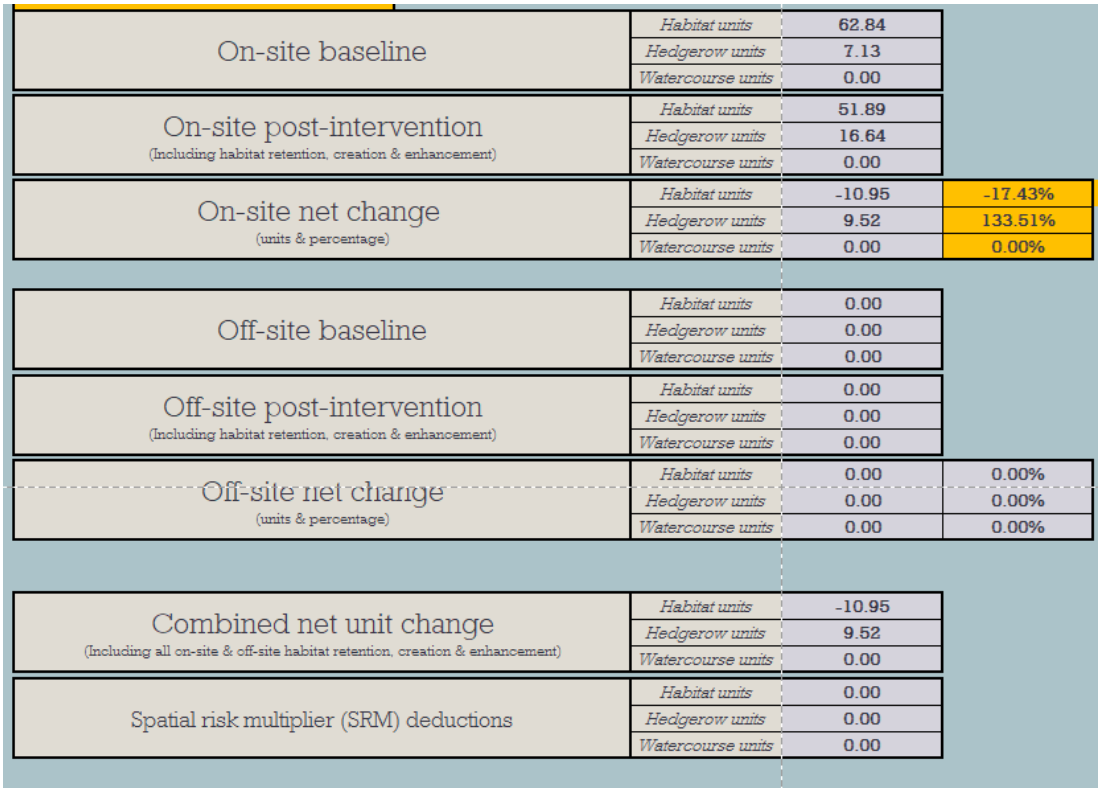
Status

5.8.1 The Biodiversity Metric v4.0 is the latest version to be employed and the results are provided in Box 1 below, provided as a separate excel workbook to provide the full results. The Condition Tables are summarised in 6.6.

5.8.2 The BNG assessment has valued all habitats within the existing baseline scenario and assesses the impact of the proposals by taking into account all habitats to be lost, retained/translocated, and created in the operational phase.

5.8.3 The Metric results in a deficit of -10.95 Habitat Units (-17.43%), +9.52 Hedgerow Units (+133.51%), and 0 River Units.

Box 1: BNG Headline Results



On-site baseline	*Habitat units*	62.84	
	Hedgerow units	7.13	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	51.89	
	Hedgerow units	16.64	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	-10.95	-17.43%
	Hedgerow units	9.52	133.51%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-10.95	
	Hedgerow units	9.52	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Legislation & Policy

5.8.4 The Environment Act 2021 now makes it unlawful for development to result in a net loss, but the percentage gain required has not yet been lawfully defined (10% is referred to as probable).

5.8.5 The NPPF para 180[a] seeks a hierarchical approach to mitigation (avoid, mitigate or compensate).

5.8.6 Local policy does not yet reflect a BNG requirement.

Biodiversity Gain Plan

5.8.7 It is not possible to reach a 10% gain within the Site boundaries as required by the forthcoming Environment Act legislation. In line with NPPF para 180[a], the mitigation hierarchy has been employed:

Avoid

5.8.8 A number of existing habitats are being retained on Site, which include (refer to Figure 17):

i Hedgerows H1, H5, H6 & H7.
ii The two existing waterbodies on Site to the southwest and southeast.
iii Grassland surrounding both waterbodies.
iv A small group of trees to the northwest boundary.
v Scrub habitat (0.52ha of 1.13ha in total), namely to the southwest. This habitat can be further enhanced and includes T8.
vi Amenity grassland.
vii Hardstanding (no ecological value).

Mitigate

5.8.9 The following mitigation measures are proposed:

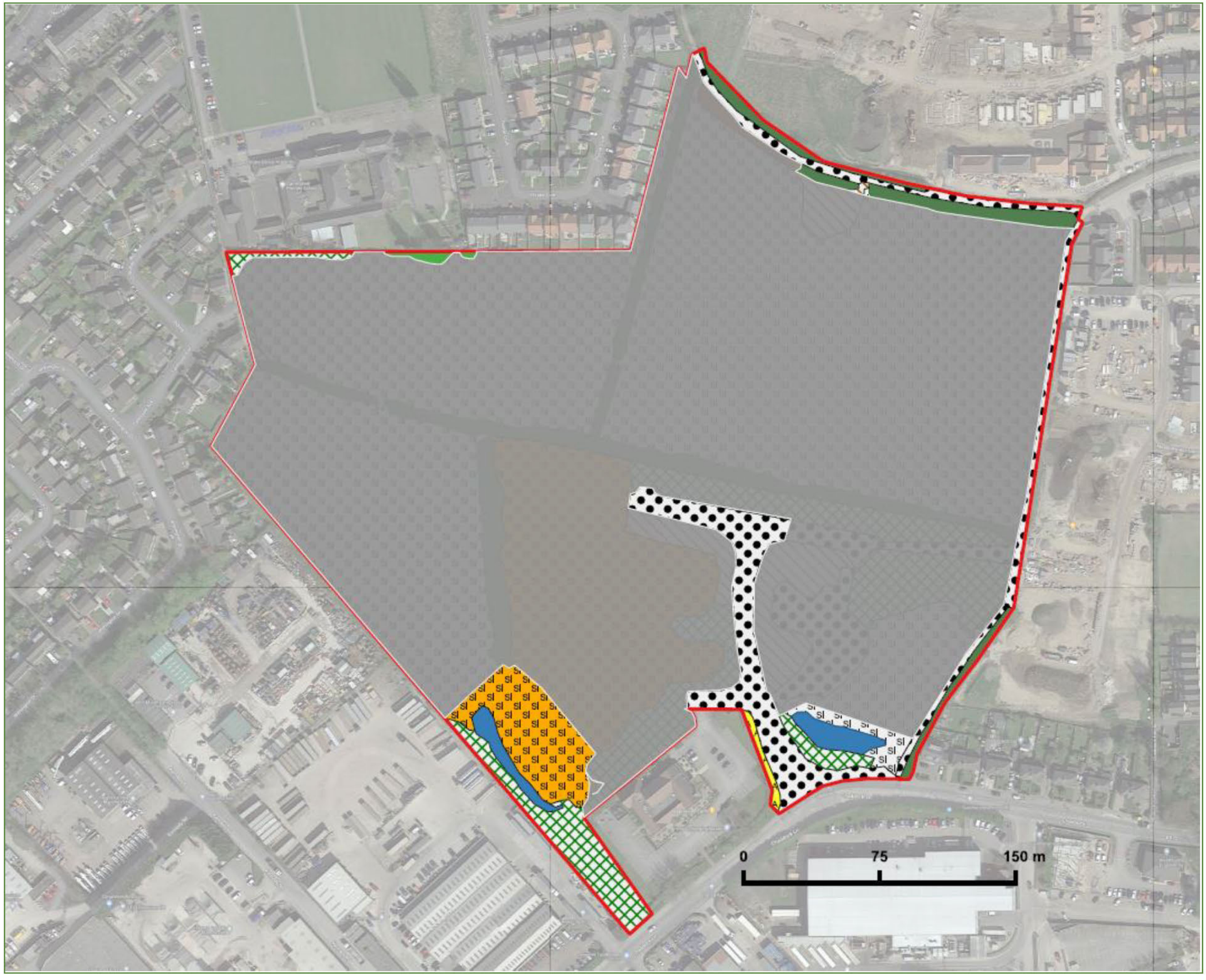
i Translocation of good-quality neutral grassland which totalling c.1.77ha of existing 1.87ha. This habitat is the greatest ecological resource at the Site.
ii The control of invasive giant hogweed.

Compensation

5.8.10 After employing mitigation, the impact still remains as is shown in the Metric results, with a deficit of -10.95 Habitat Units. The options are:

i Habitat within the site boundary should be created or enhanced.
ii Where this is not possible, the impact should be offset by habitat creation or enhancement on land within the Wigan administrative area.
iii As a last resort a financial compensation can be made, via a planning condition. This compensation should target biodiversity within the local area and seek to provide or enhance habitat of at least the broad habitat type to the lost at the Site, normally controlled in the form of a s106 agreement. For this option further liaison with the LPA is recommended.

Figure 17
Retained Habitat



- Site boundary
- Scattered trees
- Dense scrub
- Semi-improved neutral grassland
- Tall ruderal
- Amenity grassland
- Bare ground
- Bracken
- Species-poor hedgerow (Priority Habitat)
- Pond
- Poor semi-improved grassland
- Habitat to be lost to proposals

N

Do not scale

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-08EcoA_A

Drawing date 28/06/23 Drawn by MM Version A

the ecology Practice
0845 602 3822 www.ecologypractice.co.uk

6 APPENDICES

6.1 APPENDIX I: LEGISLATION

The Environment Act 2021

6.1.1 The Act deals with targets to improve air quality, biodiversity, water, and waste reduction and resource efficiency. Nature and Biodiversity is dealt with directly in Part 6, which is aimed at:

- Strengthened biodiversity duty
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity
- Local Nature Recovery Strategies to support a Nature Recovery Network
- Duty upon Local Authorities to consult on street tree felling
- Strengthen woodland protection enforcement measures
- Conservation Covenants
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature
- Prohibit larger UK businesses from using commodities associated with wide-scale deforestation
- Requires regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system

Conservation of Habitats and Species Regulations 2017 (as amended)

6.1.2 These Regulations consolidate the Conservation (Natural Habitats, &c.) Regulations 1994 and amend the 2010 Regulations, and together they transpose the European Habitats Directive into domestic law. The Regulations provide for the designation and protection of 'European sites' (referred to in this assessment as international sites), the protection of 'European protected

species', and the adaptation of planning and other controls for the protection of such.

6.1.3 Under the Regulations, UK competent authorities have a general duty to have regard to the EC Habitats and Birds Directives. They require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Under Regulation 63, where any proposed plan or project is likely to have an effect on a Natural 2000 site or qualifying feature for a site, then the competent authority (normally the local planning authority) will carry out an Appropriate Assessment of those effects, referred to as a Habitats Regulations Assessment (HRA).

Species

6.1.4 The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority, including the planning authority, is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild populations of the species concerned: these three elements form the basis of the three derogations ‘tests’ to be applied to satisfy European legislation.

Wildlife and Countryside Act 1981

6.1.5 The principle statutory instrument that governs nature conservation in England is the Wildlife and Countryside Act 1981 as amended (WCA 1981).

6.1.6 The WCA 1981 consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and the Birds Directive in Great Britain. It

is complimented by the Wildlife and Countryside (Service of Notices) Act 1985, which relates to notices served under the 1981 Act, and the Habitats Regulations 2017 (as amended), which implement the Habitats Directive.

6.1.7 Containing four Parts and seventeen Schedules, the Act covers protection of wildlife (birds, and some animals and plants), the countryside, National Parks, and the designation of protected areas, and public rights of way.

6.1.8 Amendments to the Act have been made and there is a statutory quinquennial review of Schedules 5 and 8 (protected wild animals and plant respectively), undertaken by the country agencies and co-ordinated by the Joint Nature Conservation Committee. There have been 6 reviews with the 7th commenced in 2021.

Protection of Badgers Act 1992

6.1.9 There are very few Acts of Parliament that are dedicated to one species with conservation as part of the aim. This Act supplements the WCA 1981 by affording protection to badgers against disturbance and their setts against unlawful damage and destruction. It provides a licensing system to allow works to proceed in a sensitive manner.

Countryside and Rights of Way (CRoW) Act 2000

6.1.10 The CRoW Act 2000 places a duty on Government Departments and the National Assembly for Wales to have regard for the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the 1992 Rio Convention on Biological Diversity. The Act makes various amendments to the WCA 1981 including increasing SSSI protection, management and policing.

6.1.11 DEFRA published the first 'list' in 2002 under Section 74 of the CRoW Act 2000, which was identical with the UK BAP list at the time, now superseded by the Natural Environment and Rural Communities Act 2006 Section 41 list (see below).

Natural Environment and Rural Communities (NERC) Act 2006

6.1.12 The NERC Act 2006 makes provision in respect of biodiversity, pesticides harmful to wildlife and the protection of birds, and in respect of invasive non-native species.

6.1.13 Section 40 of the Act lays a duty on authorities to have regard to the purpose of conserving biodiversity in compliance with the UN Biodiversity Convention in 1992. This is otherwise known as the 'Biodiversity Duty' and refers in particular to those Habitats & Species of Principle Importance listed in Section 41 of the Act. Guidance for local authorities on implementing the Biodiversity Duty is provided in DEFRA (2007).

Section 41 List

6.1.14 For the purposes of conserving biodiversity, habitats and species of principle importance are listed through the provisions set out in Section 41 of this Act (replacing Section 74 of the CRoW Act 2000), referred to in this chapter as the Section 41 List. DEFRA 2007 references the UK and local Biodiversity Action Plans (BAPs) (see below) as the source of data for the Section 41 List. This assessment uses the List, as updated by the UK BAP, as a key guide for identification of ecological features to be affected by proposals, and to guide and weigh recommendations and mitigation.

6.1.15 The Section 41 List has been further refined by DEFRA 2007, where seven sectors have been selected where public bodies and other stakeholders can make a significant contribution to biodiversity conservation, through their Biodiversity Duty. Habitats and species relevant to each sector have been identified to help non-conservation professionals consider where the List might apply to them. Of these seven, two are relevant to this assessment i.e. Land Use Planning and Regional & Local Government. The List was last updated in 2010 and referenced here as Natural England 2010.

ODPM Circular 06/2005 Biodiversity and Geological conservation (withdrawn but report remains compliant)

6.1.16 This Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. With the onset of the National Planning Policy Framework in March 2012, this remains as the principal source of statutory interpretation of the legislation listed above.

6.1.17 The Circular is presented in four Parts, of which the first three are relevant here. The Circular requires updating since the publication of the National Planning Policy Framework in March 2012 replaced Planning Policy Statements (see below), but should be applied as follows:

Part I: Internationally Designated Sites

- This Part provides guidance on implementation of the Conservation of Species and Habitat Regulations 2010 (updating the Habitat Regulation 1994), in compliance with the Habitats Directive. The principal is maintenance of the Natura 2000 suite of sites. Helpful definition of derogation from the Habitats Directive and the 'three tests' is provided.
- The principal of compensation is included, although this will be subject to strict testing under the 'three tests' system and is unlikely to be effective at an international level.

Part II: Nationally Designated Sites

- This Part focusses on Sites of Special Scientific Interest (SSSI) and provides guidance on interpretation of the Wildlife and Countryside Act 1981 (as amended, inc. the CROW Act 2000).

Part III: Conservation of habitats and species outside designated areas

- Part III pulls together statutory instruments and the route through which their protection is linked to Biodiversity Action Plans in the UK, both nationally and locally.

6.1.18 Section 84 of this Circular states that the habitats and species listed in the S41 List are capable of being a material consideration.

6.1.19 Section 85 refers to the CRoW 2000 Act, Section 74, which has been superseded by the S41 List and requires updating. The importance of the S41 List in principle is set out here.

6.1.20 Section 95 identifies forthcoming DEFRA advice on Local Wildlife Sites. DEFRA 2006 subsequently defines local wildlife sites and their management, linking local wildlife sites to the Conservation of Habitats and Species Regulations 2010 (Regulation 39[3]) where they are referred to as 'Stepping Stones'. This is a key link for local wildlife site protection via the Natural Environment White Paper, and Lawton 2010 , and subsequently informing the England Biodiversity Strategy for 2020 , all of which provide policy guidelines for protection of stepping stones integral to ecological networks, the latter as referred to most recently in the National Planning Policy Framework 2012 (see earlier).

6.2 APPENDIX II: SOFT FELLING METHODS

6.2.1 The felling work will be undertaken during weather conditions suitable for bats to be active, avoiding the main hibernation period, to minimise the risk of significant disturbance;

6.2.2 A supervising ecologist with appropriate licence/experience will be present on site to advise on felling methods and what to do in the event bats are encountered;

6.2.3 Sections of the tree containing features suitable for roosting bats, i.e., thick ivy stems, will be softly lowered to the ground, following which these will be subject to a more detailed inspection by the supervising ecologist to confirm absence of bats;

6.2.4 After felling, the sections of the tree supporting thick ivy stems will be retained in a suitable location overnight allowing bats to disperse, in the unlikely event that any are present but undetectable.



Photograph 17. Sections of the tree containing features suitable for roosting bats will be softly lowered to the ground to be inspected by ECW

Further Reading

Donzelli, P.S. and Lilly, S.J. 2001 The Art and Science of Practical Rigging. International Society of Arboriculture, Champaign, Illinois. A detailed text on the practicalities of rigging.

Mulholland, J. 2015 Soft Felling and Translocating Bat Roosts in Trees – Arboricultural Considerations. CIEEM InPractice: pp 28-30, issue 89, September 2015.

Stileman, P. 2011 Guidance Note 1 – Bats in the context of tree work operations. Arboricultural Association, Stonehouse, Gloucestershire.

Arboricultural Association 2023: www.trees.org.uk provides advice on engaging arboricultural contractors (accessed July 2023)

Climbing Arborist 2023: www.climbingarborist.com provides easily accessible 'how to' video guides for a range of tree work topics including rigging (accessed July 2023)

6.3 APPENDIX III: POND LANDSCAPING SPECIES MIX

Table 14: Plants for Water voles

Type	Common Name	Latin Name
Reeds	Reed canary grass	*Phalaris arundinacea*
	Common reed[19]	*Phragmites australis*
	Reed sweet grass	*Glyceria maxima*
Grasses	Meadow grasses	*Poa trivalis, P. pratensis*
	Cocksfoot	*Dactylis glomerata*
	Sweet grasses	*Glyceria fluitans, G. notata*
	False oat-grass	*Arrhenatherum elatius*
	Tufted hair-grass	*Oeschampsia caespitosa*
	Sweet vernal-grass	*Anthoxanthum odoratum*
	Yorkshire fog	*Holcus lanatus*
	Creeping soft-grass	*Holcus mollis*
	Creeping bent	*Agrostis stolonifera*
	Timothy	*Phleum pratense*
	Marsh foxtail	*Alopecurus geniculatus*
	Meadow foxtail	*Aopecurus pratensis*
	Purple moor-grass	*Molinia caerulea*
Rushes	Hard rush	*Juncus inflexus*
	Soft rush	*Juncus effusus*
	Conglomerated rush	*Juncus conglomeratus*
	Sharp-flowered rush	*Juncus acutiflorus*
	Jointed rush	*Juncus articulatus*
Sedges	Greater tussock sedge	*Carex paniculata*
	False fox-sedge	*Carex otrubae*
	'Hairy' sedge	*Carex hirta*
	Bottle sedges	*Carex rostrata*
	Bladder sedge	*Carex vesicaria*
	Pendulous sedge	*Carex pendula*
	Black sedge	*Carex nigra*
	Lesser pond-sedge	*Carex acutiformis*

[19] Important to encourage above-ground nesting where burrowing is not possible

Type	Common Name	Latin Name
	Greater pond-sedge	*Carex riparia*
Water plants	Branched bur-reed	*Sparganium erectum*
	Unbranched bur-reed	*Sparganium emersum*
	Arrowhead	*Sagittaria sagittifolia*
	Common water-plantain	*Alisma plantago-aquatica*
	Flowering rush	*Butomus umbellatus*
	Broad-leaved pondweed	*Potamogetum natans*
	Hornwort	*Ceratophyllum demersum*
	Water- milfoil	*Myriophyllum spicatum*
	Yellow flag	*Iris pseudacorus*
	Bogbean	*Menyanthes trifoliata*
	Pond lilies	*Nymphoides peltata, Nuphar lutea, Nymphaea alba*
	Bulrush	*Schoenoplectus lacustris*
	Water crowfoots	*Ranunculus peltatus, R. aquatilis, R. penicillatus, R. fluitans*
	Water dropwort	*Oenanthe aquatica*
Wetland/edge plants	Bistort	*Polygonum amphibium*
	Marsh marigold	*Caltha palustris*
	Celery-leaved buttercup	*Ranunculus sceleratus*
	Lesser spearwort	*Ranunculus flammula*
	Greater spearwort	*Ranunculus lingua*
	Cuckoo flower	*Cardamine pratensis*
	Meadowsweet	*Filipendula ulmaria*
	Water avens	*Geum rivale*
	Marsh cinquefoil	*Potentilla palustris*
	Purple loosestrife	*Lythrum salicaria*
	Fool's watercress	*Apium nodiflorum*
	Angelica	*Angelica sylvestris*
	Marsh bedstraw	*Galium palustre*
	Water forget-me-not	*Myosotis scorpioides*
	Water mint	*Mentha aquatica*
	Brooklime	*Veronica beccabunga*

Type	Common Name	Latin Name
	Marsh valerian	*Valeriana officinalis*
	Marsh sowthistle	*Sonchus palustris*
	Water figwort	*Scrophularia auriculata*
	Gypsywort	*Lycopus europaeus*
Dryland/bank plants	Garlic mustard	*Alliaria petiolata*
	Rosebay willowherb	*Chamerion angustifolium*
	Greater willowherb	*Epilobium hirsutum*
	Cow parsley	*Anthriscus sylvestris*
	Sweet cicely	*Myrrhis odorata*
	Ground elder	*Aegopodium podagraria*
	Common comfrey	*Symphytum officinale*
	Hemp agrimony	*Eupatorium cannibinum*
	Dandelion	*Taraxacum officinale*
Shrubs and trees	Crack willow	*Salix fragilis*
	White willow	*Salix alba*
	Purple willow	*Salix purpurea*
	Bay willow	*Salix. pentandra*
	Ossier	*Salix viminalis*
	Goat willow	*Salix caprea*
	Grey willow	*Salix cinerea*
	Aspen	*Populus tremula*
	Black polar	*Populus nigra*
	Alder	*Alnus glutinosa*
	Hazel	*Corylus avellana*
	Field maple	*Acer campestre*
	Rowan	*Sorbus aucuparia*
	Hawthorn	*Crataegus monogyna*
	Crab apple	*Malus sylvestris*
	Bird cherry	*Prunus padus*
	Buckthorn	*Rhamnus carthartica*
	Elder	*Sambucus nigra*

Table 15: GCN Egg laying plants

Common name	Latin name
Great Willowherb	*Epilobium hirsutum*
Floating Sweet-grass	*Glyceria fluitans*
Water Mint	*Mentha aquatica*
Water Forget Me Not	*Myosotis scorpioides*

6.4 APPENDIX IV: NE PROVISIONAL DLL IACPC

The Conservation of Habitats and Species Regulations 2017

Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate

T. 020 8026 1089
E. gcndll@naturalengland.org.uk

The appropriate authority shall not grant a licence under Regulation 55(9)(b) unless they are satisfied that actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

This Certificate is provisional once all information required in sections 1, 2, 3 and 4 has been inserted by Natural England and it has been issued to the Applicant. A provisional Certificate shall be given the date inserted by Natural England in section 4. A Certificate remains provisional until:

- **It has been signed and dated by the Applicant in section 6; and**
- **Natural England's administration fee and (if applicable) the 1st Stage Conservation Payment has/have been paid; and**
- **It has been signed and dated on behalf of Natural England in section 8.**

At which point this Certificate shall be complete and effective and shall be given the date on which it is signed by Natural England in section 8.

A provisional Certificate that determines that a 1st Stage Conservation Payment is required will lapse after 6 weeks from the date given in section 4. Lapse date: 28/08/2023

A provisional Certificate that determines that a 1st Stage Conservation Payment is not required will lapse after 3 months from the date given in section 4. Lapse date: N/A

1. Application Details

Name of Applicant: (and company number where relevant) **"the Applicant"**	[redacted]
Site name / address: **"the Site"**	Land at Astley, Astley Park Way, Parr Bridge, Wigan, Greater Manchester, M28 1FJ
Grid reference for site: 10 figure reference from the centre of the site	SD 70898 01166
District Level Great Crested Newt Licensing Enquiry number:	DLL-ENQ-GMAN-00027
Date District Level Great Crested Newt Licensing Enquiry Form received:	18/05/2022

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4.2 Applicants must also make a Conservation Payment to Natural England, to allow Natural England to pay for the creation and maintenance of sufficient new great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years.

4.3 If the total number of compensation ponds required is 3 or more the Conservation Payment shall be split into two staged payments: a 1st Stage Conservation Payment and a 2nd Stage Conservation Payment.

4.4 An Applicant who is not required to make staged payments will be issued with a VAT-inclusive invoice for the Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.

4.5 An Applicant who is required to make a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for that payment once it has signed the provisional Impact Assessment and Conservation Payment Certificate at section 6, below, and returned it to Natural England. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10 below. When an Applicant is required to make a 1st Stage Payment Natural England will not complete the Impact Assessment and Conservation Payment Certificate by signing and dating it at section 8 until that payment has been made.

4.6 An Applicant who has made a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for the 2nd Stage Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.

4.7 Except for householder home improvement projects or where planning permission has been received following a householder planning application a further non-refundable fee of £690 will be charged at the point of issue of any subsequent licence under reg. 55 of the Conservation of Habitats and Species Regulations 2017, payable within 28 days of issue.

Has the Conservation Payment for the required amount of compensation been calculated in accordance with standard procedure?	Yes ☑ No ☐
If no, please provide details:	N/A

Basis of calculation of Conservation Payment:

4.1 compensatory ponds required at £[redacted] each = £[redacted] plus VAT = total £[redacted].

See 4.2 to 4.6, above

If a 1st Stage Conservation Payment is required, the Conservation Payment shall be split as follows:

1st Stage Conservation Payment: £[redacted] plus VAT = total £[redacted]. See 4.5, above

2nd Stage Conservation Payment: £[redacted] plus VAT = total £[redacted]. See 4.6, above

Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £[redacted] plus VAT = total £[redacted] See 4.1, above

Fee payable on the issue of a licence £[redacted] (no VAT) See 4.7, above

Date: 21/06/2022 See clause 5.11, below

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 may authorise activities that would otherwise breach Regulation 43 of those regulations.

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5. Further Important Information

5.1 It is the duty of the Applicant to inform Natural England if the extent of the land affected by the proposed development is not exactly as shown on the Plan attached as Annex 3 to this Certificate or if it alters at any time after the date of this Certificate. An offence may be committed if incorrect information is submitted to Natural England in the course of the licensing process.

5.2 Natural England shall be entitled to terminate this Certificate if information subsequently received causes it to reasonably conclude that the impacts on great created newts, or the required level of compensation, of/for the Applicant's proposals on the Site have been under-stated in this Certificate. Before terminating this Certificate Natural England shall give the Applicant reasonable notice of its intentions and the opportunity to make a written representation against withdrawal.

5.3 This Certificate relates only to the development described in this form and not to any associated or enabling development.

5.4 Natural England's assessment of the total number of ponds to be lost at the Site is informed by the information provided by the Applicant in its Enquiry Form. However, where an Applicant has not provided up to date survey data Natural England determines the number of ponds to be lost at the Site from its own information. In all cases Natural England retains discretion in assessing the number of ponds to be lost as a result of the Applicant's proposals at the Site and its decision shall be conclusive.

5.5 This Certificate is not a licence granted under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (henceforth "the 2017 Regulations") and is not a confirmation or warranty that such a licence will subsequently be granted.[1] Natural England excludes all warranties and representations in so far as the law permits.

5.6 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations any such licence will be subject to the conditions therein set out, which may include (but not be limited to) conditions that activities may not be commenced until the Applicant has paid the Conservation Payment in the amount and manner set out herein and that activities may not be commenced until compensatory works have reached a specified stage of completion.

5.7 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations Natural England agrees to use and hold Conservation Payment monies payable by and received from the Applicant for the purposes and period of time set out in Annex 2 to this Certificate. Any surpluses properly arising after 25 years from the date of the grant of a licence shall be retained and used by Natural England for the purposes of enhancing the conservation status of great crested newts in England.

5.8 If the Applicant's proposals at the Site are refused planning permission or other essential regulatory consent (including a licence to the Applicant under reg. 55 of the 2017 Regulations) any Conservation Payment(s) made by the Applicant to Natural England pursuant to this Certificate will be repaid in full.

5.9 If following the receipt of planning permission and/or all other essential regulatory consents but prior to the commencement of any works on the Site that could kill or disturb great crested newts or damage or destroy their habitat the Applicant confirms in writing to Natural England that it no longer wishes to proceed with its proposals on the Site any 1st Stage Conservation Payment already made shall be forfeit and any 2nd Stage Conservation Payment already made will be repaid subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. An Applicant who was not required to make staged payments will be repaid any Conservation Payment already made subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

5.10 If the Applicant only carries out part of the development on the Site and has less impact than that assessed at part 2 of this Certificate it shall be entitled to request Natural England to recalculate the Conservation Payment. Such request shall be in writing and shall contain all the information necessary to allow Natural England to assess the impact of the modified development. If the recalculated Conservation Payment is lower than the Conservation Payment(s) already paid the Applicant shall be entitled to reimbursement of the difference on the following basis: a 1st Stage Payment shall be forfeit; the balance may be repaid from a 2nd Stage Payment subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of the request to recalculate; an Applicant who was not required to make staged payments will be repaid the difference subject to the deduction of such costs as have reasonably been incurred

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by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written request. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

5.11 Once signed and dated in section 8, this Certificate shall remain effective for the period of 25 years from the commencement of works on the Site that could kill or disturb great crested newts or damage or destroy their habitat; save that if after two years from the date of this Certificate the Conservation Payment set out at part 4 of this Certificate has not been paid in full Natural England shall be entitled to review and revise the amount of that payment to such sum as at the date of such review is sufficient to pay for the creation and maintenance of sufficient great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years. Until signed and dated in section 8 this Certificate is provisional only and if it has been determined that a 1st Stage Conservation Payment is required it will lapse and be of no further effect after 6 weeks from the date given in section 4. If it has been determined that a 1st Stage Conservation Payment is not required this Certificate will lapse and be of no further effect after 3 months from the date given in section 4.

5.12 This Certificate may not be relied on by any person other than the Applicant and may not be assigned to any other person without the prior written consent of Natural England. Natural England's consent will be conditional upon any assignee signing a Certificate in like form to this Certificate, or as appropriate to the circumstances, subject to which consent shall not unreasonably bewithheld.

5.13 Natural England's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment paid by the Applicant to Natural England and un-spent as at the date of adjudication of the claim.

5.14 The Applicant's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment properly calculable on the basis of the actual development to which this Certificate relates.

5.15 Neither Natural England nor the Applicant shall be liable to the other for any indirect, special or consequential loss or damage or any loss of profits, turnover, business opportunities or damage to goodwill (whether direct or indirect).

5.16 No variation of this Certificate shall be valid unless it is in writing and signed by or on behalf of both parties.

5.17 Nothing in this Certificate shall prejudice, conflict with or affect the exercise by Natural England of its statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations arising or imposed under any legislative provision enactment, bye-law or regulation whatsoever, nor shall it fetter the exercise of any discretion Natural England mayhave.

5.18 Natural England may terminate this Certificate immediately on notice in writing where, in Natural England's reasonable opinion, compliance with the obligations in this Certificate is likely to conflict with Natural England's statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations.

5.19 The Applicant acknowledges that Natural England is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (both as amended) and cannot guarantee confidentiality. The Applicant shall assist and co-operate with Natural England as necessary to comply with these requirements. In responding to a request for information, including information in connection with the subject matter of this Certificate Natural England shall where in its absolute discretion it deems necessary use reasonable endeavours to consult with the Applicant. Notwithstanding this the Applicant acknowledges that Natural England may disclose information without consultation, or following consultation with the Applicant having taken its views into account.

5.20 The Applicant shall ensure that all information produced in connection with the subject matter of this Certificate or relating to this Certificate is retained for disclosure and shall provide all necessary assistance as reasonably requested to enable Natural England to respond to a request for information within the time for compliance and shall permit Natural England to inspect such records as requested from time to time.

5.21 Nothing in this Certificate is intended to, or shall be deemed to, constitute a partnership or joint venture of any kind between Natural England and the Applicant. No party shall have authority to act as agent for, or to bind, the other party in any way.

5.22 The parties do not intend any term of this Certificate to be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it.

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5.23 This Certificate and all disputes or claims arising out of or in connection with the activities of the parties in connection with it shall be governed by and construed in accordance with the law of England.

6. Declarations

This Declaration may only be signed by either:

- A director or senior authorised employee of the corporate Applicant identified at 1 (a), above; **or**
- The person identified at 1 (b), above, as the individual Applicant; **or in either case:**
- A person authorised in writing by the Applicant to complete this Enquiry Form and to make this Declaration. Any such written authorisation must identify the site and development concerned and be irrevocable.

The Applicant declares as follows:

- **All of the information provided by the Applicant to enable Natural England to produce this Certificate is up to date, complete and correct;**
- **All of the information provided by the Applicant in the District Level Great Crested Newt Licence Enquiry Form dated:** 18/05/2022 **is up to date, complete and correct;**
- **The terms and conditions contained within this Certificate are agreed and accepted.**

Signed:	[redacted]
Name and position of signatory:	Development Director
For electronic applications, please insert an electronic signature above or tick this box to confirm with the declaration:	✓
I confirm that I (the above) am duly authorised by the Applicant to sign and submit this document on its behalf:	✓
Dated:	21st August 2023

Invoicing – details of where the invoice(s) should be sent for payment	
Email address for invoice:	[redacted]
Purchase Order Number(s) for Conservation Payment:	
Company Name:	Peel Logistics Management Limited
Address:	32 Brook Street London
Postcode:	W1K 5DL
County:	
Customer contact name	[redacted]
Telephone number:	[redacted]

Any person who in order to obtain a licence under regulation 55 of the 2017 Regulations knowingly or recklessly makes a statement or representation, or furnishes a document or information which is false in a material particular, shall be guilty of an offence and may beliable to criminal prosecution. A person found guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

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6.5 APPENDIX V: GMEU CORRESPONDENCE

From: [redacted]
To:
Subject: RE: Autumn Bat Transect
Date: 27 October 2022 12:05:37
Attachments: image001.jpg
image003.png

Hi [redacted]

I agree at this late stage, and given that you have spring and summer data a transect survey now is unlikely to significantly change the results you already have. Do you have the name and address of the site so I can put this on our files?

Kind regards

[redacted]

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

image002

This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privledged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message to the named adresses, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named adresses. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.

From: [redacted]
Sent: 27 October 2022 11:58
To: [redacted]
Subject: RE: Autumn Bat Transect

Hi [redacted]

Thanks for your response. To be clear, I am referring to bat habitat/transect surveys and not

emergence surveys. Under the BCT guidelines 'low' suitability habitat requires a spring, summer and autumn transect survey to assess the use of habitat by commuting and foraging bats. Under autumn, the final month is considered as October. See Table 8.3 for further detail.

Our spring and summer transect surveys have identified small numbers of common bats using the site. Since, the developer has put a hold to the project and I was considered that GMEU may wish to see data from an autumn transect also. My personal opinion is that we have sufficient data and that an autumn/October survey will not change the results in any significant way, however, I am concerned that GMEU may wish to see this data and could potentially object without it.

All of our bat roost assessment surveys were completed during the appropriate times of year, with no constraints.

Please do call me if you wish to discuss further.

Best wishes,

[redacted]

Willowgate | Welsh Newton Common | NP25 5RT

From: [redacted]
Sent: 27 October 2022 11:51
To: [redacted]
Subject: Autumn Bat Transect

Hi [redacted]

We would consider it too late in the season to carry out a bat transect.

Kind Regards

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

6.6 APPENDIX VI: CONDITION ASSESSMENT TABLES

Table 16: Site Habitat Baseline

Existing Habitat	Metric Ref	Area (ha)	D'ness	Condition Table	Result	
					Condition	Score
Other woodland; broadleaved	8	0.02	Medium	24A Woodland	Poor	A: 1 B: 3 C: 3 D: 2 E: 2 F: 1 G: 1 H: 2 I: 1 J: 1 K: 1 L: 1 M: 1
Mixed scrub	3	1.13	Medium	20A Scrub	Poor	A: Pass B: Fail C: Pass D: Fail E: Fail
Modified grassland	1	7.88	Low	5A Grassland Low	Moderate	A: Fail B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass
Other neutral grassland	2	1.87	Medium	6A Grassland Med High & V. High	Good	A: Pass B: Pass C: Pass D: Pass E: Pass F: Pass
Modified grassland	5	0.15	Low	5B Grassland Low	Moderate	A: Fail B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass
Bracken	7	0.04	Low	5A Grassland Low	N/A	
Ruderal / ephemeral	4	0.57	Low	21A Sparsely Vegetated Land	Moderate	A: Fail B: Pass C: Pass D: Pass
Developed land / sealed surface	6	0.96	V. low	N/A	N/A	
Ponds (non-priority)	9	0.11	Medium	18A Pond	Good	A: Pass B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass H: Fail I: Pass

Table 17: On-Site Habitat Creation (landscape scheme)

Created Habitat	Area (ha)	Landscape Drawings	D'ness	Condition Table	Result	
					Condition	Score
Urban Trees	2.4348	2262-22-05 & 06 P03	Medium	9A Individual Trees	Moderate	A: Pass B: Pass C: Pass D: Fail E: Fail F: Pass
Other woodland; broadleaved	0.8093		Medium	24A Woodland	Moderate	A: 1 B: 3 C: 3 D: 3 E: 3 F: 3 G: 2 H: 3 I: 2 J: 2 K: 1 L: 2 M: 2
Mixed scrub	0.8089		Medium	20A Scrub	Moderate	A: Pass B: Fail C: Pass D: Pass E: Pass
Other neutral grassland	0.6819		Medium	6A Grassland Med High & V. High	Good	A: Pass B: Pass C: Pass D: Pass E: Pass F: Pass
Other neutral grassland	0.2899		Medium		Moderate	A: Fail B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass
Introduced shrub	0.1987		Low	N/A		
Developed land / sealed surface	7.26		V. Low	N/A		

Table 18: Hedgerow Baseline

Habitat	Metric Ref	Length (km)	D'ness	Condition Table	Result	
					Condition	Score
Native Hedgerow	1	0.151	Low	8A Hedgerow	Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass
Native Hedgerow	2	0.21	Low		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass
Native Hedgerow with trees	3	0.4	Medium		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass E1: Fail E2: Fail
Native Hedgerow	4	0.164	Low		Poor	A1: Pass A2: Pass B1: Pass B2: Fail C1: Fail C2: Fail D1: Pass D2: Pass
Native Hedgerow with trees	5	0.118	Medium		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass E1: Fail E2: Fail
Native Hedgerow	6	0.05	Low		Moderate	A1: Pass A2: Fail B1: Pass B2: Fail C1: Pass C2: Fail D1: Pass D2: Pass
Native Hedgerow	7	0.1	Low		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Fail C2: Fail D1: Pass D2: Pass
Native Hedgerow	8	0.153	Low		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass

Table 19: Hedgerow Creation

Habitat	Area (ha)	Landscape Drawings	D'ness	Condition Table	Result	
					Condition	Score
Native hedgerow	2.204	2262-22-05 & 06 P03	Medium	8A Hedgerow	Moderate	A1: Fail A2: Fail B1: Pass B2: Pass C1: Fail C2: Pass D1: Pass D2: Pass

Table 20: River Baseline / Creation

Habitat	Area (ha)	Landscape Drawings	D'ness	Condition Table	Result	
					Condition	Score
N/A						

WILLOWGATE
WELSH NEWTON COMMON
HEREFORDSHIRE
NP25 5RT
TELEPHONE: [redacted]
www.ecologypractice.co.uk

From: [redacted]
To:
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Date: 07 June 2024 10:30:00
Attachments: image007.png
image008.png
image009.png
image010.png
908197bf-00b7-4b41-91bb-8d97473ec7bb.png
Bottom of Bund Longitudinal Fall.pdf

Hi [redacted]

Please would you be able to provide a little further advice on this one and in particular on the potential run off of surface water from the bunds onto neighbouring residential properties located around it.

You have looked at this one before and we agreed a pre-commencement condition was needed but this particular point came up at Chair's briefing yesterday and I would like to be able to address it at Committee next week.

Below is the response from the applicant's consultant. Do you think this is sufficient?

Thanks

[redacted]

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Friday, June 7, 2024 10:01 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Hi [redacted]

Please see below a short statement provided by the engineers in relation to your drainage query, with a supporting sketch attached:

"It is anticipated that the planting and vegetation on the embankment will absorb majority of the rainwater, therefore surface water runoff will be minimal. In the event of excess surface water runoff, it is highly unlikely that any residual/excess runoff will reach neighbouring gardens as there is a longitudinal fall along the bottom of the embankment which will direct the runoff to flow along the red line boundary naturally."

Regarding the boundary fences, you're interpretation is correct – i.e. all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, June 6, 2024 5:15 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted],

Following today's briefing, please could you get your drainage consultant to prepare a short statement and/or plan to cover the following point:

Potential run-off from water from the bunds into neighbouring garden land – a short statement to highlight mitigation measures to off-set that concern. Members will be reminded that the development will be bound by a condition requiring full details of a sustainable drainage system.

The Chair has also raised a query regarding fencing and whether any will be located between the proposed bund and the neighbouring residents properties. Having reviewed the plans, I think I'm right in saying that all fencing is proposed to be located between the proposed buildings and the bunds and the only fencing on the other side would be that belonging to the neighbouring residential properties and/or that alongside the existing bridleways. Can you please confirm that this is correct?

If you could get back to me tomorrow, that would be appreciated.

Regards

[redacted]

From: [redacted]
Sent: Thursday, June 6, 2024 10:27 AM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

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[redacted]

Further to the below, see attached plan with interface/separation distances added, which I trust is of assistance.

Kind regards

[redacted]

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From: [redacted]
Sent: Wednesday, June 5, 2024 4:29 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

H[redacted],

Do you happen to have any site plans where the interface distances with neighbouring residential properties are plotted on the plans, especially those from Units 1 and 2? If so could you send them over?

The impact on local residents will likely come up tomorrow and it would be useful to have a plan to walk the Chair and Vice Chair through.

Apologies for the late request.

Regards

[redacted]

From: [redacted]
Sent: Monday, June 3, 2024 12:39 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Hi[redacted]

Thanks for your various emails. We agree to the conditions as drafted so please proceed with those for the purposes of publishing the Committee report/agenda and please confirm your acknowledgement of my acceptance.

We obviously cannot risk anything preventing the application going to Committee on 11th June, however we do still have concerns with the wording of condition 5 (specifically the ground gas element) and we would like to explore the possibility of agreeing an amendment to this between now and the Committee day itself, with any agreed amendment reported as a Late Item / in a supplementary report/note. Would you / [redacted] be amenable to this? Obviously if no agreement can be reached between now and committee on the condition wording we may ultimately have to live with the condition as drafted and either seek an amendment post-consent or try to deal with

the requirements through condition discharge. Please can you let me know either way?

Kind regards

[redacted]

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From: [redacted]
Sent: Monday, June 3, 2024 11:06 AM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my email earlier today, please see comments attached. Given that the agenda needs to be published at around 2pm today, I would be grateful if you could review and provide confirmation of your agreement to the proposed pre-commencement conditions as soon as possible.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, May 29, 2024 9:05 AM
To: [redacted] (Planning) [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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Good Morning [redacted]

I hope you're well.

Further to my emails below to Therese last week, in her absence I was wondering if you could please provide a response with regards are suggested amendments to some of the planning conditions?

I attach again the schedule for ease – to be read alongside the emails below.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

[redacted] / [redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] A1 [D] A1	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] A1 [D] A1	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious A1, both in the sheet material [A] and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; A1 • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • A1 *Text deleted* A1 • sufficiently strong A1 [B] A1 to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); A1 and to withstand in-service stresses (e.g. settlement if placed below a floor slab); A1 • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. A1 *Text deleted* A1 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

[A] A1 A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

[B] For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. A1

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

wsp | [redacted]

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours[redacted]'s thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards

wsp

[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

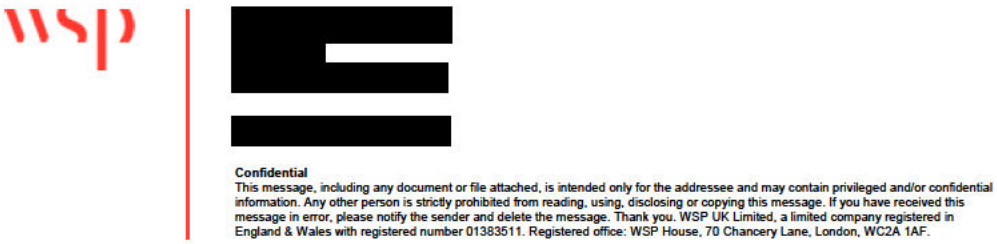
Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards



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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

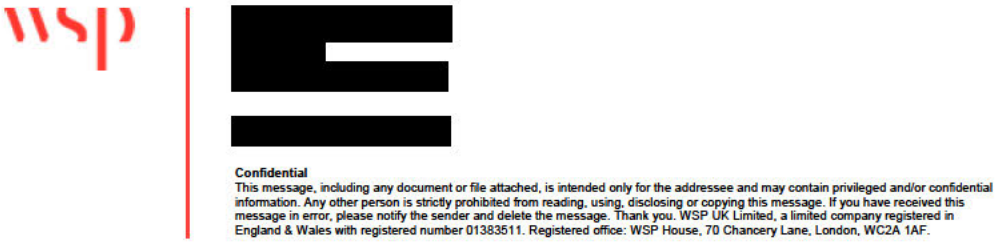
Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards



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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

Hi [redacted],

Firstly, please can you agree to a further extension of time 14th June 2024?

I have attached a draft list of conditions, please can you review and let me have any comments or your agreement on the pre-commencement conditions? Please note that this list is also under review by [redacted] and remains subject to change. Any changes to the pre-commencement condition, or any deletion or addition of any pre-commencement conditions, I'll let you know.

You may be surprised to see a landscaping condition within the draft. This is because I have received some comments from our Urban and Landscape Planner who has recommended the need to have some additional species within the plan and a clear timeframe for implementation given

how important it is in mitigating the scale of the building in respect of neighbouring residential properties. My advice is that this will be a focal point at PC and the safety of a condition may help to ease concerns around the issue of neighbouring amenity. There is also a management and maintenance plan condition; this is needed to ensure that the BNG on site scheme has a 30 year plan around it (and not 10 years as stated in your submitted M&M plan).

Our EP team provided a final response today (attached) and we're satisfied with the extent of acoustic fencing retained.

Hopefully everything else is self-explanatory. Please note that I am on annual leave next week so if you do need clarification on anything, please let me know in the next couple of days.

Regards

[redacted]
>><<

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[redacted]

From: [redacted]
Sent: 31 January 2024 12:32
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Land at Astley Park Way
Attachments: Land at Astley Park Way - Planning Performance Agreement (GJ).docx

Hi [redacted],

Please can you raise an invoice for payment on the attached PPA. The cost is £15,639 (20% of application fee of £78197.00).

The details for the invoice are as follows:

Astley Unit Trust
[redacted] PLP)
32 Brook Street
London
W1K 5DL

[redacted]

Please let me know if you need anything else.

Thanks

[redacted]

From: [redacted] (Planning)
Sent: Friday, January 26, 2024 5:21 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way

Evening [redacted],

Thank you for this, and apologies for the delay in returning, signed version attached. Only comment is if it doesn't go to March Committee (if it is Committee), then we need a good reason, i.e it's not of our making.

Kind regards,

[redacted] **- Development Management & Building Control**

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]

[redacted]

From: [redacted]
Sent: 01 February 2024 17:33
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Hi [redacted],

The agent has been chasing me for some comments from yourself. I think bearing in mind what [redacted] has said and that from Salford Council, it would be useful to get your views too.

We're aiming for March committee with this one so if you could get something across quite soon, that would be great.

Thanks

[redacted]

[redacted]

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

[redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Thursday, January 18, 2024 1:31 PM
To: [redacted]
Cc: [redacted]
Subject: FW: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Hi [redacted]

I called you about the below yesterday.

It would be useful to have a chat before I start writing comments so I can understand David P's perspective on the application.

Please give me a call when you have a minute.

Kind Regards

[redacted]

[redacted] **Transport Policy**
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Monday, January 15, 2024 2:09 PM
To: [redacted]>; [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Good afternoon [redacted], [redacted]

The above application has attracted a lot of attention locally and a lot of the concerns raised relate to the traffic, highways etc. David Proctor has indicated that a highways contribution would be required so the agent is waiting for the amount to be confirmed so that they can progress the legal agreement.

We need your initial comments as soon as possible please as the applicant is seeking to enter into a PPA, which mean we will have to prioritise our responses etc.

Steven – apologies, I don't think I formally consulted you but could you please accept this email as a consultation request?

Happy to a quick chat through the details of the scheme if that would help.

Thanks

[redacted]

[redacted]

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: 12 March 2024 16:22
To: [redacted]; [redacted]
Cc: [redacted] (Planning)
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Yes, happy to meet with the transport consultant.

As you say, its in the best interests of the application. Committee will rightly flag the previous application and the proposed junction improvements along the A580. To say that the latest application hasn't even assessed the impact at those junctions will only put doubt in the Cllrs minds.

Kind Regards

[redacted]

[redacted] **Transport Policy**
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Monday, March 11, 2024 5:48 PM
To: [redacted]
Cc: [redacted] (Planning)
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

Hi [redacted],

Instead of providing the requested information, the agent has challenged the need for it again. I have tried to make the point that its in their best interests to move forward and the information is required to ensure we are in a good position when this comes before Members but…are you okay to meet with them? If so, I'll have a look at our calendars and go back with some dates.

Thanks

Therese

From: [redacted]
Sent: Monday, March 11, 2024 3:37 PM
To: [redacted]
Cc: [redacted] (Planning) [redacted]; [redacted]
[redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

I write further to your email below containing the Transport Policy Team's latest comments. We have reviewed the latest comments and given the technical responses we have provided it is extremely frustrating that we appear to be no closer to resolving highways matters.

As for the suggestion that the responses provided were 'a reiteration of the initial TA', it has come to light that [redacted] (and others at the Council) were copied into the attached email exchange with [redacted] at pre-app stage in which a draft TA and FTP were both submitted, reviewed and commented on by [redacted] – comments which were factored into the submission version TA and FTP. I could have potentially understood there being a difference of opinion between [redacted] and the other highway officers/team had they not been party to the pre-application discussions with [redacted], but the attached email trail quite clearly shows that they were. So, yes, in places we are reiterating points made in the initial TA because those same points were agreed with [redacted] and other highways officers were party to the same initial TA and associated email exchange, yet raised no issues/concerns at the time in terms of assessment years, HGV trip distribution, distribution methodology, traffic flow figures, junction assessments and proposed car parking provision. Had issues been raised at pre-app stage then they could have been resolved well in advance of submission of the application.

I also recall from the last meeting on 15/02/24, in which [redacted] attended, he had suggested that further assessment work for this scheme would be somewhat of an academic exercise given the already substantial committed highway mitigation schemes on the surrounding highway network. We are therefore not clear why the Transport Team are insisting on this further work being undertaken if it is likely to reach the same conclusion as the current TA?

Given the Applicant has entered into a costly PPA, part of which is designed to resolve such issues in a timely manner, we therefore request an **urgent meeting** with you, [redacted], [redacted] and [redacted] / the Transport Team to discuss the latest response and get to the bottom of why exactly this additional assessment work is being requested given the history of highways discussions on this project.

We are also disappointed that the Transport Policy Team is dismissive of the parking justification based on market evidence – the meeting requested above could be used to discuss this matter further and identify potential solutions.

I look forward to hearing of your earliest availability to meet.

Kind regards

[redacted]

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From: [redacted]
Sent: Wednesday, March 6, 2024 12:57 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

The additional information has been assessed by our Transport Policy Team and their comments are below. Unfortunately, it has been identified that the recent submission did not provide the information needed but was more of a reiteration of the initial TA. The following information is required :

1. *Assessment Years – consultant is arguing that a year of app and 5+ year assessment is ok as end user is unknown and this is a consistent approach taken at other local authorities in the NW. The fact that the end user is unknown only strengthens my point. Its going to be a minimum of 3 years before the development is operational. We need to understand the impact growth in traffic will have on the adjacent transport network.*

2. *Committed Developments – fine to exclude Mosley Common, as noted in your email Therese.*

3. *HGV Trip Distribution – Observed count data from June 2022 was used to identify HGV movements. This needs to be explained in greater detail (where in the TA, the split between east and west movements, the locations). The further evidence of HGV movements travelling westbound is a Google image taken from September 2021. This cannot be considered conclusive evidence.*

4. *Distribution Methodology – JTW information taken from 2011 should be used to support a planning application submitted in 2023. Turning count data or another form of relevant information must be used instead.*

5. *Traffic Flow Figures – Response noted, conversion of HGVs to PCUs not accounted for within assessment. As a PCU is equivalent to one standard LGV trip junctions experiencing 30 or more PCU movements should be assessed to accord with the initial response from Network Management.*

6. *Junction Assessments – Must be updated to account for assessment years and potentially updated HGV distribution.*

7. *Proposed Car Parking Provision – with no end supplier identified it is difficult to determine the appropriate level of parking provision. A list of recently consented developments taken from various locations across the north west is not adequate justification. Once operational these sites could have issues with on-street parking for example. There will also be a number of speculatively developed sites with more parking.*

Regards

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
[redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted]s comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. Stephen's comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted],

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some

commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

Places Directorate: Economy and Skills
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[redacted]

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- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*

- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted] (Planning) [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same Steven that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards



[redacted]

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[redacted]

From: [redacted]
Sent: 11 March 2024 17:48
To: [redacted]
Cc: [redacted] (Planning)
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan
Attachments: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Importance: High

Hi [redacted],

Instead of providing the requested information, the agent has challenged the need for it again. I have tried to make the point that its in their best interests to move forward and the information is required to ensure we are in a good position when this comes before Members but…are you okay to meet with them? If so, I'll have a look at our calendars and go back with some dates.

Thanks

[redacted]

From: [redacted]
Sent: Monday, March 11, 2024 3:37 PM
To: [redacted]
Cc: [redacted] (Planning) ; [redacted] ; [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

I write further to your email below containing the Transport Policy Team's latest comments. We have reviewed the latest comments and given the technical responses we have provided it is extremely frustrating that we appear to be no closer to resolving highways matters.

As for the suggestion that the responses provided were 'a reiteration of the initial TA', it has come to light that [redacted] (and others at the Council) were copied into the attached email exchange with [redacted] at pre-app stage in which a draft TA and FTP were both submitted, reviewed and commented on by [redacted] – comments which were factored into the submission version TA and FTP. I could have potentially understood there being a difference of opinion between [redacted] and the other highway officers/team had they not been party to the pre-application discussions with [redacted], but the attached email trail quite clearly shows that they were. So, yes, in places we are reiterating points made in the initial TA because those same points were agreed with [redacted] and other highways officers were party to the same initial TA and associated email exchange, yet raised no issues/concerns at the time in terms of assessment years, HGV trip distribution, distribution methodology, traffic flow figures, junction assessments and proposed car parking provision. Had issues been raised at pre-app stage then they could have been resolved well in advance of submission of the application.

I also recall from the last meeting on 15/02/24, in which [redacted] attended, he had suggested that further assessment work for this scheme would be somewhat of an academic exercise given the already substantial committed highway mitigation schemes on the surrounding highway network. We are therefore not clear why the Transport Team are insisting on this further work being undertaken if it is likely to reach the same conclusion as the current TA?

Given the Applicant has entered into a costly PPA, part of which is designed to resolve such issues in a timely manner, we therefore request an **urgent meeting** with you, [redacted] and [redacted] / the Transport Team to discuss the latest response and get to the bottom of why exactly this additional assessment work is being requested given the history of highways discussions on this project.

We are also disappointed that the Transport Policy Team is dismissive of the parking justification based on market evidence – the meeting requested above could be used to discuss this matter further and identify potential solutions.

I look forward to hearing of your earliest availability to meet.

Kind regards

[redacted]

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From: [redacted]
Sent: Wednesday, March 6, 2024 12:57 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted],

The additional information has been assessed by our Transport Policy Team and their comments are below. Unfortunately, it has been identified that the recent submission did not provide the information needed but was more of a reiteration of the initial TA. The following information is required :

1. *Assessment Years – consultant is arguing that a year of app and 5+ year assessment is ok as end user is unknown and this is a consistent approach taken at other local authorities in the NW. The fact that the end user is unknown only strengthens my point. Its going to be a minimum of 3 years before the development is operational. We need to understand the impact growth in traffic will have on the adjacent transport network.*

2. *Committed Developments – fine to exclude Mosley Common, as noted in your email Therese.*

3. *HGV Trip Distribution – Observed count data from June 2022 was used to identify HGV movements. This needs to be explained in greater detail (where in the TA, the split between east and west movements, the locations). The further evidence of HGV movements travelling westbound is a Google image taken from September 2021. This cannot be considered conclusive evidence.*

4. *Distribution Methodology – JTW information taken from 2011 should be used to support a planning application submitted in 2023. Turning count data or another form of relevant information must be used instead.*

5. *Traffic Flow Figures – Response noted, conversion of HGVs to PCUs not accounted for within assessment. As a PCU is equivalent to one standard LGV trip junctions experiencing 30 or more PCU movements should be assessed to accord with the initial response from Network Management.*

6. *Junction Assessments – Must be updated to account for assessment years and potentially updated HGV distribution.*

7. *Proposed Car Parking Provision – with no end supplier identified it is difficult to determine the appropriate level of parking provision. A list of recently consented developments taken from various locations across the north west is not adequate justification. Once operational these sites could have issues with on-street parking for example. There will also be a number of speculatively developed sites with more parking.*

Regards

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted] (Planning) [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted]s comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted]'s comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards



[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted],

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*
- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]>
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted] (Planning) [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards

[redacted]

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[redacted]

From: [redacted]
Sent: 12 October 2022 13:01
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Hi [redacted],

I hope you had a good break.

Many thanks for the confirmation.

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 12 October 2022 12:55
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Sorry [redacted],

I have been on holiday for two weeks.

That is the complete set of comments.

Regards,

[redacted]

From: [redacted]
Sent: 11 October 2022 10:20
To: [redacted]
Cc: [redacted]

[redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Morning [redacted]

As per my email of the 27th of September please can you confirm if these are your complete set of comments?

We are looking to finalise our TA/FTP and want to make sure we get everything wrapped up that you require.

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 29 September 2022 09:51
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

Hi [redacted],

Are you able confirm my query below please?

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 27 September 2022 10:17
To: [redacted]

Cc: [redacted]

Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Many thanks for this [redacted].

I am right to assume these are all the comments you have on the reports we submitted?

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 27 September 2022 08:57
To: [redacted]
Cc: [redacted]

Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Morning [redacted],

As requested – see attached.

[redacted]

From: [redacted]
Sent: 26 September 2022 10:36
To: [redacted]
Cc: [redacted]

Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Morning [redacted]

Is there an update you can provide on when your/TfGM's response will land please?

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 22 September 2022 10:36
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Morning [redacted],

Are you able to provide an update please. It is nearly a week since TfGM had the digital models.

If that was the last element they required they must be nearly complete with their review?

Notwithstanding their input are you able to provide us with your comments?

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 15 September 2022 11:37
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Thanks [redacted],

I have sent them to TfGM.

[redacted]

From: [redacted]>
Sent: 15 September 2022 09:17
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Hi [redacted],

Files attached as requested.

Are you able to give a timeline of when TfGM will be able to send their review through?

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 14 September 2022 13:25
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Afternoon [redacted],

I have just had a request from TfGM for a copy of the Linsig modelling files. Can you please send me a copy?

TfGM must be close to finishing their assessment and once I have this I will be in a position to comment on the proposal.

Regards,

[redacted]

From: [redacted]
Sent: 12 September 2022 15:21
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Afternoon [redacted],

Are you able to advise on when you will be able to respond to our technical note which was issued on the 26th of August?

As a matter of urgency we require your/TfGM's input to progress matters.

Many thanks

Kind regards

[redacted] | Transportation

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN

Mobile: [redacted]

From: [redacted]
Sent: 08 September 2022 09:12
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Good morning, [redacted] / [redacted]

Sorry to keep chasing, but have you had chance to review the Technical Note (to address WC highways comments) we sent across on 26th August?

Given the time constraints around this scheme, it would be greatly appreciated if we could have a response or an update from you today.

Many thanks,
[redacted]

Kind regards

[redacted] | Transportation

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Tel: +44 (0)[redacted] Ext: [redacted] Mob: [redacted]
Email: [redacted]
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From: [redacted]
Sent: 06 September 2022 09:00
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Good morning, [redacted],

Just a quick email to see if you have had chance to review the Technical Note (to address WC highways comments) we sent across on 26th August?

Given the time constraints around this scheme, it would be greatly appreciated if we could have a response or an update from you today.

Many thanks,
[redacted]

Kind regards

[redacted]
Associate | Transportation

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Email: [redacted]
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From: [redacted]
Sent: 02 September 2022 09:25
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Good morning, [redacted] / [redacted],

Just a quick email to see if you have had chance to review the Technical Note (to address WC highways comments) we sent across last week?

Given the time constraints around this scheme, it would be greatly appreciated if we could have a response or an update from you today.

Many thanks,
[redacted]

Kind regards

[redacted] | Transportation

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From: [redacted]
Sent: 26 August 2022 09:55
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

Good morning, [redacted] / [redacted],

Please find attached our Technical Note to address the comments we received from WC highways on the 12th August 2022.

Given the time constraints around this scheme, if you can please review and provide a response by the end of next week (Friday 2nd September), that would be greatly appreciated.

Many thanks,
[redacted]

Kind regards

[redacted] | Transportation

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Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN
Tel: +44 (0) [redacted] Ext: [redacted] Mob: [redacted]
Email: [redacted]
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From: [redacted]
Sent: 12 August 2022 15:33
To: [redacted]
Cc: [redacted]
Subject: RE: [Hydrock: 21714-TMBI] Astley Business Park, Wigan

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Hello all,

Please see attached comments from the Council on the draft TA.

Regards,

[redacted] **– Development Management**

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
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 29 July 2022 15:01
To: [redacted]
Cc: [redacted]
Subject: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Good afternoon [redacted],

Following our recent discussions with yourself and [redacted] (cc'd into this email), please find attached the pre-application Draft Transport Assessment for the above site. We would be grateful if you could please review and provide any comments.

If you have any queries, please do not hesitate to call, as we are more than happy to run through any queries in detail.

As you are aware this scheme is quite time sensitive, therefore an expediated response would be appreciated.

Additionally, given the size of the document if you can please confirm that you have received the attached.

Many thanks,
[redacted]

Kind regards

[redacted] | Transportation

***Make flexibility work**: Hydrock promotes flexible working; if you get an email from me outside normal hours it is because I am sending it at a time convenient to me. I do not expect you to read or reply until normal office hours.*

Hydrock
Northern Assurance Buildings, 9-21 Princess St, Albert Square, Manchester M2 4DN
Tel: +44 [redacted] Ext: [redacted] Mob: [redacted]
[redacted]
hydrock.com

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[redacted]

From: [redacted]
Sent: 02 February 2024 14:53
To: [redacted]
Subject: A/23/96226/MAJOR - Land At Astley Park Way, Worsley

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon [redacted],

The following bullet points reflect the views of the Transport Planning Team Manager. This needs to be considered in line with the previously provided comments by the Highways team and those from Salford Council.

Regards

[redacted]

- Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).
- Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.
- Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.
- Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.
- Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)
- Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.
- Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.

From: [redacted]
Sent: Wednesday, January 31, 2024 11:08 AM
To: [redacted]
Subject: RE: Planning Application Determined - Ref. OTH/2023/0494

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Hi [redacted]

Further to our meeting last week, I'm just wondering if you've had any feedback yet from Wigan's Transport Policy Manager?

Separately, in addition to the BNG spreadsheet provided under separate cover, I attach the unredacted signed (and counter-signed) GCN License agreed with Natural England and as requested by GMEU in their consultation response (attached). Please can you pass this on? We've also commissioned the requested additional bat endoscope survey (requested pre-determination) and should have a supplementary letter/survey to submit to this effect in the next week or so.

Kind regards



[redacted]

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From: [redacted]
Sent: Thursday, January 25, 2024 10:43 AM
To: [redacted]
Subject: FW: Planning Application Determined - Ref. OTH/2023/0494

Hi [redacted].

Please see attached comments from Salford Council. These have also gone over to our highways and transport policy teams.

Regards

[redacted]
>><<

[redacted]

From: [redacted]
Sent: 01 December 2023 12:14
To: landuse@tfgm.com
Subject: FW: Planning Application Consultation A/23/96226/MAJOR
Attachments: ufm55_Consultation_Letter.rtf

Good afternoon,

I can confirm that the LINSIG files have been requested and will be forwarded to you when received.

Regards

[redacted]

-----Original Message-----
From: Landuse <Landuse@tfgm.com>
Sent: Tuesday, November 28, 2023 6:23 PM
To: Planning <Planning@wigan.gov.uk>
Cc: Highways DC <HighwaysDC@wigan.gov.uk>
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

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Good evening,

The Local Highway Authority consulted TfGM in respect of Application A/23/96226/MAJOR on the 24th November 2023. Please could you advise of the timescale that you would require comments by.

Please note that in order for TfGM to carry out a full review and validate the modelling work, the LINSIG files will need to be supplied.

Kind regards

Landuse team
Highways Department
Transport for Greater Manchester

2 Piccadilly Place, Manchester, M1 3BG
E-mail landuse@tfgm.com
https://clicktime.symantec.com/15t5ejSmKc6bk4WTAMGaN?h=N-Ik9HXJw80SOlad05lv2pfDhCZcV-ThoAFeRaRT4QA=&u=http://www.tfgm.com/

-----Original Message-----
From: Landuse
Sent: Friday, November 24, 2023 12:23 PM

To: planning@wigan.gov.uk
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Good afternoon,

TfGM were notified about this application today, so would it be possible to pass on comments by the 15th December (within the usual 21 days)?

Also, would it be possible to request that the consultant sends across the Linsig file for TfGM to review?

Many thanks,

[redacted]

Transport for Greater Manchester
2 Piccadilly Place
Manchester
M1 3BG
https://clicktime.symantec.com/15t5ejSmKc6bk4WTAMGaN?h=N-Ik9HXJw80SOlad05lv2pfDhCZcV-ThoAFeRaRT4QA=&u=http://www.tfgm.com/

TfGM supports working flexibly. If I contact you outside your usual working hours then please reply when it's convenient for you.

-----Original Message-----
From: Highways DC <HighwaysDC@wigan.gov.uk>
Sent: Friday, November 24, 2023 10:57 AM
To: [redacted]
Subject: FW: Planning Application Consultation A/23/96226/MAJOR

Hi [redacted],

Can you please have a look at the attached.

Thanks,

[redacted]

-----Original Message-----
From: planning@wigan.gov.uk <planning@wigan.gov.uk>
Sent: Tuesday, November 7, 2023 3:53 PM
To: Highways DC <HighwaysDC@wigan.gov.uk>
Subject: Planning Application Consultation A/23/96226/MAJOR

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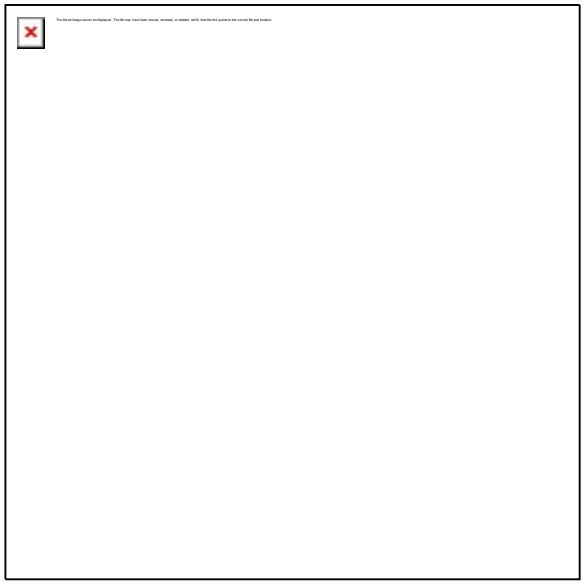

Engineering Services Highways And Traffic
Places Directorate - Economy, Waste &
Infrastructure

Date: 7th November 2023

Dear Sir/Madam

Application No:A/23/96226/MAJOR
Proposal: 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
Location: Land At Astley Park Way Worsley
Grid Reference: E 370899 N 401108

The Council has received the above planning application for permission under the Town and Country Planning Act. In order to assist the Council in arriving at a decision on the application, please forward any observations you have on the proposal by **28th November 2023**.

You may view the application and submit your comments using the following link: https://planning.wigan.gov.uk/online-applications/

Yours faithfully

Assistant Director Planning and Regeneration

[redacted]

From: [redacted]
Sent: 28 May 2024 08:56
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Attachments: PLP Astley - Draft Conditions - JW 24.05.24.docx

FYI [redacted], as per our discussion on Committee items. Regards,

[redacted]

From: [redacted]
Sent: Friday, May 24, 2024 6:02 PM
To: [redacted] Regulatory Services
Cc: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Would you please be able to review the email below in relation to the need to apply our standard pre-commencement land contamination condition on this application. I don't believe they have submitted anything new since the last time you reviewed it (I hope I would have re-consulted!)but if they have, it will be on Civica.

This one is listed for the June committee so a quick turnaround would be really appreciated. I'm on leave next week but please copy [redacted] as he is reviewing the draft report and conditions.

Thanks

[redacted]

From: [redacted]
Sent: Friday, May 24, 2024 5:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

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[redacted]

Further to my email below and the attached draft conditions mark-up, I provide the technical justification provided by the engineers which we feel is sufficient explanation/justification for the requirement for further ground gas monitoring required by parts 2 of condition 5. Please can you review, pass on to the respective consultee and see if we can agree amendments to these conditions ahead of Committee?

In addition, as noted within the attached, a Phase 2 SI was submitted with the application and we therefore do not feel that further intrusive site investigation is required as currently stated in draft conditions 5 (part 1) and 6(a).

The engineer's response below is in respect of the requirement under condition 5 for further ground gas monitoring.

Engineer's Response:

We recommend removal of the requirements for ground gas monitoring following the coal mine grouting operations, on the basis that adequate ground gas protection measures will be installed underneath all building footprints as part of the development works, prior to occupation.

The ground investigation works carried out for this specific development in 2022 included ground gas monitoring. The conclusion of the investigation report (DCE report ref. 21133J-02) was that Characteristic Situation 2 was appropriate for the site. Given that coal mine grouting works will be undertaken across the site any ground gas flows are expected to reduce. The consequence of this would be that the site's Characteristic Situation value would either remain at 2 or reduce to 1. The Developer will be providing a gas resistant membrane beneath all building footprints that meets the criteria outlined within 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (BS 8485)' that adequately protects for Characteristic Situations or 1, 2 and 3. Hence, the level of protection greatly exceeds the level required and as such no further ground gas monitoring should be needed.

We outline below the building gas protection scores for various Characteristic Situation values and the gas protection score provided by gas resistant membrane in accordance with BS 8485:

Building gas protection scores (from table 4 of BS 8485):

CS	Minimum gas protection score (points)			
	High risk		Medium risk	Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5

Gas protection measures (from tables 5 and 7 of BS 8485):

The gas protection score for the gas resistant membrane and ground floor slab will be 3.0 (1.0 + 2.0) as determined from tables 5 and 7 from BS 8485, shown below:

Floor and substructure design (see Annex A)	Score [A]
Precast suspended segmental subfloor (i.e. beam and block)	0
Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)	0.5
Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations	1 or 1.5 [B]
Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing [C] [D]	2
Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing [C] [D]	2.5

[A] The scores are conditional on breaches of floor slabs, etc., being effectively sealed.

[B] To achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in (see **A.2.2.2**).

Protection element/system	Score	Comments
Gas resistant membrane meeting all of the following criteria: • sufficiently impervious 〈A1〉, both in the sheet material A) and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane; 〈A1〉 • sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions; • 〈A1〉 *Text deleted* 〈A1〉 • sufficiently strong 〈A1〉 B) 〈A1〉 to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); 〈A1〉 and to withstand in-service stresses (e.g. settlement if placed below a floor slab); 〈A1〉 • capable, after installation, of providing a complete barrier to the entry of the relevant gas; and • verified in accordance with CIRIA C735 [N1].	2	The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. 〈A1〉 *Text deleted* 〈A1〉 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero.

A) 〈A1〉 A membrane with a methane gas transmission rate <40.0 ml/day/m²/atm (average) for sheets and joints (tested in accordance with BS ISO 15105-1:2007 manometric method) is regarded as sufficiently impervious.

B) For example, reinforced LDPE (virgin polymer) membranes having a minimum mass per unit area of 370 g/m² and not significantly less than 0.4 mm thickness between the reinforcement scrim (tested in accordance with Procedure D (2 mm diameter tip) of BS EN ISO 9863-1:2016) installed above floor slabs are considered sufficiently strong to meet the performance criteria (see also **C.3**). Thicker and more robust membranes or an additional membrane protection layer should be installed directly beneath cast-in-situ floor slabs. 〈A1〉

Note that the installed gas membrane is to be verified in accordance with CIRIA C735 prior to occupation. We have no issue with the pre-occupation requirement for a Verification Report to be submitted and approved.

Please call me if you have any queries on the above.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, May 24, 2024 2:58 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to my emails below, please find attached my comments on the draft conditions. I've added the list of plans to condition 1, as requested and made some minor tracked changes to other conditions.

My comments within are self-explanatory and I'd be grateful for yours/[redacted] thoughts/responses – condition 5 is the only real area of concern as the requirement for further gas monitoring is considered not necessary (at least by our technical team) and would delay actual construction work commencing whilst it was carried out. As I mention within, I will provide a technical response/justification explaining why the gas monitoring/further ground investigation part of the condition is not required and hopefully that will facilitate an amendment to the condition.

As below, I will try and provide further clarity on the night-time operations for your Committee report and will send through the more detailed breakdown of construction and operational economic benefits as soon as I have it.

Kind regards



[redacted]

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From: [redacted]
Sent: Thursday, May 23, 2024 5:01 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

Further to the below, I'm still waiting on some comments at my end on draft conditions but will send our comments back tomorrow as soon as I can (there shouldn't be many but potentially some tweaks requested relating to some of the details of the pre-commencement conditions relating to further site investigation / gas monitoring).

In terms of the construction and operational benefits, my colleagues are doing some number crunching and I will also hopefully (by tomorrow) be able to 'fill in the blanks' of the red text you provided. At a high-level, for information, PLP have confirmed the following:

- Circa up to 500 jobs would typically assumed across this floor area on a speculative basis noting this would be spread across shift patterns so without any impact on the proposed parking provision.
- Build cost of circa £30 million.
- Circa 12 month build programme (entire development intended to be built in one phase).

Regarding the operations/activity during the night time, the feedback I've had at this stage is as follows:

In terms of operations overnight, given the speculative nature of the units it is difficult to be precise albeit all the occupiers usually have their own working practices to reflect day and night time local sensitivities ie keeping noise to a minimum at night etc.

I'll try and get something more detailed to assist with your Committee report on the night time working.

I'll ensure [redacted] is cc'd to any further emails I issue whilst you're away next week.

Kind regards



[redacted]

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From: [redacted]
Sent: Wednesday, May 22, 2024 6:02 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Hi [redacted]

The extension of time to 14th June 2024 is agreed.

Good news on the EP position on the revised acoustic fencing, thanks for confirming.

I'll come back to you tomorrow on draft planning conditions (thank you) and also your queries in relation to constriction/operational benefits/figures and query from last Friday about night-time working/activities.

Kind regards



[redacted]

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From: [redacted]
Sent: Tuesday, May 21, 2024 2:34 PM
To: [redacted]
Subject: A/23/96226/MAJOR - Astley Business Park

[redacted]

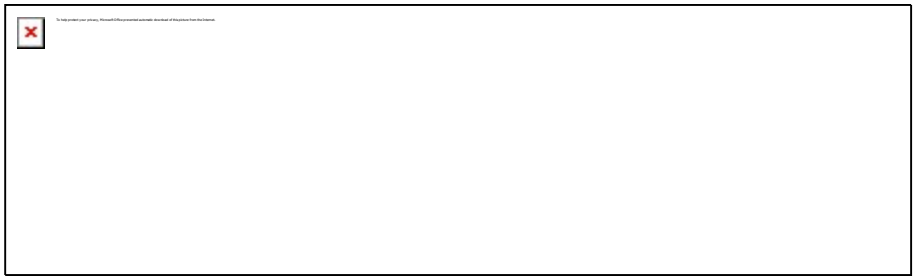
From: [redacted]
Sent: 05 March 2024 17:21
To: Proctor, David
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

FYI below – Astley Business Park comments from [redacted] that may assist you tomorrow. Regards,

[redacted]

Place Directorate

Based: Wigan Life Centre (South Site) - Second Floor
[redacted]



From: [redacted]
Sent: Tuesday, March 5, 2024 5:12 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Sorry for the delay in my response.

I've reviewed the Technical Note and its more of the same I'm afraid, with lots of references to our previous responses. Please see below comments on the response:

1. Assessment Years – consultant is arguing that a year of app and 5+ year assessment is ok as end user is unknown and this is a consistent approach taken at other local authorities in the NW. The fact that the end user is unknown only strengthens my point. Its going to be a minimum of 3 years before the development is operational. We need to understand the impact growth in traffic will have on the adjacent transport network.

2. Committed Developments – fine to exclude Mosley Common, as noted in your email Therese.

3. HGV Trip Distribution – Observed count data from June 2022 was used to identify HGV movements. This needs to be explained in greater detail (where in the TA, the split between east

and west movements, the locations). The further evidence of HGV movements travelling westbound is a Google image taken from September 2021. This cannot be considered conclusive evidence.

4. Distribution Methodology – JTW information taken from 2011 should be used to support a planning application submitted in 2023. Turning count data or another form of relevant information must be used instead.

5. Traffic Flow Figures – Response noted, conversion of HGVs to PCUs not accounted for within assessment. As a PCU is equivalent to one standard LGV trip junctions experiencing 30 or more PCU movements should be assessed to accord with the initial response from Network Management.

6. Junction Assessments – Must be updated to account for assessment years and potentially updated HGV distribution.

7. Proposed Car Parking Provision – with no end supplier identified it is difficult to determine the appropriate level of parking provision. A list of recently consented developments taken from various locations across the north west is not adequate justification. Once operational these sites could have issues with on-street parking for example. There will also be a number of speculatively developed sites with more parking.

We don't really have any new information, its just a reiteration of the initial TA. We need more before this is considered acceptable.

Kind Regards

[redacted]

[redacted]
Wigan Council – Place Directorate
Wigan Town Hall, Library Street, Wigan, WN1 1YN
[redacted]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: Wednesday, February 28, 2024 2:20 PM
To: [redacted]
Cc: [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

Good afternoon [redacted]

The applicant has provided the attached, and commentary below, responses to the issues identified by yourselves and Salford Council. As discussed during our meeting with the applicant/agent a couple of weeks ago, I'm not intending on re-consulting with Salford Council so long as we are satisfied that the issues raised have been addressed.

Kenny – Will you reconsult with TfGM?

Please can you review the attached and let me have your comments as soon as possible?

Thanks

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted] comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted] comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

[redacted]

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted]

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

Places Directorate: Economy and Skills
Wigan Council
Wigan Life Centre (South Site)

College Avenue
Wigan
WN1 1NJ

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*
- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*
- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*
- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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

Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that [redacted] and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards



[redacted]

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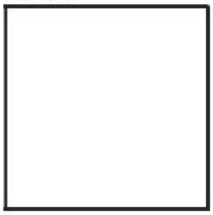

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[redacted]

From: [redacted]
Sent: 03 June 2024 13:42
To: [redacted]
Cc: [redacted]

Subject: June '24 Planning Committee - Reports and Index
Attachments: A_23_96226_MAJOR - ABP Committee Report - FINAL.docx; A-23-94952-MAJOR - Silk Mill Committee Report - FINAL.docx; A-23-96052-MAJOR - Pit Pony Committee Report - FINAL.docx; Report Index - June Planning Committee.docx

Afternoon [redacted]

Three items for June Planning Committee, finalised reports attached along with the Index. No site visits this month.

If you need anything further on these just let me know.

Regards,

[redacted]

Place Directorate

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

Wigan Council

Report to Planning Committee

Application number: A/23/96226/MAJOR

Speaking arrangements:

One speaker against for 4 minutes. One speaker in favour for 4 minutes.

Applicant: Astley Unit Trust.

Development Proposed: 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.

Location: Land at Astley Park Way, Worsley.

Ward: Tyldesley and Mosley Common.

Site description

The application site relates to approximately 12.5 hectares of an existing Primary Employment Area (PEA), Chaddock Lane, and is part of an area known as Astley Business Park. The site is located to the north of the East Lancashire Road (A580). The site extends from the immediate rear of Applewood Farm Public House, northwards where it will lie adjacent with further areas of the Business Park to the west and existing residential areas to the north, north-west and east of the site.

The site is currently undeveloped and is dissected by a number of public footpaths. The site has areas of dense vegetation, especially in parts in the south-west.

A partly constructed internal access road is present leading from the south of the site, off Chaddock Lane, to its centre. This was constructed as part of the wider development approved under planning application reference 'A/15/81365/OUTMAJ' which is discussed in more detail in the following sections of this report.

The surrounding area has a mixture of uses, predominantly industrial and residential. The land to the south of Chaddock Lane and south-west of the site forms part of the PEA and consists of a range of industrial uses. The northern boundary of the site is demarcated by Garrett Lane which extends east to west. On the northern side of Garrett Lane, a large-scale residential development is situated and remains under construction at the present time. Other pockets of residential development are located along the eastern boundary of the site. Residential development also bounds the west and north-west boundaries of the site.

The site forms part of an outline planning permission granted in 2017 for a mixed-use development comprising employment floor space (use classes B1, B2 and B8), up to 165 residential dwellings along with associated infrastructure and landscaping (planning application reference 'A/15/81365/OUTMAJ'). The residential elements of the approved outline scheme received reserved matters approval under planning application references 'A/17/83910/RMMAJ' (62 no. dwellings) and 'A/19/87155/RMMAJ' (103 no. dwellings). These areas are located to the north and east of the application site and are now built out.

The area proposed for employment under this application replicates the development approved in 2017, however no application for reserved matters was applied for and the time for doing so has now lapsed, hence the need for this application to come forward in 'full' form.

The proposal

Planning permission is sought for the development of the site for warehousing units which would have planning use classes of B2 (general industrial) and B8 (storage and distribution). The proposed units will consist of four separate buildings totalling almost 33,000 square metres (sqm). Each unit will have ancillary office and reception space, parking and servicing areas. The wider scheme will also consist of the provision of internal road accessways, associated infrastructure and landscaping works.

The buildings will be laid out across the site, with the two larger buildings located to the north and west of the area and two smaller buildings located centrally and to the east of the site. The associated servicing and parking areas are located alongside each unit. The buildings will have a maximum height of 18.3 metres. As is typical of large-scale warehouses within these planning use classes, the buildings would be available for use 24 hours a day.

The proposed development includes a landscaping scheme which includes landscaped bunds running across the northern and eastern boundaries and also a section along the western boundary. New areas of hedges, trees and low planting area proposed within the centre of the site. Two existing attenuation ponds will be retained along part of the southern boundary of the site which will form part of the landscape and drainage strategy for the site.

The proposed development will result in the need to permanently divert four public footpaths. The proposal includes new 3 metre wide footpaths leading from Chaddock Lane through the site and connecting with bridleway routes that run adjacent to the site.

Vehicular access into the site will be from Astley Park Way, the aforementioned partially constructed access point (approved under the outline scheme reference 'A/15/81365/OUTMAJ' for the wider site). This will be progressed to provide an internal road network which leads directly to each of the proposed warehouse units and the associated car parking and servicing areas.

The following documents support the application and are available to view on the Council's website and at the request of the Local Planning Authority:

- Planning application form, notices and certificates.
- Location plan.

- Existing site plan.
- Existing plans.
- Proposed site plan.
- Proposed floor plans.
- Proposed elevations
- Topographical Survey
- Air Quality Assessment
- Construction Method Statement
- Crime Impact Assessment
- Coal Mining Risk Assessment
- Design and Access Statement
- Drainage Statement
- Biodiversity Statement
- Ecological Report
- Lighting Report/Plan
- Flood Risk Assessment
- Travel Plan
- Landscape Statement and Plan
- Ground Investigation Report
- Planning Statement
- Tree Survey
- Transport Assessment

National and local planning policy and guidance context

Local Plan Allocation

- Primary Employment Area: Chaddock Lane.

  (Saved Wigan Replacement Unitary Development Plan Policy EM1A – Primary Employment Areas)

Relevant local and national planning policy and guidance

- National Planning Policy Framework (NPPF), revised 2023.

The NPPF sets out a presumption in favour of sustainable development. Paragraph 7 of the NPPF states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 9 of the NPPF states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- National Planning Practice Guidance (NPPG), as amended.

- Wigan Local Plan Core Strategy (Core Strategy) Policies

SP1 - Spatial Strategy for Wigan Borough
SP4 - Broad locations for new development
CP7 - Accessibility
CP10 - Design
CP16 - Flooding
CP17 - Environmental protection
CP18 - Developer contributions

- Saved Wigan Replacement Unitary Development Plan (UDP) Policies

A1S - Parking in New Development
EM1A - Primary Employment Areas
EV1B - Pollution

- Places for Everyone (Formerly Greater Manchester Spatial Framework) Policies

Places for Everyone (PfE) is a joint Development Plan Document being produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). Once adopted, the PfE Plan will form a key component of each district's development plan alongside individual district Local Plans.

PfE has now been adopted, and in effect from 21 March 2024.

The following PFE policies are considered to be of relevance to the proposal:

- *Strategy*

Policy JP-Strat8: Wigan-Bolton Growth Corridor
Policy JP-Strat14: A Sustainable and Integrated Transport Network

- *Sustainable and Resilient Places*

Policy JP-S1 - Sustainable Development
Policy JP-S2 - Carbon and Energy
Policy JP-S3 - Heat and Energy Networks
Policy JP-S4 - Flood Risk and the Water Environment
Policy JP-S5 - Clean Air
Policy JP-S6 - Resource Efficiency

- *Places for Jobs*

Policy JP-J1 - Supporting Long-Term Economic Growth
Policy JP-J2 – Employment Sites and Premises
Policy JP-J4 – Industry and Warehousing Development

- *Greener Places*

Policy JP-G1 - Landscape Character
Policy JP-G7 - Trees and Woodlands (2 for 1 replacement or other net enhancement)
Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity (min. 10%)

- *Places for People*

Policy JP-P1 - Sustainable Places
Policy JP-P2 - Heritage
Policy JP-P5 - Education, Skills and Knowledge
Policy JP-P6 - Health
Policy JP-P7 - Sport and Recreation

- *Connected Places*

Policy JP-C1 - An Integrated Network (accessibility hierarchy)
Policy JP-C2 - Digital Connectivity
Policy JP-C3 - Public Transport
Policy JP-C4 - The Strategic Road Network (added)
Policy JP-C5 - Streets for All
Policy JP-C6 - Walking and Cycling
Policy JP-C7 – Freight and Logistics
Policy JP-C8 - Transport Requirements of New Development

- Other relevant policies, guidance and notes

- Development and Air Quality
- Planning for Health (2022)
- Development and Air Quality (2021)
- Landscape Design (2021)
- Travel Plans (2007)
- Access for All (2006)
- Policy Note: Car Parking Standards for New Development

Previous relevant planning decisions

Application reference A/19/87155/RMMAJ - Reserved matters application for A/15/81365/OUTMAJ seeking approval of appearance, landscaping, layout and scale for 103 dwellings and associated infrastructure. Approved September 2019.

Application reference A/17/83910/RMMAJ - Reserved matters for A/15/81365/OUTMAJ for residential development seeking approval of appearance, landscaping, layout and scale for 62 dwellings. Approved September 2017.

Application reference A/15/81365/OUTMAJ - Outline application for a mixed-use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock

Lane; residential access from Garrett Hall Road and Garrett Lane). Approved February 2017.

Application reference A/09/73189 - Provision of new access road and associated landscaping (Reserved Matters to A/08/72144, Outline application for employment park comprising up to 31,500 square metres of Class B1, B2 and B8 uses). Approved February 2010.

Application reference A/08/72144 - To vary condition 2 of planning approval A/06/67659 to accord with revised master plan and site access arrangement to outline application for an employment park comprising up to 31,500 square metres of class B1, B2 and B8 uses (All matters reserved except access). Approved April 2009.

Application reference A/06/67659 - Outline Application for employment park comprising up to 31500 square metres of Class B1, B2 and B8 uses (All matters reserved except access). Approved September 2007.

Consultation responses

- *Environment Agency:*

No objection subject to the following comments:

The development site appears to have been the subject of past industrial activity which poses a medium/high risk of pollution to controlled waters. However, we are unable to provide site-specific advice relating to land contamination and advise that the Council's Environmental Health team are consulted for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 180 of the National Planning Policy Framework.

- *Lead Local Flood Authority:*

No objection subject to confirmation on the following:

Please provide the hydraulic calculations to prove that no flooding will occur during the 1:1, 1:30 and 1:100 + CC events, this can be achieved through a suitably worded condition.

Plans have been provided which shown a culverted watercourse at the most southern point of the site boundary.

If a new connection into the culverted watercourse is required, then an application for Land Drainage Consent will need to be submitted to the LLFA although it is understood that the development will connect to an existing manhole which already has an existing connection to the culverted watercourse and no new connection is required.

- *Environmental Protection Officer:*

No objections, subject to the following conditions:

The applicant has submitted a noise report in support of this application. The installation of the acoustic fence must be carried out before the use of the development commences.

A Construction Environmental Management Plan (CEMP) is required to be submitted prior to any works taking place and this can be obtained through a condition.

Conditions are also required regarding electric charging points and land contamination.

- *Public Rights of Way Officer:*

No objection subject to a condition requiring details of surfacing, precise dimensions and a timetable for construction.

- *Highways Policy Officer:*

(18 April 2024) – No objection to the proposal on the basis the traffic generated by the development has minimal impact on the operation of the A580/A577 junction.

(16 January 2024) - No objection in principle subject to the following comments and conditions:

Trip generation and forecasting**:** The application relates to the proposed development for a B2 / B8 land use development comprising a Gross Floor Area [GFA] of circa 32,825sqm across a number of units, situated at Astley Park Way off Chaddock Lane.

The trip rates have been previously agreed and are acceptable.

It should be noted that growth factors and the following committed developments were used in this TA. The committed developments are:

- A/17/84108/OUTMAJ - Land North Of Garrett Lane, East Of Garrett Hall, West Of Mosley Common Road, And South Of The Guided Busway Tyldesley.
- A/17/83702/OUTMES - Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester M29 8PR.
- A/17/84560/OUTMAJ - Land East Of Leigh Road South/West Of Bee Fold Lane.
- A/20/88849/MAJOR - North Leigh Park Nel Pan Lane Leigh.

Local junctions / network impact**:** The following modelling concerns have been identified:

- In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route.
- The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled.

- The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

Public transport and sustainable travel**:** The proposed development site is in a reasonably accessible location and is well located to make use of the existing public transport links and pedestrian / cycle routes.

Road safety**:** The causes of road traffic accidents are random and multifunctional, with each accident having several different reasons and trying to spot one overall contributing factor may not be possible. It is for this reason that Greater Manchester Police (GMP) will normally attend and record accidents that occur on the borough's highway network, where the accident results in an injury to persons. As a part of this process, they will record the details of the accident; and undertake an accident investigation to try and determine the contributory factors that may have caused the accident. The Council will analyse this data over a 5 year period to see if any trends can be identified. It should be noted that 'damage' only incidents will not appear on the accident database.

Details of damage only accidents are held by insurance companies and because of data protection, the Council cannot access this information. Without a detailed accident investigation being undertaken, any information given to the Council cannot be verified and must be regarded as hearsay.

The Police database was checked for the A572 Chaddock Lane, which included its junctions with Coach Road and the A580 East Lancashire Road. During the last five-year period for which data was available, fourteen accidents were recorded. All accidents were attributed to road user behaviour and two accidents involved vulnerable road users.

The following conclusions can be made regarding the accident data:

- An average of 2.8 accident a year have been made per year in the study area.
- No accidents have occurred at the site access.
- No accident cluster have been identified.
- No accident trends have been identified.

Adoption record**:** It should be noted that the existing access is still subject to the certification process for adoption.

Visibility**:** The proposal uses an existing access and the visibility splays comply with Manual for Streets.

Servicing**:** Based on Drawing No: 21714-HYD-XX-XX-DR-TP-1003, a large articulated vehicle can enter and leave the site in forward gear.

Layout: The site highways layout is acceptable.

Parking**:** The basic car park layouts will allow for the free flow of traffic and a vehicle can enter and leave a bay in one manoeuvre. However, there are no pedestrian facilities and there should be a footpath at the rear of the parking bays that connects into building entrances. Cycle parking facilities will require a roof.

The applicant as offered no evidence that the proposed level of parking provision is suitable for the development site. The site should be self-sufficient in parking terms and not lead to inappropriate parking on the proposed highway network. This would raise concerns for highway safety and congestion.

Proposed mitigation measures**:** It is recommended that a contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane is requested. TfGM anticipate that this would cost in the region of £15k. This would help to futureproof the development by mitigating any increased delay because of the increased traffic flows and changes in traffic patterns. Also, this would ensure that the network operates as efficiently as possible to ensure that congestion is minimised.

Conclusion on highways matters**:** No objections in principle, and the modelling concerns are addressed.

- *Transport for Greater Manchester:*

The accident data should be updated to 2022. In terms of trip distribution, it is not clear how each MSOA area has been allocated to a particular route. The study area needs to be extended to all junctions on the network experiencing an increase of 30vph or more. All junctions experiencing an increase of 30vph should be modelled. The lane widths used in the modelling for both junctions are too high. The modelling should be corrected and resubmitted.

- *Salford City Council:*

Neither objects nor supports for the following reasons:

A car park accumulation exercise should be undertaken to evidence that proposed car park provision. It should be considered why the previous planning permission for this site was required to mitigate its impact at the A5801 A577 junction and whether or not it is considered appropriate that this application does not assess its impact on that junction. The previous permission for this site secured financial contributions to improve the A5801 A572 junction yet the current TA concludes at paragraph 8.4.3 that this development of comparable scale will not have a material impact.

The submitted TA states at paragraph 8.2.1 that the Astley Park Access A572 Chaddock Land and A572 Chaddock Lane A580 Lancashire Road junctions had been assessed “given that the traffic impact was greater than +30 two way trips” yet figure 11 of the appendices shows 46 PCU movement to and from the A5801 A577 junction in the weekday AM peak and 54 in the PM peak. Whilst this exceeds the agreed threshold no consideration of the impact at this neighbouring junction has been considered.

There is also some confusion over the numbers shown on the flow diagrams where the spot checks focus on the right turn in the PM peak from the A1580 to the A572.

TfGM should be consulted on this application and a CEMP should be required which should include the routing of construction vehicles.

- *Greater Manchester Ecology Unit:*

The applicant has submitted an updated bat report and there is no reason/evidence to doubt the findings. No further information is required with respect to bats. It is recommended that section 4.2 of the Bat Report forms the basis of a condition.

The applicant has provided evidence from Natural England to confirm they are satisfied that the development is eligible for district licensing. Although this process is now in the hands of Natural England, a condition is recommended in the event that the changes to the mitigation approach are required.

Section 180 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment. In this regard the DEFRA metric has been provided. The baseline value of the site appears fair (62.84 biodiversity units). The post development value has been calculated at 51.89 BU. As this application has been submitted prior to mandatory requirements on BNG, the shortfall can be accepted but must be off-set by a financial contribution for biodiversity enhancements off-site.

In addition to the above a habitat management and monitoring plan for the on-site provision and this can be achieved by condition.

No evidence of badger was recorded on the site, but habitats recorded as suitable. The consultant has therefore recommended updated surveys prior to earthworks and vegetation clearance. Whilst the risks would appear low, I accept that as this is a protected species, such an update is reasonable. I therefore recommend a condition requiring a survey of the site to be carried out prior to the commencement of earthworks.

It is accepted that other protected species such as water vole and otter can be reasonably discounted owing to a lack of suitable habitat on or near the site. No further information or measures are required.

Bird surveys determined that breeding birds were present but of only local value. The development will result in the loss of much of the existing nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition to prevent works to trees, hedgerows and shrubs during the nesting season unless a detailed survey by a suitably experienced ecologist is carried out in the first instance.

The consultant has noted that the hedges and scrub on site provide potential cover for species such as hedgehog, a UK Biodiversity Priority Species as well as other mammals and amphibians. The levelling of the site could therefore lead to high an unnecessary mortality of mammals and amphibians if not carried out sympathetically.

Reasonable avoidance measures (RAMs) have been recommended as well as a Construction and Environmental Management Plan that includes ecology within its scope. Given the scale of the hedge removal, that RAMs are appropriate along the lines suggested within section 5.7.4 of the ecological report. A condition will be required to obtain the submission of a scheme for RAMs for mammals and amphibians.

Giant Hogweed is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended), was recorded on the site. It is an offence to cause this species to spread in the

wild. This species also represents a public health risk. A condition is required detailing a method statement for its eradication.

- *United Utilities:*

Following review of the submitted Drainage Strategy, we can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. We request all foul and surface water manhole cover levels and finished floor levels be detailed on the plan in meters AOD and a hydraulic model of the 30 and 100yr+ climate change is submitted to assess surcharge/flooding on site. In addition, should planning permission be granted, we request a condition requiring the submission of a sustainable surface water drainage scheme prior to any development commencing.

- *Coal Authority:*

No objection, subject to a condition requiring further investigative works.

- *Urban/Landscape Design Officer:*

No objection subject to the submission of an amended landscaping scheme to ensure that a good mix of species, providing all year-round cover, is provided. The timing of the implementation of the scheme is critical to ensure the scheme achieves its goal of mitigating some of the harm of the scale of the buildings and this too can be achieved through a condition. The management and maintenance of the scheme can be controlled by way of BNG maintenance condition.

- *Cadent Gas:*

No objections. Information provided which should be made available to the applicant (a holding objection was originally submitted on 9 November 2023, but this was withdrawn as per their comments dated 16 November 2023).

Representations

The application was publicised in accordance with statutory requirements and the Wigan Council Code of Practice for the Publicity for Planning Applications.

Following this exercise, approximately 70 representations were received.

The representations raised the following summarised points in objection to the application:

- Significant harm to the character and appearance of the surrounding area.
- Impact on highway congestion in the local area and the local highway network cannot cope with existing developments.

- The investigation undertaken to determine the impact on traffic peak times is not reflective of the real situation.
- Noise and light pollution
- Impact on air quality
- Loss of green space and this impact on limited existing local provision, along with a loss of amenity area for local residents.
- Empty industrial units and brownfield sites should be used in the first instance.
- Impact on wildlife species, including protected species, who currently use the area.
- Devaluation of local houses.
- Increased drainage issues.
- No infrastructure in place to support more development in the area.
- A walkway circuit should be included.
- The proposed landscaping will not minimise the impact on local residents.
- No demand for more units in the area.
- 24-hour use will have a devasting effect on local residents
- Local housing estates could be used a cut through for associated vehicles and for parking for staff.
- Impact on local schools and the health and wellbeing of children who use them.
- Increase in potential hazardous materials in the local area.
- The well-being of local residents should be prioritised.
- Detrimental impact on climate change.
- Homes nearby would not have been purchased if it was known that this green area was going to be lost.
- This development does not support the NPPF's guidance on the need to transition to low carbon.
- With the recent new build homes, this area has become a predominantly residential area.
- Will the retained Public Rights of Ways be safe to use.
- The proposal is significantly different, in terms of scale, to the development approved in 2017 and there are now more homes in the local area.
- Residents are already impacted by noise and odours from local businesses.
- The associated benefits, including job creation, are a myth.
- Loss of daylight/sunlight to nearby resident.
- Impact on historic coal mines.
- Increase in crime rates in the local area.
- The proposal will undermine the sense of community in the local area.
- The provision of electrical vehicle charging point has been done without evidence to show if the grid can cope.
- Insufficient parking for staff.
- The inclusion of cycle parking does not off-set the resulting pollutants.
- Insufficient services to cope, such as doctors, dentists and schools.
- Loss of Green Belt land.
- The plans are incorrect, there is more housing in the area, especially to the east of the site.
- The path to Parr Bridge retail area needs to be upgraded and this area should be used to provide some high-street style service for local residents.
- The Travel Plan contains some discrepancies.
- The proposed landscaping will block light to residential properties.
- A thorough assessment of the socio-economic impacts should be conducted.

- A comprehensive assessment of flooding events, impact on gas main and traffic and pollution should be undertaken.
- The noise assessment considers volume of noise and not the nature of the noise.
- Concerns raised by Coal Authority, United Utilities and Cadent Gas
- Impact on land stability
- No site notice was displayed by the applicant.
- Unit 1 does not face internally, and the waste/recycling facility will be located immediately next to residential dwellings.
- The quiet nature of the area will be lost.
- Potential noise impacts exceed WHO guidelines.
- The development will outdo all the good work recently undertaken to rejuvenate the Mosley Common area.
- Heavy Goods Vehicles (HGVs) already cause harm to local roads and illegally turn right on Higher Green Lane
- The buildings are too tall.
- Roof cladding does not fit in with the character of the local area.
- The application was clearly submitted after the new housing estates were built and occupied.

Further to the above, James Grundy MP has objected to the development for the following reason:

- The warehousing units should not be built in such close proximity to the residential properties and schools.
- There will be an increase in pollution from ancillary vehicles and an increase in noise and lights 24 hours a day.
- Detrimental health effects on local residents and on local school children could arise.
- This area lacks the infrastructure for such development and it would cause congestion on the roads. The access road to this area is a single track and already very congested at certain times of the day.
- The local wildlife should be considered as this will take away more green space.
- The submitted site plan is not accurate, I have been informed that it does not reflect the residential aspects of the developments.

Representations are available to view on the Council's website.

Assessment

Decision-making and the 'Development Plan'

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 require planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. The 'Development Plan' for the borough of Wigan, in this instance, currently comprises:

- Saved Policies of the Wigan Replacement Unitary Development Plan (UDP, adopted 2006);

- Wigan Local Plan Core Strategy (Core Strategy, adopted 2013);
- Places for Everyone (adopted 21st Mach 2024);
- Greater Manchester Joint Minerals Plan (adopted 2013); and
- Greater Manchester Joint Waste Development Plan Document (adopted 2012).

Key material considerations in this respect include the national planning policies in the NPPF or 'The Framework' (revised 2021), National Planning Practice Guidance (as amended) and the Council's Supplementary planning guidance / documents, together with consultee responses and third-party representations.

Further to the above, the proposed development involves the erection of 4 no. units with a mixture of Planning Use Class B2 (General Industry) and Planning Use Class B8 (storage and distribution) uses and associated infrastructure at land off Astley Park Way. The following matters are therefore considered the key assessment criteria to be considered in the overall assessment of this application and are discussed within the report:

- **Principle of Development**

    - Sustainable development
    - The Primary Employment Area
    - Benefits as a result of the development
    - Developer contributions
    - Principle of development conclusion

- **Design and layout**

    - Planning policy and guidance
    - Design, layout, scale and appearance

- **Amenity relationships**

    - Planning policy and guidance
    - Design and layout in relation to amenity
    - Noise considerations
    - Air quality
    - Conclusion of amenity relationships

- **Transport, accessibility and parking**

    - Transport policy context
    - Impact on the local highway network
    - Site context/active travel
    - Vehicle and pedestrian access
    - Vehicle and cycle parking
    - Other matters
    - Conclusion on transport, accessibility and parking

- **Trees, landscaping, ecology and biodiversity**

- **Technical matters**

- Flooding and drainage arrangements
- Ground conditions

- **Observations on the representations**

Principle of development

- *Sustainable development*

The NPPF (or 'the Framework') sets out a presumption in favour of sustainable development. Paragraph 7 of the NPPF states that the objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 9 states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 85 of the NPPF sets out that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development, which, for decision-taking, means approving development proposals that accord with an up-to-date development plan without delay.

PfE Policy JP-S1 echoes the NPPF in stating that when considering development proposals, a positive approach that reflects the presumption in favour of sustainable development will be taken. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise. In order to achieve transformation, regeneration and create attractive places for people to live and businesses to locate and thrive,

Local planning policies expand on national planning policy and the Core Strategy, along with the saved policies in the UDP, focuses on making the Borough a more attractive place to live and to attract new employment and investment through a sustainable balance between economic progress, social progress and environmental protection and enhancement. Core Strategy Policy SP1 sets out the spatial strategy for the borough and states that development will be direct primarily towards the east-west core of the borough.

- *The Primary Employment Area*

The site is located within the east-west core of the Borough and is designated as a Primary Employment Area (PEA), Chaddock Lane, within saved UDP Policy EM1A. This policy states that: development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Whilst the impact of the proposed development on the subjects mentioned above will be discussed later in this report, in principle of the erection of 4 no. units for B2/B8 planning use class purposes is acceptable as it accords with saved UDP Policy EM1A.

Policy JP-J2 of the PfE states that existing employment areas are important to maintaining a strong and diverse supply of sites and premises in our boroughs and will be protected from redevelopment to other uses, nurtured to ensure they remain competitive, and their accessibility improved where necessary. This will include local employment areas as well as key growth locations.

Policy JP-J4 of the PfE advises that the need to provide the level of industrial and warehousing land within the Plan reflects the need for Greater Manchester to compete internationally for investment and provide sufficient choice and flexibility to respond to the varied needs of different businesses. This will help Greater Manchester to maximise its ability to attract and retain businesses and hence support its long-term economic growth prospects and the availability of local jobs.

- *Benefits as a result of the development*

The development represents a significant inward investment for the Borough and will create employment, both in operational and construction phases, together with supporting supply chains, local businesses and income for in the form of business rates for the Council. Conditions are also proposed relating to the provision of employment and training opportunities for local people. In support of these statements, the applicant has supplied the following details:

Construction Phase:

- Approximately £30 million in construction investment;
- Creating approximately 140 gross on-site direct temporary full time equivalent jobs (FTE);
- Creating approximately 150 net direct, indirect and induced employment FTE jobs across the wider area; and
- Generating approximately £8.5million for the wider area of which approximately £3.6million could help support local economic growth within Wigan.

Operational Phase:

- Generating net additional impacts of approximately £21.6 million of net additional GVA annually for Greater Manchester of which approximately £12.5 million GVA could help support local economic growth within Wigan.
- The proposed development will support approximately 500 on-site jobs. As these jobs will be flexible depending on the number of hours worked, the new employment opportunities will be a mix of part-time and full-time.

- The creation of approximately 460 net additional FTE jobs within existing business / supply chains across Greater Manchester.
- Generating a tax yield to the Council from fully developed/occupied sites of approximately £280,000 per annum; and
- Meeting the needs of the labour market and the demand for jobs in Wigan and the wider Greater Manchester region.

- *Developer contributions*

In relation to development contributions, Core Strategy Policy CP18 seeks to ensure that there is capacity for new development and help make the borough an attractive place for people to live by ensuring that development funds, or contributes to the funding of, necessary off-site works or programmes in accordance with the provisions of legislation, national planning policy and other local planning policies, providing that it is viable.

A Section 106 is in the process of being prepared and has been agreed between the applicant and Local Planning Authority (LPA) on the basis of the following secured contributions:

- Highway contribution of £15,000; and
- The provision of £199,332 for biodiversity enhancement at Bedford Colliery.

Details as to why these contributions are being secured are discussed in the following sections of this report, and, on this basis, demonstrate the proposals compliance with Core Strategy Policy CP18 and the relevant sections of the NPPF.

- *Principle of development conclusion*

The proposed erection of 4 no. industrial units is acceptable in principle; the units are considered to complement the wider PEA where such units are supported in local and national planning policy.

Whilst the site has naturalised and may currently be used for informal amenity purposes by local residents, it remains an allocated site for employment purposes and has a long planning history, dating back to 2006, for that purpose. In accordance with national and local policies, it is necessary for such land to be prioritised for the development of employment generating purposes in such a manner that it ties in with the PfE requirement for the delivery of national and international investments.

Given the above, the principle of development is considered to be acceptable and compliant with saved Policy EM1A of the UDP, Core Strategy Policy CP18 and Policies JP-J2 and JP-J4 of the PfE, along with the relevant policy objectives contained within the NPPF.

Design and layout

- *Planning policy and guidance*

Core Strategy Policy CP10 seeks to ensure that new development is well designed and has regard to the scale, design, layout and materials of the surrounding and existing buildings

with no adverse impacts on the amenity of nearby land uses. The revised NPPF also states that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

- *Design, layout, scale and appearance*

The proposal's design results in the development being spread across the site, with the larger two units located in the north and west of the site and smaller two located in the south and east. The built development would be set back from all boundaries with a landscape buffer extending along the north, east and west boundaries. Access would be taken from an existing, unfinished access point (approved under outline permission 'A/15/81365/OUTMAJ' for the site) and direct access to each unit would lead directly from this and in particular to the parking and servicing areas for each unit.

The site is generally level, and the proposed development would respect the existing topography of the site. Some retaining features are required within the central areas of the site to reflect area of a lower level, but these features would be contained within the site and not visible from the surrounding area.

The unit proposed as 'Unit 1' measures 15.8 metres x 8.4 metres with a total height of 18.3 metres and located close to the northern boundary of the site. The associated loading bays (12 no. in total) and serving area would be located along the southern elevation of the building (facing internally within the site) along with the associated parking for HGVs. Car parking would be located to the west and a total of 113 no. bays are proposed which include 2 no. disabled bays, 11 no, electric vehicle parking spaces (EVPS) and 6 car share bays. The building would be finished in a mixture of horizontal and vertical cladding in different shades of grey.

Unit 2 as proposed is located to the west of the site and would measure 13.6 metres x 9 metres with a maximum height of 18.3 metres. The associated loading bays (16 no. in total) and serving areas would be located to the south of the building, while the vehicular parking, a total of 141 no. spaces, would wrap around the north and east of the building. The building would be finished as described above also.

Units 3 and 4 as proposed are located to either side of the main accessway. Unit 3 measures 8 metres x 3.6 metres with a maximum height of 13.7m and would have 4 loading bays along its eastern elevation together with a general servicing area. Associated parking would be located to the south of the building. Unit 4 is the smallest of the proposed units, measuring 7.6 metres x 3.7 metres with a maximum height of 13.6 metres. The loading bays and associated servicing area would be located to the west of the building, with associated car parking located to the east. Again, both of these units would be finished in a similar manner to that described above.

The proposed development includes a comprehensive landscaping scheme which includes bunding around the north, west and east site boundaries. The landscaping scheme has been included for two purposes; firstly, to mitigate the impact of the development on the character of the surrounding area and secondly as a mitigation for neighbouring amenity purposes (which will be discussed later in this report). There are other areas of landscaping throughout the site and most notably along the proposed diverted public rights of way which

will remain and ensure connectivity. It is to be noted that the site does not fall into any particular landscape category as outlined in Policy JP-G1 of the PfE.

Expanding on the above, the proposals provide a scheme which incorporates a generous amount of landscaping to assimilate the development into its surroundings. Two of the buildings are high and the proposed landscape buffer around the site perimeter will help to mitigate the impact of the scale of these building when viewed from the north, west or east of the site where residential properties are located. In this respect the applicant has submitted justification for the scale of Units 1 and 2 in particular, which centres on the need to provide internal eaves height of at least 15 metres for units between 100,000 and 200,000 square feet to attract suitable investors. A comparable exercise with other existing warehouse units in the wider area has been provided to show that the scale of units 1 and 2 are not excessive for the proposed purpose, and this is accepted by Officers.

To the south and south-west of the site, the area is industrial in nature and, in this context the proposed development will be characteristic of the wider PEA.

The proposed layout offers a legible scheme where there are clear routes around the site and to each unit. The retention of public rights of way through the site and wider connectivity is important, and it is imperative that a scheme, which facilitates the safe movement of those who utilise these paths, is obtained through a suitably worded condition, which has been secured by Officers. The principle of the scheme submitted at this stage is acceptable as it retains connectivity to existing routes located adjacent to the site.

In general terms, the proposed design, appearance and finish of the proposed units is acceptable; the proposed materials and their finishes are characteristic of typical warehousing schemes. The proposed materials for the hard surfaces have been provided and these offer a good mix, distinguishing the different areas such as pedestrian areas, parking areas and road surfaces.

Due to the aforementioned landscaped buffer zone around a large part of the site area, the proposed fencing for the site sits within the site rather than around its boundaries. The exception between the south-west boundary which will lie adjacent to an existing industrial site. Here, 2.4 metre high paladin fencing is proposed which is considered to be acceptable. Internal fenced areas include areas of mesh security fencing and close boarded acoustic fencing which are considered to be acceptable and will not be visible in the surrounding areas due to the landscaped bunds.

Areas of waste and recycling have been indicated on the plans and Officers are satisfied that there is sufficient space to ensure that appropriate areas for such purposes can be provided. Given the scale of the site and provision of dedicated servicing areas for each unit, no further details on the bin storage areas are required and will be secured through the permission if forthcoming.

A lighting assessment has been submitted in support of the proposed development. The scheme acknowledges the need to provide a scheme given the open use of the site, but also the need to prevent light pollution through a combination of optimal mounting heights and the use of low energy efficient LED lighting luminaires that limit glare. The scheme focuses on the buildings themselves and areas around the buildings and as such is removed

from the fringes of the site to avoid, as far as is practically possible, any overspill into neighbouring residential areas.

It is acknowledged that the proposed development will significantly alter the character and appearance of the existing site. The scale of the proposed development is significant, and it will be visible from surrounding viewpoints. However, this is a designated PEA site and there are many examples of industrial units to both the south and west of the site, which vary in size and scale. Furthermore, the proposed units will sit back from the main highway, Chaddock Lane, and will not therefore be overly visible from this perspective. From other areas around the site, it is acknowledged the character of the site will change significant for local residents, especially those close to the site boundaries to the north, west and east. However, a scheme for landscaping bunding has been provided to seek to mitigate this impact along with setting the units and their associated areas back from the site boundaries where these meet with residential areas. The development will be visible from certain areas, including the landscape bunds, however Officers are satisfied that a suitable scheme of mitigation has been provided to minimise these impacts as much as possible and to acceptable levels.

Given the above, on balance the proposals are deemed by Officers to be compliant with Core Strategy Policy CP10 and the relevant related objectives within the NPPF.

Amenity considerations

- *Planning policy and guidance*

To assess the amenity relationships of the development, the proposal is to be assessed against Core Strategy Policy CP17 and the amenity related objectives of the NPPF. An aim of Core Strategy Policy CP17 is to ensure that new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life. This is also reflected in Saved Policy EM1A of the UDP which states that development on PEAs will only be permitted provided that there will be unacceptable amenity impact.

- *Design and layout in relation to amenity*

Having regard to proposals of this nature, the most likely issue that will cause unacceptable adverse impacts on amenity or quality of life is noise, including associated traffic movements, and odour.

Further potential issues can be related to overlooking, outlook, overbearing and overshadowing, especially given the scale of the units, and in particular in relation to these proposals, Units 1 and 2.

With respect to Unit 1, this is located to the south of a recent residential development, known as Land East of Garrett Hall, and to the east and west of further housing developments which were granted outline permission in 2017, along with the industrial redevelopment for this application site. The proposed unit will be set in approximately 5 metres from the northern boundary and 4 metres from the eastern boundary. A landscaped bund will be located in between the unit and these neighbouring boundaries. It is proposed to plant this bund with a range of tree to provide some screening from the residential dwellings.

Associated activity with the unit will be focused to the south of the building where the loading bays and servicing areas are proposed; the elevation facing the neighbouring residential properties is blank.

Proposed Unit 2 is located to the south of Garrett Hall Primary School and the residential properties previously mentioned and the east of residential properties on Tanhouse Avenue, Whittington Drive and Riding Close. The side elevation of Unit 2, which will be blank, will face towards these neighbouring properties and a gap of approximately 5 meters will be remain between the site boundary and the edge of the building. As before, a landscaped bund will be provided in between the site boundary and the proposed building. Associated activity will be focussed on the southern side of the building which faces towards adjacent industrial buildings.

Unit 3 is located centrally within the site and a significant distance from local residential properties. It will be located to the rear of the neighbouring Applewood Farm public house, but given the use of this building, Officers are satisfied that no significant issue will arise as a result of this relationship.

Unit 4 will be located to the west of a relatively new housing development, the outline permission for which was granted along with the industrial redevelopment of the application site in 2017 (Reference 'A/15/81365/OUTMAJ'). As above, a landscaped bund will be provided in between the site boundary and the eastern, blank elevation of Unit 4. Associated activity will be focussed on the western side of the building.

As can be seen from the breakdown of the units' position and design above, the units face away from local residential properties, a specific design consideration to assist amenity relationships, and further internal fencing has been provided around vehicle parking areas in order to provide a further 'barrier' between elements of the development and the nearby residential properties.

The proposed landscaping scheme is considered to be critical to ensuring this proposed mitigation measure is effective. It is important that the planting scheme to go within the bunds includes both deciduous and evergreen species to ensure there is some element of screening all year around. Phasing of the landscaping scheme implementation will also be critical and as much as possible should be planted up front to begin screening the units as soon as is feasible. Whilst the submitted landscaping scheme is good, further details on the particular species to be used and a landscape management plan will be requested by condition.

Officers accept that the proposed development will impact the existing level of amenity experienced by local residents, especially those will live immediately adjacent to this PEA site. It must be accepted that views of these units cannot be completely mitigated for local residents, they will be seen despite the proposed landscaping scheme. However, the proposed scheme will help break up these views and the visual impact will be further minimised by the use of grey graded cladding. Therefore, whilst the proposed units will be visible to local residents, due to the siting, design and landscaping scheme, Officers are satisfied that the level of harm to amenity is, on balance, acceptable.

Due to the set back from site boundaries and the use of landscaping as an intervening tool of mitigation, Officers are satisfied that no significant overshadowing or overbearing impact

would occur on the neighbouring properties. It is noted that some residents have raised concerns over the impact of the landscaping itself on their amenities, however it must be noted that planning consent is not required to plant trees and such features could be introduced onto this site without any prior consent being required.

It is noted that one of the main concerns raised by local residents is the loss of the existing green space. As outlined in an earlier section of this report, this land is designated as PEA and not as open space, and as such, it cannot be protected long term for the purposes of informal amenity. Whilst it is regrettable that this area will be lost for that purpose, public footpaths will be retained through the site with connectivity to the adjacent bridleways which will ensure that local residents can still avail of the site for amenity purposes.

- *Noise considerations*

The application is supported by a noise assessment which has modelled the proposed 24-hour use of the units to establish the likely impacts of neighbouring residents. The report also establishes the existing noise climate in the surrounding area and whether the proposed operations at the site, on a worst-case scenario, would give rise to any unacceptable impacts. This assessment has been reviewed by the Council's Environmental Protection Officer and no objections have been raised.

Associated noise from the movement of HGVs and staff parking during both day and night-time would not significantly harm local residents due to a number of factors, namely the location of the servicing areas which face internally within the site and away from residential boundaries, the use of acoustic fencing throughout the development and the landscape bund around the periphery of the site. The submitted acoustic report evidences that noise levels derived from plant is predicted to be equal to existing daytime and night-time background noise levels.

In terms of traffic movements and general activity within the site, it is accepted that the proposal will increase the number of vehicles visiting the site but given that the access is off an existing roundabout on Chaddock Lane, in a predominantly industrial area, this is unlikely to cause any direct impact on local residents. It is the activity within the site that could give rise to impact but as outlined above, there are migration measures contained within the proposed scheme to off-set those impacts to an acceptable extent.

The applicant has also submitted a Construction Environmental Management Plan (CEMP) which will control the noise and disturbance during the construction phase. The submitted document presents a suitable framework for establishing acceptable principles during this phase of the development, however some amendments are required, and these will be sought through a condition.

- *Air quality*

The application is accompanied by an Air Quality Assessment (AQA). Chapter 15 of the NPPF, Policy CP17 of the Core Strategy and Policy JP-S5 of the PfE require the maintenance, enhancement and protection of our environment for the benefit of people of wildlife and to make the Borough a better place for people to live and businesses to locate and thrive in by (inter alia) managing air quality, particularly in our Air Quality Management Areas, including by minimising the air pollution likely to arise from new development.

In accordance the Council's Development and Air Quality SPD electric vehicles charging points are required (5% of total number of spaces relating to the proposed B2/B8 planning use class units). The proposed number of electric vehicle charging points (EVCP) is considered in principle to be acceptable to Officers. Specific details of these points, including location within the development, can be obtained through a suitably worded condition.

The conclusions of this report are that the associated construction activities and vehicular movements are not predicted to have significant impacts on air quality due to dust and exhaust emissions. In order to mitigate the impact that the development will have, the proposal includes extensive tree planting and as outlined above and will be conditioned to provide appropriate numbers of EVCPs.

Furthermore, and as referenced, a CEMP has been provided which provides a suitable framework within which the construction phase will take place, minimising the impact on the local environment where possible. Whilst this document does not capture all required information, Officers are satisfied that it provides an account of how phases of the development can be controlled to ensure the impact on the local environment is managed. An updated CEMP will be required prior to any development taking place, through a condition.

For the reasons outlined above, Officers are satisfied that the proposal is compliant with Policy CP17 of the Core Strategy, and the related objectives within the NPPF and PfE.

- *Conclusion of amenity considerations*

The proposed development, within this PEA, seeks to co-exist with the surrounding land uses which is a mixture of both residential and industrial. Officers are fully aware of the full extent of housing that surrounds parts of the site and that some of these houses are relatively new additions to the area. These factors have been fully considered in this assessment. The transition between large scale industrial units and residential dwellings is difficult and Officers understand the concerns raised by local residents in this regard. However, weight must be given to the allocation of the site and the need, reiterated in the recently adopted PfE Plan, to develop allocated employment sites to encourage inward investment and increase employment opportunities within the locality.

This is a finely balanced issue but given the level of mitigation provided and as outlined earlier, Officers are satisfied that, subject to the conditions mentioned, the proposed development will not have an impact on the amenities of local residents to an unacceptable degree, and therefore achieves compliance with saved UDP Policy EM1A and Policy CP17 of the Core Strategy, as well as the relevant objectives of the NPPF and PfE Plan.

Transport, accessibility and parking

- *Transport policy context*

The NPPF states at paragraph 108 that transport issues should be considered from the earliest stages of development proposals so that:

- The potential impacts of development on transport networks can be addressed;
- Opportunities from existing or proposed transport infrastructure are realised;
- Opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- Patterns of movement, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

In addition, the planning system should actively manage patterns of growth in support of these objectives. Paragraph 109 of the NPPF states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.'

In assessing specific applications for development, revised NPPF paragraph 114 states that it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, that a safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be effectively mitigated to an acceptable degree (if necessary).

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed (NPPF, paragraph 117). Importantly, the NPPF also confirms (at paragraph 115) that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

At a local planning policy level, Core Strategy Policy CP7 'Accessibility' aims to improve accessibility to key destinations for people and goods a connect people to opportunities both within and outside the borough by a number of factors, including by:

- Maximising the capacity, efficiency and safety of the road network, reducing, as far as is practicable, the adverse impact of transport on our communities, town centres and the wider environment.
- Developing and enhancing on and off-road networks for walking and cycling, to, in part, connect local residents to employment facilities;
- Ensuring the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars and vans / lorries, including as part of new development; and
- Promoting the use of travel plans and requiring them to be produced and implemented for appropriate development; and supporting the appropriate provision of infrastructure for the charging of electric vehicles.

PfE Policy JP-C7 seeks to ensure that new development makes appropriate provision for deliveries and servicing in terms of road safety, traffic congestion and environmental impacts, in accordance with Policy JP-C8.

In regard to parking provision assessment, saved UDP Policy A1S 'Parking in New Development' is relevant and so is the Council's recent Parking Policy Note March 2023. This policy states that in new development, convenient, safe and secure provision will be required for:-

(a) Cycle and motorcycle parking and car parking for disabled people in accordance with the minimum standards adopted by the Council; and
(b) Car parking in line with the maximum standards adopted by the Council.

The revised Parking Policy Note March 2023 seeks to increase parking provision set out in saved UDP Policy A1S within new development sites, the maximum space numbers are not a fundamental requirement, and consideration can be given to site constraints, site locations and general design to allow a reduction in such provision.

The applicant has provided a Transport Assessment (TA) and a Travel Plan to support the application.

- *Impact on Local Highway Network*

The applicant has carried out an assessment of the impact of the development on the surrounding highway network and in particular the local junctions which will be affected by traffic associated with this development. Following the initial submission and consideration by the Highways Policy Officer, this required further assessment and in particular further remodelling of the A580 / A577 junction.

It was noted throughout the submitted information that HGVs would form the primary movements associated within the proposed development and Officers are satisfied that the surrounding highway network can accommodate the predicted levels of movements. Within the aforementioned assessment it was noted that the A580/A577 junction is currently operating over capacity; however, Committee will be aware that there is already a committed improvement scheme to take place at this junction funded by contributions from other developments including those at Garrett Hall, Parr Bridge and Mosley Common. With this improvement scheme in place, the impact of the development on this junction is acceptable.

In addition to the above it has been advised by the Council's Highway Policy Officer that this development should contribute to the upgrade and revalidation of MOVA (Microprocessor Optimised Vehicle Actuation) at the junction of A580/Chaddock Lane. The applicant has agreed to meet the £15,000 associated costs in this respect.

- *Vehicle and pedestrian access*

The proposed site access was fully approved under the outline permission for the site granted in 2017, and the access spine road is currently in situ. The access is considered appropriate for the movement of large vehicles that could be expected to arrive / exit the proposed development.

The proposed layout is considered to be acceptable and will be able to ensure that a large articulated vehicle can enter and leave the site in a forward gear. The vehicle parking layouts allow for the free flow of traffic and vehicles will be able to enter and leave a bay in one manoeuvre.

There is a need to improve pedestrian access from the proposed parking areas to each unit and such amendments can be obtained through a condition.

- *Vehicle and cycle parking*

Firstly, it is noted that the site is located in a sustainable location with access to public transport, walking and cycling opportunities.

The proposal provides a total of 328 no. car parking spaces and 77 no. HGV parking bays. In addition to this provision, 60 no. cycle parking spaces will be provided.

In line with the Council's adopted parking note, the maximum levels referred to with Appendix 9 of the saved UDP are for reference only and the site specifics must be applied. In this case, the proposed car parking levels for each unit fall within the maximum levels required for the class B8 storage planning use, i.e. 1 per 100sqm and a little below the maximum levels for B2 use, i.e. 1 per 100sqm. The applicant has submitted projected levels of staffing, being in the region of 500 employees. However, this is over a 24-hour period and not all staff would be present on site at any one time. When taking account of the sustainability of the site and the level of parking provided, which includes disabled parking, Officers are satisfied that the proposed car parking level is acceptable. The level of HGV parking is also considered to be acceptable when compared with the number of loading bays provided in each unit.

The level of cycle parking is considered to be acceptable, although further details of this provision will be required by way of a condition as local policies require such areas to be both secure and covered.

- *Conclusion on transport, accessibility and parking*

The application is accompanied by a Travel Plan and a Transport Assessment, and these documents have been reviewed by the Council's Highways Policy Officer.

It is accepted that the site is located in a sustainable meaning that future employees have a genuine alternative to car travel. Furthermore, all of the proposed units include cycle parking areas for future employees.

The proposed development would utilise an existing access, which has been partly constructed under the approved outline scheme for the site. This access, including its visibility splays, remain acceptable for the projected use associated with the proposed development.

A trip generation exercise has been undertaken and an assessment has been undertaken of the local highway network, including the junctions that are likely to be affected by associated traffic. Subject to a financial contribution for improvements at the A580/Chaddock Lane, Officers are satisfied that the submitted assessment is acceptable and the impacts on the local highway network will be minimal and would not meet the tests set down in the NPPF whereby developments can only be refused on highway grounds where an unacceptable impact on highway safety would arise or the impacts on road networks would be severe.

On the basis of the above, the proposal complies with Core Strategy Policy CP7, PfE Policies JP-C7 and JP-C8 and saved UDP Policy A1S from highways and parking perspectives respectively.

Trees, landscaping, ecology and biodiversity

Paragraph 180 (d) of the NPPF states that policies and decisions should contribute to and enhance the natural environment, resulting in net gain and no net loss. The Environmental Bill adopted by the Government requires a mandatory 10% net gain to be achieved and came into force in February 2024. This is a requirement for new major applications submitted following the adoption of this policy and can be achieved either on site, through biodiversity gains, registered off-site biodiversity gains or biodiversity credits and in all factors, must be managed long-term across a 30-year management period.

The revised NPPF and PfE Policy JP-G8 seek to support the policy objective of BNG, with the PfE policy requiring a net gain of no less than 10%.

In this respect, the applicant submitted a biodiversity metric which confirms that the proposed development will result in a loss of approximately 69 biodiversity units, however, 58 of these will be replaced through the proposed landscaping scheme on-site. A management and maintenance plan will be required to ensure that this scheme is delivered and retained on site. The applicant has acknowledged that the proposed scheme results in net loss on-site and has worked with the Council to provide a scheme whereby the required 10% net gain will be provided at Bedford Colliery. The Council has confirmed that it will cost just under £200,000 to provide the required net gain to achieve policy compliance at this site, and the applicant has agreed to meet these costs.

The applicant has provided an ecological assessment which has considered the impact on species who use or may use this site for foraging or habitat. The submitted assessments have been reviewed by the Council's ecology advisors and found acceptable. Subject to conditions, Officers are satisfied that the proposal will not have an unacceptable impact on the status of protected species in the local area.

As outlined earlier in this report, the proposed development will significantly alter the character of this PEA site as currently is. However, a comprehensive landscaping scheme has been provided which will mitigate this loss to some extent. This scheme is focused on the site boundary areas, but some cover will also be provided within the site, mainly to line the routes of the public footpaths which are being retained/redirected as part of the proposal. Further details of the scheme, such as the use of specific species, are required and these can be obtained through a condition.

On the basis of the above, Officers can confirm that the proposed development is fully compliant with the BNG requirements as required in Policy JP-G8 of the PfE and the NPPF. Furthermore, there are no unacceptable impacts on local species, subject to conditions and a suitable landscaping scheme has been provided in this context.

Technical matters

- *Flooding and drainage arrangements*

The site is located within Flood Zone 1 and the applicant has submitted a Flood Risk Assessment (FRA) which considers the potential impact of the development on flood risk within and around the application site. The application has also been assessed by the Environment Agency (EA) who raised no objections to the development.

The submitted report meets the requirements of the NPPF by considering the impact of runoff generated by the proposed development onto the downstream catchment area and assesses the risk of flooding on site and in the surrounding area from various sources.

The submitted FRA advises that the given the location of the site and the nature of the development proposed, there a low risk of flooding as a result of the proposal and that there are no known flooding events in this area and satisfactorily concludes that the risk of flooding as a result of the proposed development is low.

The proposed drainage scheme takes account of the details approved under the outline permission for the site in 2017 and also the fact that the residential parts of that permission have now been built out. It remains the case that surface water drainage by way of infiltration is not achievable on this site. The discharge point for the drainage strategy and the restricted discharge rates remains as previously approved.

The surface water drainage scheme is based on the collection of run-off water from the proposed units as well as the proposed hard surfaced areas in buried attenuation tanks located within the service yard areas of each unit, with outfall flows restricted to greenfield runoff rates.

There is an existing detention basin located in the south-east of the site which is to remain in situ. As part of the original outline approval (which approved the access details), this basin collects runoff from the existing spine road, and this will continue to be case going forward. Other sustainable urban drainage systems, or SuDS, will be used within the overall surface water drainage scheme including permeable paving.

In terms of foul water drainage, it is proposed to install a new pipe network to serve the building units on site which will connect to the existing system as a point within the spine road. This will utilise much of the pipe network previously installed as part of the outline approval.

The proposed drainage schemes have evidenced that the gas main located within the application site has been taken account of.

Whilst Officers are satisfied with the level of detail provided at this stage and the principle of the drainage proposals, it is considered necessary to obtain details of management and maintenance arrangements together with full details of the drainage schemes by way of a condition. Officers are satisfied that the applicant has given due consideration to the hierarchy of sustainable drainage methods as outlined in the NPPF and associated guidance.

In summary, Officers are satisfied that the proposal, subject to the aforementioned requirements to be controlled via condition, is in accordance with Policy CP16 of the Core Strategy, PfE Policy JP-S4 and section 14 of the NPPF.

- *Ground conditions*

The NPPF requires planning decisions to ensure that new development is appropriate for its location. Where a site is affected by contamination or land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner (paragraph 179).

Core Strategy Policy CP17 'Environmental Protection' states that the Council will tackle land contamination and land stability issues, primarily on sites affected by past industrial uses and coal mining activities, by promoting the appropriate re-use of such sites and supporting the identification of contamination and stability issues and appropriate remediation.

In terms of land contamination, a Phase 1 Site Investigation report has been submitted which is considered to be an acceptable preliminary risk assessment. Further investigations and mitigation will be required following demolition and again prior to occupation and these investigations can be captured by a condition.

It is further recognised that the site falls within a Development High Risk Area in relation to coal mining. The applicant has submitted Coal Mining Risk Assessment which has been assessed and deemed acceptable by the Coal Authority. However, further intrusive works are required prior to any works taken place, but it is acceptable that these can be secured by a condition.

Observations on the representations

A number of the points of objection raised in the representations have been addressed within this report, particularly around noise, odour and traffic issues.

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With regard to the remainder of the points that comprise of material planning considerations:

- The site is not located within the Green Belt, but within an allocated Primary Employment Area.

- The Outline permission granted for this site in 2017 did not include details of the industrial element of the development as the scheme was in outline form only with only details of the access fully approved. The linked residential schemes obtained reserved matters which determined their scale, size and appearance. The industrial element of the outline scheme never received such an approval, hence the need for this application.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 require planning applications to be determined in

accordance with the statutory development plan, unless material considerations indicate otherwise. NPPF paragraphs 11 to 14 also emphasise this requirement.

Following assessment, the proposed development is considered compliant with the relevant national and local planning policy and guidance. The principle of the proposed development, within a Primary Employment Area is acceptable and no significant or unacceptable issues that haven't or can't be suitably mitigated to acceptable levels have been identified in relation to the impact on local residents, highway safety, parking capacity, design or appearance. The proposal therefore meets with the relevant material considerations and the objectives of Place for Everyone, the Core Strategy, saved UDP Policies and the national planning policy objectives contained within the revised NPPF.

The revised NPPF states that development proposals that accord with the development plan should be approved without delay. Whilst the concerns of local residents are noted and have been considered, the proposal is assessed to be consistent with the Development Plan as a whole, as well as the relevant policy objectives within the revised NPPF, the Council's adopted planning guidance and all other material considerations.

On this basis, and for the reasons detailed within this report, Members are therefore recommended to resolve to approve the application subject to the conditions listed within this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions.

Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Officer recommendation

(1). That Committee resolve to approve the application and grant planning permission for the proposed development for the reasons given in this report, subject to the following:

- The conditions specified in this report below;
- Satisfactory completion of a Section 106 Agreement containing the following financial contributions and provisions:
    - Highway contribution of £15,000; and
    - The provision of £199,332 for biodiversity enhancement at Bedford Colliery.

(2) Authority be delegated to the Assistant Director – Legal, Governance and Elections to enter into the said Agreement and to the Director of Place to issue the Decision Notice subject to the satisfactory completion of the above matters; or, if the Section 106 Agreement is not completed within six months of the date of this Committee, to refuse the application at their discretion.

Proposed conditions and reasons for the conditions:

1. The development hereby approved must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: *Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).*

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).

<u>Unit 1</u>

- 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).

<u>Unit 2</u>

- 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).

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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'.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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).

Reason: *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. 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.

Reason: *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. No development hereby approved shall be occupied until details of a Training and Employment Management Plan (T&EMP) relevant to that phase / 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.

Reason: *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. 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.

Reason: *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. The development hereby approved shall be carried out in accordance with the submitted Energy Statement (CPW, 220568) at all times.

Reason: *To ensure that the development provides a suitable amount of energy from low carbon sources in accordance with Policies CP10 and CP13 of the Wigan Local Plan Core, Places for Everyone Policy JP-S2 and the revised National Planning Policy Framework.*

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.

Reason: *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. 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.

Reason: *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 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.

Reason: *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 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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 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.

Reason: *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 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.

Reason: *Prior approval of such details is necessary since they are fundamental to ensure the development does have a detrimental impact on mammals having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.*

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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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).

Reason: *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. 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.

Reason: *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. 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 Panning 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.

Reason: *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. 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.

Reason: *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. 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.

Reason: *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. 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.

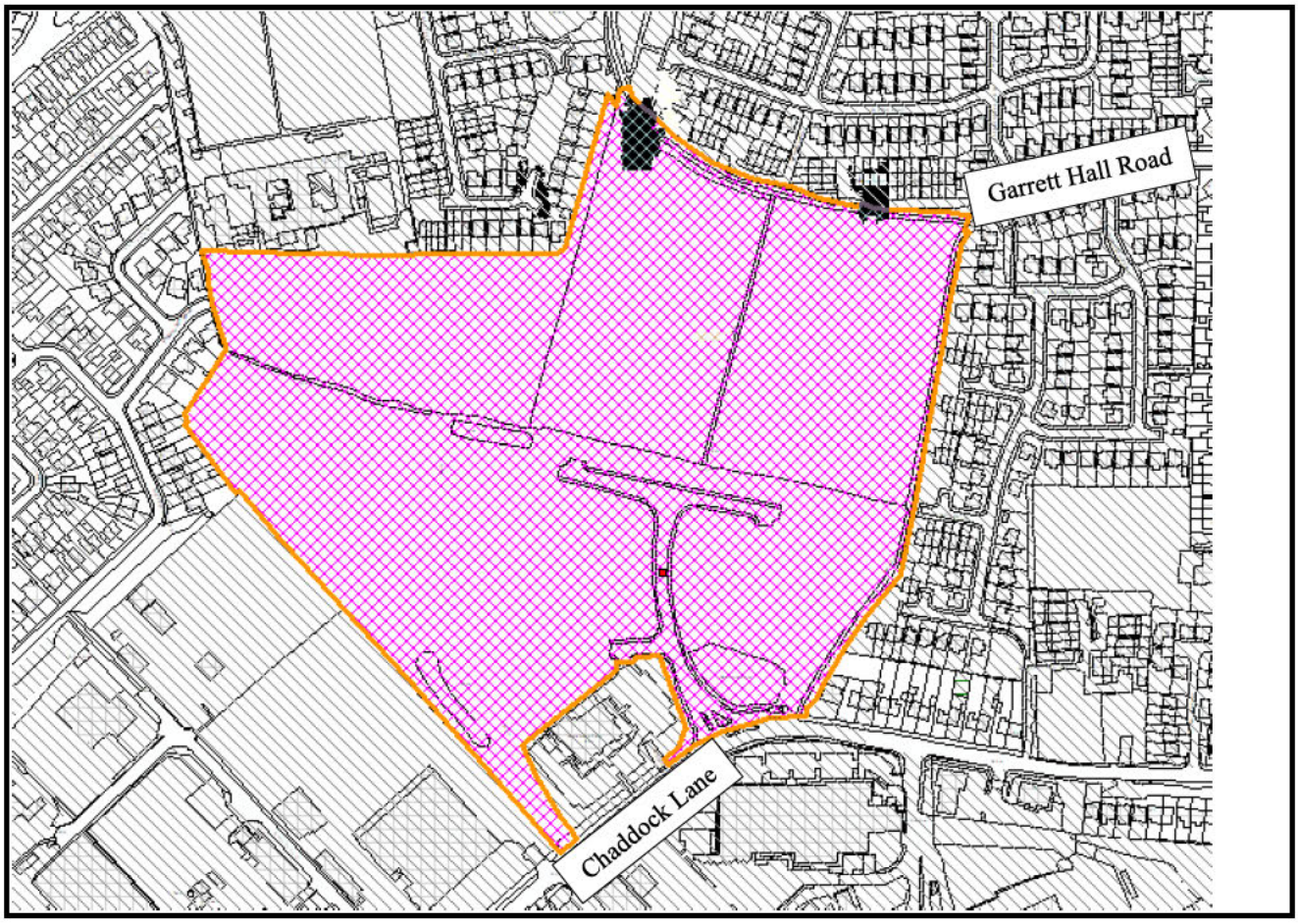
Reason: *To safeguard the amenities of the adjoining premises and the area generally and to ensure the appearance of the development is satisfactory, having regard to Policies CP10 and CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.*

Application number: A/23/96226/MAJOR

Development Proposed: 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

Location: Land at Astley Park Way, Worsley.

Ward: Tyldesley and Mosley Common.



Site Area

This plan is representative only, to indicate the site in relation to its surroundings.

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[redacted]

From: [redacted]
Sent: 22 February 2024 16:05
To: [redacted]
Cc: Proctor, David; [redacted]
Subject: March Planning Committee Items

Afternoon all,

According to the Planning Committee tracker, the following items are potential applications for March Planning Committee:

- A/22/94743/MAJOR - Railway Rd Building Railway Rd Leigh, Construction of new buildings to accommodate 20 three storey dwellings and four storey apartment block with 20 apartments following partial demolition of a former gymnasium building [redacted]
- A/23/96503/CU - 131 Wigan Lane, Wigan, Change of use from dwelling house (Class C3) to 7 bed, 7 person house of multiple occupation Class Sui Generis) together with associated external alterations [redacted]
- A/23/95089/RMMAJ - Beefold Lane/Crab Tree Lane, RM 170 dwellings [redacted]
- A/23/96226/MAJOR - Land at Astley Park Way, Worsley, Development of warehousing units [redacted]
- A/23/96091/LB - Eckersley Mill, Outdoor Food and drink area [redacted]
- A/23/96090/FULL - Eckersley Mill, Outdoor food and drink area [redacted]
- A/23/95513/MAJOR and A/23/95514/MAJOR Residential Development, new access road, with separate application for new access road on its own. [redacted]

I'm in receipt of draft reports for A/23/96090/FULL & A/23/96091/LB, thank you [redacted].

I'm aware that A/22/94743/MAJOR and A/23/96226/MAJOR might need to pushed back to April, if so, [redacted] and [redacted] can you update the tracker please.

[redacted], we have a Teams called scheduled for A/23/95513/MAJOR and A/23/95514/MAJOR tomorrow – can I have updates on UU, EA and Drainage please as I assume the request for their responses has been escalated. I also need your take on why we still need to progress both applications for this development. Important that this one makes the March agenda.

[redacted], can I have urgent updates on A/23/95089/RMMAJ and A/23/96503/CU respectively please, and if these applications will be going to March (and if not, why not and what are the outstanding issues).

For reference I'm on leave next Monday and Friday, so we need to have the agenda & reports all concluded for close of play on Thursday, ready to be passed through to Dem Services on Friday.

[redacted], copying you in for reference on potential agenda items for March.

Any issues let me know, regards,

[redacted]

Place Directorate

[redacted]

From: [redacted]
Sent: 30 October 2024 12:36
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way (PLP)

Thank you both. Regards,

[redacted]

From: [redacted]
Sent: 30 October 2024 12:35
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way (PLP)

Hi [redacted]

I've responded to [redacted] on this basis.

[redacted]

From: [redacted]
Sent: Wednesday, October 30, 2024 12:34 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way (PLP)

Hi [redacted]

I am not aware of anything.

Regards

[redacted]

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

Tel: [redacted]

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From: [redacted]
Sent: 30 October 2024 12:33
To: [redacted]
Cc: [redacted]
Subject: FW: A/23/96226/MAJOR - Land at Astley Park Way (PLP)

Afternoon [redacted]

Apologies if this has been picked up in my absence, but I assume we haven't received a legal challenge on the below?

Regards,

[redacted]

From: [redacted]
Sent: 28 October 2024 10:34
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land at Astley Park Way (PLP)

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Hi [redacted]

Further to my email below, please could you confirm that the Council did not receive any notification of a legal challenge to the grant of planning application ref: A/23/96226/MAJOR?

Kind regards

[redacted]

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From: [redacted]
Sent: 21 October 2024 18:45
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Land at Astley Park Way (PLP)

Hi [redacted]

I hope you're well.

In [redacted] absence, for our comfort please could you confirm that the Council did not receive any notification of a legal challenge to the grant of planning application ref: A/23/96226/MAJOR? I believe the JR period would have passed on 25th September 2024 (6 weeks from decision date of 14th August 2024).

We haven't received any such notification from the Council so I assume that is because there has been no challenge – please can you confirm.

Kind regards

[redacted]

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>><<

[redacted]

From: [redacted]
Sent: 07 May 2024 11:06
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Morning [redacted]

Has the below moved on last week?

If not, my view is that firstly they need to secure 10% BNG as required by development plan policy in the PfE, and if not, why not? The landscape has moved on since [redacted] S.Lancs application, their proposal needs to be assessed on its own merits and there isn't a precedent here to fall back on.

On the cost of a unit, you need to understand what is driving the difference in figures, where does this come from? Is it the type of habitat being lost, the type of habitat they're replacing, where the new habitat is being located? From here I would suggest you're in a position to push back to the applicant on what is required.

My take here though is that we're confusing/muddying the BNG process for pre & post mandatory requirements, are they just paying £x amount for units, and if so, where are they being paid to? That's easy then once a cost of the units is agreed. If we're collecting money on the basis of spending it on Council land (on the basis the application came in before mandatory BNG and the land doesn't need to be formally registered – because no Council land is in respect of the latter), then between [redacted] and GMEU, we need to agree an ecological scheme that (with whatever they're putting on site) achieves 10% gain (that the applicant is in agreement with), then ask for a financial amount through a UU to implement such a scheme on Council land (no need to work out credits or units, just a scheme to get 10% and what that'll cost). This will need coordinating with Martin, GMEU and the applicant – [redacted], in his emails, has identified Council sites, in my mind what can he do on that land to achieve 10% and how much will it cost?

Hope the above helps and happy to discuss if easier, probably with [redacted] in the room.

Regards,

[redacted]

From: [redacted]
Sent: Friday, May 3, 2024 4:30 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Agreement on the BNG contribution is (I hope) the final point to agree on for the Astley Business Park application that will come before Members in June.

The total loss is agreed now at 10.95 units but we have yet to settle on the financial contribution which will achieve net gain.

The applicant is comparing it to the appeal decision on one of [redacted] at Lockett Road (see ref below) where by circa £5k per units appears to have been accepted. But lately the Council has been seeking around £20k per unit.

GMEU have advised using a formula to work out the contribution (see email attached) and [redacted] confused me as he included £12k per unit but this wouldn't be consistent with cases brought lately before Members and he has confirmed its up to us what we charge.

I have informed the agent that their offer is very low but I need some guidance on how to proceed given that we don't have a great degree of consistency on costs. See email attached from [redacted] too.

The agent is looking for another meeting on this one next week to discuss progress; I've been told they have paid the full PPA fee today.

[redacted]

From: [redacted]
Sent: Wednesday, February 28, 2024 3:22 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

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[redacted]

On a separate matter, I write to set out our position in respect of the BNG offsetting and specifically a reasonable value to be ascribed to the biodiversity units to be offset to reach the 'no net loss' position. I note that Wigan Council with input from GMEU will also be providing its own view on this matter.

Having reviewed recent planning permissions in Wigan for comparable examples of offsetting requirements for a logistics scheme, we refer you to the Meridian 6 scheme by Glenbrook (Application Ref: A/21/92036/OUTMAJ) which was allowed on appeal in May 2023 following the refusal of consent.

The appeal decision and Committee report prior to the application being refused both refer to a £125,000 BNG contribution in order to reach a 'net gain' position (but not 10%, just a 'no net loss' – the same approach we are taking with the Astley scheme).

Looking at applicant's Planning Statement (see attached at page 62), it refers to a significant habitat loss of 24.99 units (59% net loss) and a 100% loss of hedgerow units. Dividing the £125k contribution by the habitat loss of 24.99 units it is essentially £5,000 a habitat unit.

Given the similarities of this scheme insofar as the type of development/use classes proposed on a greenfield site, we consider the habitat value of £5,000 per habitat unit to be a useful precedent and one that we feel should be applied to the PLP Astley scheme.

We welcome your view and how we progress matters pertaining to BNG offsetting / the S106 mechanism.

Kind regards

[redacted]

[redacted]

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From: [redacted]
Sent: Wednesday, February 28, 2024 12:30 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan

Hi [redacted]

Thank you for your email.

The re-consultations will be carried out by the end of the day.

As this application will not go before Members in March, please can you agree to an extension of time until April 12th (which is the Friday following April's planning committee).

Regards

[redacted]

From: [redacted]
Sent: Tuesday, February 27, 2024 9:56 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR Astley Business Park, Wigan
Importance: High

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Hi [redacted]

Thank you for your email. Whilst clearly disappointing to have reached this position so very late in the process, we are where we are and are eager to resolve matters as soon as possible. As such, for completeness, the transport consultant has provided technical notes in response to each party's highway comments, as follows:

- 2nd Response to Wigan Council (WC) comments (i.e. [redacted] comments dated 16 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1003.P02
- 3rd Response to WC comments (i.e. [redacted] comments dated 11 Feb 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1004.P02
- SCC Response (i.e. SCC's comments dated 19 Jan 2024) – Doc ref: 21714-HYD-XX-XX-RP-TP-1005.P01

We have submitted the responses as 3 x separate technical notes as we feel it would be easier for the different parties to review/address, given the number of appendices also included within the individual documents.

In terms of addressing the Mosley Common junction point, Hydrock have included the following paragraph in the '3rd WC response' document which should provide sufficient justification / comfort as to why the junction has not been assessed:

Para 2.3.4 - Notwithstanding the above, Hydrock have reviewed their Traffic Flow Figures (which were previously provided along with the previously submitted TA as part of the application), and identified that the only junction within close proximity of the Mosley common site impacted by the proposed development flows is the A580 / A577 junction. However, as shown in our Traffic Flows figures, the total 2-way vehicle trips (associated with the proposed development) travelling along the A580 to/from the A580 / A577 junction only equates to 19 in the AM peak, and 23 in the PM peak, which is less than the 30+vehicle 2-way trips assessment criteria suggested by WCC. Therefore, this junction was not requested to be assessed. Furthermore, it should also be noted that this junction was also recently upgraded in 2023.

We would hope it isn't necessary given the clarity provided in the various notes/responses but if a meeting is required to resolve any residual matters following review of the above, please can you coordinate as soon as feasibly possible.

Please can you confirm receipt and please can you re-consult the three parties and request their urgent review of the above/attached and confirmation that highways matters are indeed now resolved so that we can move forward to Committee.

Kind regards

[redacted]

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From: [redacted]
Sent: Friday, February 23, 2024 3:07 PM
To: [redacted]
Subject: A/23/96226/MAJOR Astley Business Park, Wigan

Good afternoon [redacted],

Apologies for the delay in providing an update for you but I can confirm that my highway colleagues have held further discussions earlier this week as planned, and the outcomes of those discussions have been shared with [redacted] and myself.

Taking all matters into account, I remain of the view that the points raised below must be addressed in full before Officers can make a positive recommendation to Members; the only exception to this is the reference made to the Mosley Common application. I accept that this was not a committed development when the application was submitted (nor did the Mosley Common application take this application into account in their transport studies). However, I would advise that providing some commentary on the combined impacts (now that it is a committed development) may provide some additional comfort to Members.

I appreciate that some of the points below were addressed in the Technical Note received early last week but it would be appreciated if this could be combined with a full response on all other points for publication and re-consultation.

The information is necessary to ensure that Officers can confirm that the proposed development is acceptable in highway terms and confidently relay this to Members. It is important to note that this application has attracted 100+ objections from local residents, a call in from local Councillors and an objection from James Grundy MP. One of the common themes running through all of these is the impact on the local highway network and as such, taking the application before Members at the present time and in advance of all matters raised by [redacted] and Salford Council being addressed, raises a significant possibility that Members could overturn or defer the application.

I appreciate that issues have been raised that were not done so at the pre-application stage and whilst that is regrettable, it is not a reason to move past them without addressing them in full to ensure that when this application is reported to Members, Officers can be confident of our positive recommendation being accepted.

On other matters, I can confirm receipt of the CGIs earlier this week. In addition, I have requested some further guidance from our ecology advisors on a potential financial contribution to achieve net gain off site but would welcome your position on this matter also as previously discussed.

Regards

[redacted]

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

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

- *Year of application assessment unacceptable. Year of opening assessment (2027) must be undertaken instead plus a future year assessment (2032).*
- *Committed developments – Mosley Common (1,050 units) recently approved at planning committee and will impact operation of the adjacent highway network.*
- *Disagree with the proposed trip distribution. Majority of LGV movements turn right onto Chaddock Lane, rather than left. There is then a 50/50 split of HGV movements turning right/left. Given the proximity to SRN, it is anticipated that the majority of HGV movements would turn left onto Chaddock Lane before heading east on the A580.*
- *Strongly suggest trip distribution is based on turning count data, rather than JTW information from 2011.*
- *Numbers on trip distribution diagram incorrect. Certain values do not add up (Salford reference the same issue)*

- *Extant permission includes improvement schemes at A580/A572 and A580/A577 junctions, but this assessment does not even consider impact at these junctions.*

- *Depending on the split between B2/B8 use at the development there is potential for a requirement of up to approximately 550 spaces. The proposed provision is much lower, and we need to understand why that is the case. There are already issues with on-street parking on the adjacent highway network and any additional pressure needs to be avoided at all costs.*

From: [redacted]
Sent: Tuesday, February 20, 2024 12:48 PM
To: [redacted]
Cc: [redacted]
Subject: FW: [Hydrock: 21714-TMBI] Astley Business Park, Wigan
Importance: High

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Hi [redacted]

You'll see from my email chasers to [redacted] (today and yesterday) that unfortunately we have not yet received an update from [redacted] following his meeting with [redacted] on Monday, despite what we had agreed at last week's meeting, which is clearly disappointing as we are no clearer as to what the Council's collective highways position is. Please can you chase internally and provide an urgent update?

It is worth noting the attached email trail between the transport consultants, Hydrock, and [redacted] (which [redacted] was cc'd to – I assume it is the same [redacted] that has now raised issues). The attached email trail clearly shows that Kenny and others were provided with the draft TA and Framework Travel Plan prior to submission, comments which were picked up in the submission versions. It is therefore all the more confusing that despite having had sight of a draft TA that new issues have been raised.

I trust you can provide us with an urgent update so that we are clear where we stand.

Kind regards



[redacted]

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Planning Performance Agreement

Relating to

Land at Astley Park Way, Tyldesley, Wigan
Ref: A/23/96226/MAJOR

Made between

Wigan Council

and

Astley Unit Trust

12/12/23

1. Introduction

1. A Planning Performance Agreement (PPA) is a framework agreed between a Local Planning Authority and potential applicants for planning permission relating to the management of complex development proposals within the planning process. A PPA allows both the applicants and Local Planning Authority to agree a Project Plan and programme which will include the appropriate resources necessary to prepare, submit and determine the planning applications to a firm timetable.

2. This PPA in relation to the Astley Park Way site ("the site") has been developed between Wigan Council ("the Council") and Astley Unit Trust collectively referred to as "the Parties". The PPA sets out:

- A high level project structure capturing roles, contacts, reporting routes, and key dependencies / risks;
- A documented planning strategy including the form of each proposed application;
- A list of the information that will be required to support each application;
- A Project Plan incorporating a timetable for the submission of the various applications, and target dates for their validation and determination; and,
- The resource that the Council will make available with the intention of delivering the agreed planning programme, including planning case officer capacity, internal consultee capacity and senior oversight.

3. The ultimate aim of the PPA will be to ensure prompt, predictable, clear and robust decision making up to and including committee resolutions and finalisation of s106 agreement(s), and thereby facilitate the high-quality development of the site.

4. It should be noted that PPAs do not constitute a legally binding contract, nor are they intended to pre-judge or influence the determination of planning applications in any way. Their purpose is to assure the Parties that there is agreement as to the manner in which the Project is being taken forward.

5. At any given time during the Project, the agreed PPA can be updated or amended with the agreement of the Parties. Any proposed changes to the document will be discussed and agreed by the Project Group.

2. Background

1. The site is greenfield land allocated as a Primary Employment Area in the Wigan Local Plan Core Strategy and is located within the area known as Astley Business Park within the Borough of Wigan, situated towards the eastern part of the Borough. The site is also located to the north of the East Lancashire Road (A580). The site is an irregularly shaped parcel of land. The site largely comprises approx. 12.71ha of land primarily used as agricultural fields used for grazing, separated by hedgerows and a number of trees. A Site Location Plan can be found at **Appendix A**.

2. The description of the proposed development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

3. Project Structure

Project Group

1. The Parties will establish a Project Group whose remit will cover activity under this PPA. In relation to this PPA, the Project Group will:

- Keep the Project Plan and this PPA up to date, agreeing any necessary changes
- Oversee progress and delivery against the current Project Plan
- Act as the escalation route for issues arising that have not been resolved operationally

2. The Project Group will have the following core membership (lead contacts in **bold**):

The Council:

Name	Title / Company (Role)	Contacts	Role
[redacted]	[redacted]		[redacted]
[redacted]	[redacted]		[redacted]

Astley Unit Trust:

Name	Title / Company	Contacts	Role
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

3. The Project Group will meet monthly or as required. In addition, the Lead Contacts for each party will meet on a fortnightly basis to progress the application, with third party consultants and officers attending meetings as necessary to progress and resolve technical planning matters.

4. Action notes from the Project Group's meetings will be circulated as soon as possible following each meeting. The Parties will ensure that all actions attributed to them are closed within the required timescales.

5. The Parties will also make themselves available for ad-hoc meetings or discussions as reasonably required to enable the planning process to progress in a timely fashion.

Lead Contacts

6. All communications should be channelled through the Lead Contacts identified in 3.2 above unless agreed otherwise:

4. Planning Strategy

Planning Submissions [for sites with multiple applications, or outline / RMs / conditions]

1. The Developer's intention is to lawfully commence development as soon as feasibly possible following the grant of consent. An application to discharge all pre-commencement planning conditions will therefore be prepared during the latter stages of the determination period for the full planning application and submitted to WMBC immediately after full planning consent is granted. As such, it is intended that the following planning submissions will be made:

Planning Application Schedule	Status
Full Planning Application	Submitted 03/10/23 and validated on 1st November 2023
Discharge of Pre-Commencement Conditions	Likely to be submitted end February 2023 / March 2024 (immediately following the grant of full planning consent)

5. Overarching Information

1. The full package of planning documents is available to view as necessary on the planning register (ref: A/23/96226/MAJOR)

6. Programme

Subject to the dependencies identified in Section 10, the Parties will use best endeavours to adhere to the programme set out below, in respect of the planning process. Any risks to the delivery of the Project in accordance with this programme will be identified and escalated through the reporting structures described in Section 3; and the Parties, acting reasonably, will seek to agree appropriate steps to mitigate the risk and / or adjustments to the programme.

Task	Responsibility	Timescale
Commence consultation	WMBC	On day of confirmation of valid application.
Initial meeting to discuss consultation responses, emerging officer feedback and to commence S106 discussions (namely highways and BNG offsetting obligations)	WMBC / Developer	Within 5 working days of the PPA being signed.
Summarise and circulate consultation response received	WMBC	Within 7 working days of closure of consultation period

Meeting to discuss officer feedback and current recommendation on the scheme and consultation responses	WMBC / Developer	Within 5 working days of receiving the consultation responses, or 10 working days if attendance from external consultees is required
Meeting to discuss application progress, draft conditions and draft S106 obligations	WMBC / Developer	At a point to be agreed by the Parties
Circulate proposed recommendation, draft conditions and draft S106 for final comment	WMBC	1 week prior to agenda being published
Planning Committee Agenda Published	WMBC	1 week before the committee meeting
Planning Committee Meeting	WMBC	Target Committee Meeting – 13th February 2024 or 12th March 2024 (subject to agreement of the recommendation, draft conditions and draft S106 Agreement)
S106 Agreement to be executed by required parties	WMBC / Developer	48 hours upon positive recommendation of Committee, subject to legal input and considerations.
Decision Notice issued (final decision notice subject to legal agreement if required)	WMBC	24 hours following completion of a legal agreement.

7. Council and PPA Fee

1. The Council will make available the following resource to support the delivery of the agreed programme and the management of the Project.

- Principal Planning Officer – 0.2FTE (to maximise flexibility and utilisation of the Council's resource this may be made up from the time of more than one officer).
- Service Manager – senior oversight, sponsor within Wigan Council, point of contact on Planning matters (nominally 0.2 days/week though this will be applied flexibly to suit the requirements of the Project).
- Other officers – to include but not limited to highway officers, drainage officers, Environmental Protection Officers, Senior Environmental Planner and GMEU.

2. To cover the costs incurred by the Council in committing to this guaranteed level of resource and providing a development team / project coordination function over this timescale/ and targeting the timescale described in this PPA, Astley Unit Trust will pay to the Council the sum of £[redacted] of the application fee (the "PPA Fee") upon signing of the PPA.

8. Key Dependencies and Risks

The key risks (R1-R2) and dependencies (D1) for the Project are identified as:

No.	Description	Consequence	Mitigation	Owner
R1	Delay to programme	Delay to determination of application	Revision of programme to be agreed between Astley Unit Trust and Wigan	Astley Unit Trust and Wigan Council

			Council and PPA period extended	
R2	Insufficient Council Resource	Potential delays to programme/determination of application	Wigan Council to discuss with Astley Unit Trust as soon as matter arises and appropriate mitigation to be agreed.	Wigan Council and Astley Unit Trust.
D1	Delayed / no response from Consultees	Delay to programme/insufficient information to determine application.	Mitigation will be dependent on the consultee who has failed to respond and appropriate mitigation agreed.	Wigan Council / Astley Unit Trust.

9. **Map of the site**



10. **PPA Signatories**

AGREEMENT

The above Planning Performance Agreement has been agreed between Wigan Council and Astley Unit Trust.

Signed: [redacted]

(Print Name) – [redacted]

Dated: 26 January 2023

Wigan Council

Signed

[redacted]

(Print Name) – [redacted]

Dated

[redacted]

[redacted]

From: [redacted]
Sent: 14 August 2024 12:59
To: Validation and Customer advisors
Cc: [redacted]
Subject: A/23/96226/MAJOR - due 16 August
Attachments: Section 106 Agreement 96226 - Scanned.pdf

Hi

This was a major that went to committee in June. A copy of the Section 106 is attached, and on civica and needs to be redacted please.

The decision is due on 16 August, but if it can go before then that would be great.

Thanks

[redacted]

[redacted]

My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

Knights

Printed 02/08/2024 10:24 AM

DATED the 14th day of Augnst 2024

(1) WIGAN METROPOLITAN BOROUGH COUNCIL

and

(2) PEEL L&P DEVELOPMENTS LIMITED

and

(3) PEEL L&P LAND (INTERMEDIATE) LIMITED

and

(4) LLOYDS BANK PLC

AGREEMENT

pursuant to section 106 of the Town and Country Planning Act 1990 and other powers

in relation to land at Astley Park Way, Worsley

Planning application reference number A/23/96226/MAJOR

Knights

The Brampton

Newcastle under Lyme

Staffordshire

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THIS DEED is made on the 14th day of August 2024

PARTIES

(1) **WIGAN METROPOLITAN BOROUGH COUNCIL** of Town Hall, Library Street, Wigan, WN1 1YN ("**the Council**"); and

(2) [redacted] **PEEL L&P DEVELOPMENTS LIMITED** (company registration number 01798783) whose registered office is at Venus Building 1 Old Park Lane, Trafford City, Manchester M41 7HA ("**the First Owner**"); and

(3) [redacted] **PEEL L&P LAND (INTERMEDIATE) LIMITED** (company registration number 06495537) whose registered office is at Venus Building 1 Old Park Lane, Trafford City, Manchester M41 7HA ("**the Second Owner**"); and

(4) **LLOYDS BANK PLC** (company registration number 00002065) whose registered office is at 25 Gresham Street, London EC2V 7HN ("**the Chargee**")

RECITALS

(A) The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Site is located and a local authority for the purposes of the Acts.

(B) The Council is the highway authority for the purposes of the 1980 Act.

(C) The obligations contained in this Deed are planning obligations for the purposes of section 106 of the 1990 Act and covenants under the 1990 Act.

(D) The First Owner owns the freehold interest in the First Property registered at the Land Registry with Title Absolute.

(E) The Second Owner owns the freehold interest in the Second Property registered at the Land Registry with Title Absolute.

(F) The Chargee has an interest in the First Property by way of two registered charges over title number MAN117935 dated 19 September 2013 and 6 July 2020.

(G) The Application was submitted to the Council on 3 October 2023.

(H) On 11 June 2024 the Council's Planning Committee resolved to approve the Application subject to conditions and the completion of this Deed.

(I) The parties have agreed to enter into this Deed to secure the planning obligations and covenants contained herein with the intention that they may be enforced by the Council against the First Owner and its respective successors in title.

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 The following words and phrases shall, unless the context otherwise requires, bear the following meanings:-

"1980 Act"	means the Highways Act 1980 (as amended);
"1990 Act"	means the Town and Country Planning Act 1990 (as amended);
"2007 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 28 August 2007 between the Council (1) and Peel Investments (North) Limited (2)
"2009 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 27 March 2009 between the Council (1) and Peel Investments (North) Limited (2)
"2012 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 19 November 2012 between the Council (1) and Peel Investments (North) Limited (2)
"2017 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 24 February 2017 between the Council (1) and Peel Investments (North) Limited (2) and Lloyds Bank Plc (3) as varied by the 2018 Agreement
"2018 Agreement"	means the agreement made pursuant to Section 106 of the 1990 Act dated 20 December 2018 between the Council (1) and Peel Land (Intermediate) Limited (2) and Peel Investments (North) Limited (3) and Lloyds Bank Plc (4)
"Acts"	means section 111 of the Local Government Act 1972, section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and section 1 of the Localism Act 2011;
"Application"	means the application for planning permission for the Development received by the Council and allocated reference number A/23/96226/MAJOR;
"BCIS Index"	means the Building Cost Information Service All in tender Price Index produced by RICS or if such index is no longer maintained, such replacement or alternative index as the Council and the First Owner may agree in writing;
"Biodiversity Net Gain"	means the system of enhancement of habitat in respect of the authorisation of new development

	pursuant to part 6 and schedule 14 of the Environment Act 2021;
"Biodiversity Off-setting Contribution"	means the sum of £199,332 (one hundred and ninety nine thousand three hundred and thirty two pounds) Index Linked to off-set the loss of habitats on the Site and to provide a net gain of 10% for the purposes of Biodiversity Net Gain and to be used by the Council or its nominee towards the establishment of new or improved habitat in accordance with the Biodiversity Off-setting Scheme.
"Biodiversity Off-setting Scheme"	means the establishment of new or improved habitat by the Council at Bedford Colliery.
"Development"	means the 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, 014/154/20 and 014/159/10 and associated engineering, infrastructure and landscaping works;
"First Property"	means that part of the land edged red on the Plan which is registered at the Land Registry at the date hereof under title number MAN117935
"Highway Contribution"	means the sum of £15,000 (fifteen thousand pounds) Index Linked payable to the Council towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane;
"Implementation"	means implementation of the Planning Permission by the carrying out of any material operation as defined in section 56(4) of the 1990 Act but excluding operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements (and the expressions or phrases 'Implement', 'Implemented' and 'Implementation of the Development' shall be construed accordingly);
"Implementation Date"	means the date the Planning Permission is Implemented;
"Index Linked"	means increased (or decreased if applicable) in proportion to movements in the BCIS Index between

	the date of this Deed and the date when the particular payment is made;
"Interest"	means interest at 4 per cent above the base lending rate of Barclays Bank plc from time to time;
"Occupation"	means occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations during construction or as a show unit and 'Occupy' and 'Occupying' shall be construed accordingly;
"Planning Permission"	means the planning permission to be granted by the Council pursuant to the Application;
"Plan"	means the plan attached to this Deed;
"RICS"	means the Royal Institution of Chartered Surveyors;
"Second Property"	means that part of the land edged red on the Plan which is registered at the Land Registry at the date hereof under title number MAN192479
"Site"	means the First Property and the Second Property shown edged red on the Plan;
"Working Day"	means any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

2. CONSTRUCTION OF THIS DEED

2.1 Unless the context otherwise requires, a reference to any particular statute includes any statutory extension, modification, amendment or re-enactment of such statute and also includes any subordinate instruments, regulations or orders made in pursuance of it.

2.2 The headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Deed.

2.3 References to clauses and Schedules (unless the context otherwise requires) are to the clauses and Schedules of this Deed.

2.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

2.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

2.6 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

2.7 A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.

2.8 A reference to any party shall include that party's personal representatives, successors and assigns and in the case of the Council the successors to its respective statutory functions.

2.9 A reference to this Deed or to any other Deed or document referred to in this Deed is a reference to this Deed or such other Deed or document as varied or novated (in each case, other than in breach of the provisions of this Deed) from time to time.

2.10 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

2.11 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2.12 An obligation on a party to do any act or thing includes an obligation to procure that it be done and a covenant not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.

3. STATUTORY PROVISIONS

3.1 This Deed constitutes a planning obligation for the purposes of section 106 of the 1990 Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and any other enabling powers.

3.2 The covenants, restrictions and obligations contained in this Deed are planning obligations for the purposes of section 106 of the 1990 Act and are entered into by the First Owner and the Second Owner with the Council with the intention that they will bind the interests held by those persons in the Site and their respective successors and assigns as set out in this Deed.

3.3 The covenants, restrictions and obligations contained in this Deed are enforceable by the Council and in accordance with section 106 of the 1990 Act.

4. CONDITIONALITY

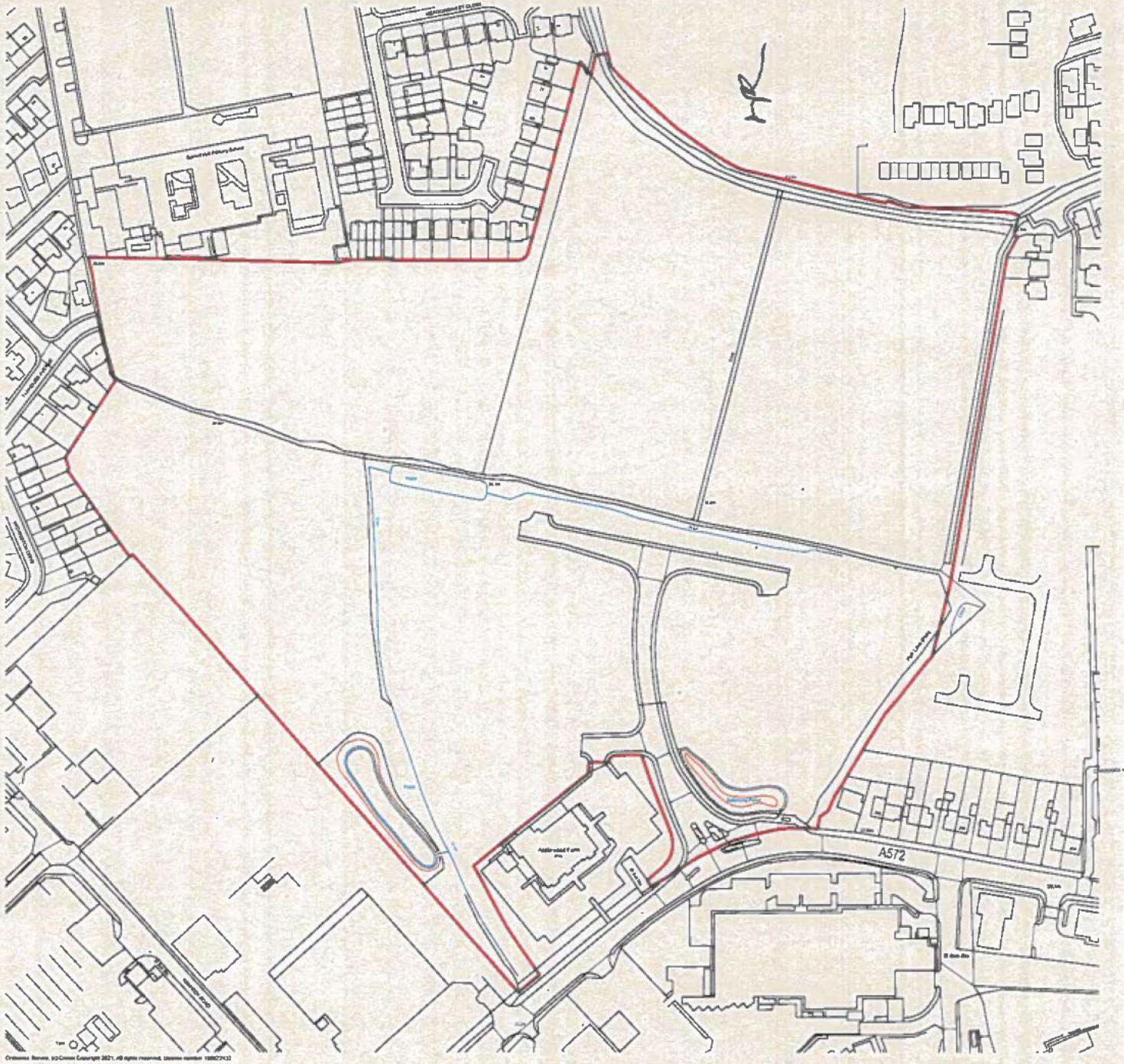
4.1 With the exception of clauses 5.4 and ~~10~~ 11 (which take effect immediately), this Deed is conditional upon:

(a) the issuing of the Planning Permission; and

(b) the Implementation of the Development pursuant to the Planning Permission.

5. FIRST OWNER'S COVENANTS WITH THE COUNCIL

The First Owner covenants with the Council:



356/24

ASSISTANT DIRECTOR
LEGAL, GOVERNANCE AND ELECTIONS

JT

Application Red Line
Site Area -
31.46 Acres
12.73 Hectare

PLP

pHp architects

ASTLEY, WIGAN
MANCHESTER

PEEL LOGISTICS PROPERTY
APPLICATION RED LINE

Status	Planning
Drawn by	KI
Checked by	RM
Date	AUG 2021
Document Number	WG-PHP-00-00-DR-A-4557-006-P4
Scale@ A1	1:1000

Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

Copyright reserved. Dimensions to be checked on site.

5.1 to observe and perform the obligations set out in this Deed (including the Schedules hereto);

5.2 to give at least 5 Working Days written notice to the Council of the intended Implementation Date; and

5.3 to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the Transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan;

5.4 on the signing of this Deed to pay the Council's reasonable legal costs and disbursements of and incidental to the preparation and execution of this Deed in the amount of £500 (five hundred pounds).

6. SECOND OWNER'S COVENANTS WITH THE COUNCIL

6.1 The Second Owner covenants with the Council to give the Council immediate written notice of any change in ownership of any of its interest in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the Transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan;

7. COVENANTS BY THE COUNCIL

The Council covenants with the First Owner and separately the Second Owner to:

7.1 observe and perform the obligations which are to be observed and/or performed by the Council as set out in in this Deed (including the Schedules hereto);

7.2 grant the Planning Permission within 5 Working Days of completion of this Deed.

8. LIMITATION OF LIABILITY

8.1 No person shall be liable for any breach of a covenant, restriction or obligation contained in this Deed after parting with all of its interest in the Site or the part to which such breach relates, except in respect of any breach subsisting prior to parting with such interest.

9. EXCLUSIONS OF LIABILITY

9.1 No obligations contained in this Deed shall be binding upon or enforceable against any statutory undertaker in respect of any part of the Site (or interest therein) that they have acquired solely for the purpose of the supply of electricity, gas, water, drainage, telecommunication services.

9.2 This Deed shall not be enforceable against owners or occupiers of individual units constructed on the Site pursuant to the Planning Permission.

9.3 This Deed shall not be enforceable against any person whose interest in the Site is of the nature of an easement or covenant.

10. DETERMINATION OF DEED

10.1 If the Planning Permission shall expire before the Implementation of the development or shall at any time be quashed, revoked or otherwise withdrawn or (without the consent of the First Owner and the Second Owner) is modified by any statutory procedure this Deed shall forthwith determine and cease to have effect (to the extent that it has not already been complied with).

11. LOCAL LAND CHARGE

11.1 This Deed is a local land charge and shall be registered as such by the Council.

12. EFFECT OF PLANNING OBLIGATIONS

12.1 It is acknowledged that the 2012 Agreement replaced the 2007 Agreement and the 2009 Agreement and it was agreed that the planning obligations not already discharged under the 2007 Agreement and the 2009 Agreement were no longer enforceable under those agreements FOR THE AVOIDANCE OF DOUBT the 2007 Agreement and the 2009 Agreement ceased to have effect pursuant to the 2012 Agreement and shall be removed from the Register of Local Land Charges by the Council. With effect from the date of this Deed the Site shall be released from the 2012 Agreement and the 2017 Agreement (as varied by the 2018 Agreement) and the obligations therein will be treated as revoked and of no further effect in relation to the Site only FOR THE AVOIDANCE OF DOUBT the Site shall be bound by this Deed only.

12.2 [redacted]

13. REASONABLENESS

13.1 Any approval, consent, direction, authority, agreement or action to be given by the Council under this agreement shall not be unreasonably withheld or delayed.

14. CANCELLATION OF ENTRIES

14.1 Once the First Owner has discharged its obligations under this Deed the Council shall on the written request of the First Owner cancel all entries made in the local land charges register in respect of this Deed within 10 Working Days of the Council receiving such a request and issue a written confirmation of such cancellation to the First Owner and the Second Owner.

15. RESOLUTION OF DISPUTES

15.1 In the event of any dispute relating to or arising out of the terms of this Deed, the Council or the First Owner or the Second Owner may invite the other party to resolve the dispute by mediation in such manner as the parties may agree.

15.2 [redacted] Clause ~~10~~ 11.1 notwithstanding and without prejudice to the exercise by the Council of its statutory functions, in the event of a dispute relating to or arising out of the terms of this

Deed (other than a dispute relating to a matter of law or in relation to the interpretation of this Deed) the matter in dispute will on the application of either party be referred to a surveyor acting as an expert (hereinafter referred to as "**the Expert**") (being a member of the Planning Division of RICS) with not less than ten years recent experience in the field of town and country planning and development whose identity will be agreed between the parties or in default of agreement appointed by or on behalf of the President for the time being of RICS on the application of any party and:

(a) The determination of the Expert will be final and binding on the parties save in the case of manifest error;

(b) The parties will be entitled to make representation and counter-representations in accordance with such timetable as the Expert shall direct; and

(c) The Expert's costs will be borne in such proportions as he may direct failing which each party will bear its own costs of the reference and determination and one half each of the Expert's costs.

16. NO FETTER OF DISCRETION

16.1 Nothing (contained or implied) in this Deed shall fetter or restrict the Council's statutory rights, powers, discretions and responsibilities.

17. FUTURE PERMISSIONS

17.1 Nothing in this agreement shall prohibit or limit the right to develop any part of the Site in accordance with any planning permission (other than the Planning Permission or modification, variation or amendment thereof) granted after the date of the Planning Permission.

18. SECTION 73 VARIATION

18.1 In the event that the Council shall at any time hereafter grant a planning permission pursuant to an application made under Section 73 of the 1990 Act in respect of conditions attached to the Planning Permission, save and in so far as this Deed has been amended by way of a deed of variation prior to the grant of such planning permission, references in this Deed to the Application and the Planning Permission shall (save for the purposes of the definition of Planning Permission in clause 1) be deemed to include any such subsequent planning applications and planning permissions as aforesaid and this Deed shall henceforth take effect and be read and construed accordingly.

19. THE CHARGEE

19.1 The Chargee for itself and its successors in title consents to the First Owner entering into this Deed and covenants with the Council that in the event that the Chargee takes possession of the Site or any part of it and/or exercises its power of sale under the provisions of the charge then the Chargee and its successors in title will observe and perform and be bound by the terms and conditions of this Deed so far as the same remains to be observed and performed.

20. NOTICES

20.1 Any notice or other communication to be given under this Deed must be in writing and must be:

(a) delivered by hand; or

(b) sent by pre-paid first class post or by guaranteed next day delivery (via Royal Mail).

20.2 Any notice or other communication to be given under this Deed must be sent to the relevant party as follows:

(a) to the Council at Town Hall, Library Street, Wigan WN1 1YN and marked for the attention of the Assistant Director – Legal, Governance and Elections;

(b) to the First Owner at their registered office address from time to time and marked for the attention of the Legal Department;

(c) to the Second Owner at their registered office address from time to time and marked for the attention of the Legal Department;

(d) to the Chargee whose Registered Office is at 25 Gresham Street, London EC2V 7HN;

or as otherwise specified by the relevant party by notice in writing to each other party.

20.3 Any notice or other communication given in accordance with clause 20.1 ~~18.1~~ and clause 20.2 ~~18.2~~ will [redacted] be deemed to have been received:

(a) if delivered by hand, on signature of a delivery receipt or at the time the notice or document is left at the address provided that if delivery occurs before 9.00 am on a Working Day, the notice will be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9.00 am on the next Working Day; or

(b) if sent by pre-paid first class post or by guaranteed next day delivery (via Royal Mail), at 9.00 am on the second Working Day after posting.

20.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

21. INTEREST

21.1 Without prejudice to any other right remedy or power herein contained or otherwise available to the Council if any payment of any sum referred to herein shall have become due but shall remain unpaid for a period exceeding seven days the First Owner shall pay on demand to the Council Interest thereon from the date when the payment became due until payment has been made.

22. NO WAIVER

22.1 No waiver (whether express or implied) by the Council of any breach or default by the First Owner in performing or observing any of the covenants, obligations or restrictions contained in this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said covenants, obligations or restrictions, or from acting upon any subsequent breach or default in respect thereof by the First Owner.

23. THIRD PARTY RIGHTS

23.1 A person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed. For the avoidance of doubt the successors-in-title and Assignees to the First Owner and the Second Owner and the successors to the Council's statutory functions shall have the right to enforce any of the obligations rights and covenants within this Deed.

24. GOVERNING LAW

24.1 This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England.

25. INVALIDITY

25.1 It is agreed and declared that if any clause or sub-clause of this Deed shall be deemed to be unenforceable or ultra vires the remainder shall remain in full force and effect provided severance from this Deed is possible.

This document has been executed as a Deed and is delivered and takes effect on the date stated at the beginning of it.

SCHEDULE 1 BIODIVERSITY OFFSETTING

1. COVENANTS BY THE FIRST OWNER

1.1 The First Owner covenants with the Council as follows:

(a) to pay the Biodiversity Off-setting Contribution to the Council on or before the Implementation Date;

(b) not to Implement the Development until the Biodiversity Off-setting Contribution has been paid to the Council;

(c) to notify the Council of such payment within 5 Working Days of it being made.

2. COVENANTS BY THE COUNCIL

2.1 The Council covenants with the First Owner as follows:

(a) to use the Biodiversity Off-setting Contribution towards the establishment of new or improved habitat in accordance with the Biodiversity Off-setting Scheme and for no other purpose;

(b) in the event that the Biodiversity Off-setting Contribution has not been so expended within 30 years from receipt of the Biodiversity Off-setting Contribution then the Council shall refund the unexpended part of the Biodiversity Off-setting Contribution to the person(s) who paid it together with Interest thereon for the unexpended part only (such interest to be calculated at the Base Rate from and including the date of receipt of the payment by the Council to the date of its repayment.)



SCHEDULE 2 HIGHWAY CONTRIBUTION

1. COVENANTS BY THE FIRST OWNER

1.1 The First Owner covenants with the Council as follows:

(a) to pay the Highway Contribution to the Council prior to first Occupation of the Development;

(b) not to Occupy or permit Occupation of the Development until the Highway Contribution has been paid to the Council;

(c) to notify the Council of such payment within 5 Working Days of it being made.

2. COVENANTS BY THE COUNCIL

2.1 The Council covenants with the First Owner as follows:

(a) to use the Highway Contribution towards the upgrade and revalidation of MOVA at the junction of A580/Chaddock Lane and for no other purpose;

(b) in the event that the Highway Contribution has not been so expended within 5 years from receipt of the Highway Contribution then the Council shall refund the unexpended part of the Highway Contribution to the person(s) who paid it together with Interest thereon for the unexpended part only (such interest to be calculated at the Base Rate from and including the date of receipt of the payment by the Council to the date of its repayment.)

EXECUTED as a **DEED** by affixing the common seal of **WIGAN BOROUGH COUNCIL**)
)
in the presence of:)

[redacted]

ASSISTANT DIRECTOR
LEGAL, GOVERNANCE AND ELECTIONS



EXECUTED as a **DEED** by **PEEL L&P DEVELOPMENTS LIMITED** acting by , a Director in the presence of:) [redacted]
) Director
)

Witness:

Signature [redacted]

Name [redacted]

Address [redacted]

[redacted]

Occupation [redacted]

EXECUTED as a **DEED** by **PEEL L&P LAND (INTERMEDIATE) LIMITED**)

acting by , a Director)

in the presence of:)

[redacted].....

Director

Witness:

Signature [redacted].....

Name [redacted].....

Address [redacted]

[redacted]

Occupation ....[redacted]

EXECUTED as a **DEED** by **LLOYDS BANK PLC** acting by)

a duly appointed attorney under a power of attorney dated)

in the presence of:)

) Attorney

[redacted]

[redacted]

.....

Witness:

Signature [redacted]

Name [redacted]

Address [redacted]

Occupation [redacted]

[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 Eastoe 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.

Therese, as it was your app, can you assist [redacted] please.

Thanks both.

[redacted]

I can't find the original plans for the business park on the planning portal.

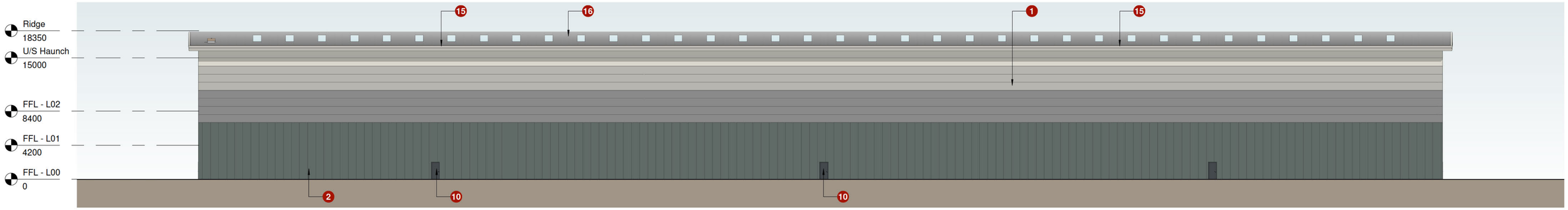
It was agreed to well before I was a Cllr and before the boundary changes.
Residents are adamant this is a lot bigger than originally planned.
Some residents weren't aware of it when they bought their houses and now can't sell their homes because of the size of it.
People are getting in touch with us and Michael Wheelers 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]

My working days are Monday - Thursday

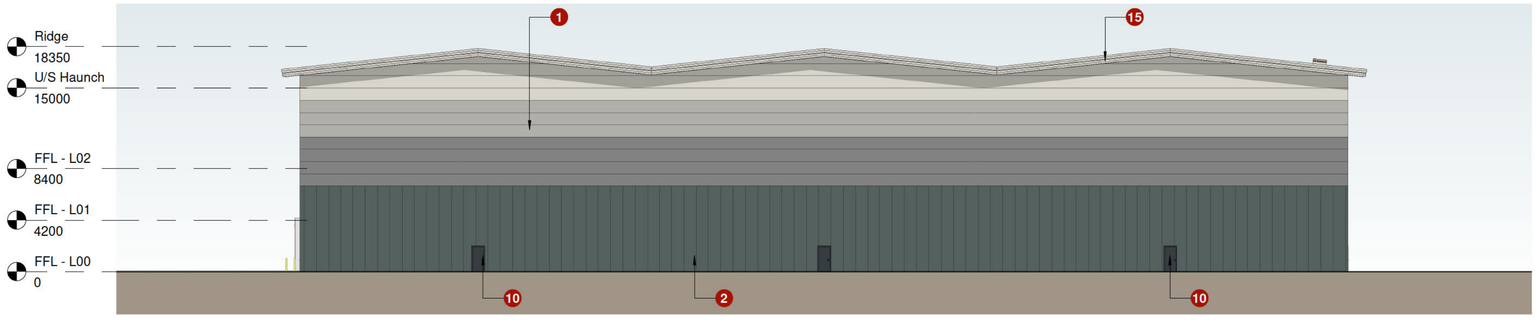
Places: Economy and Skills
Wigan Council
Wigan Life Centre (South Site)
College Avenue



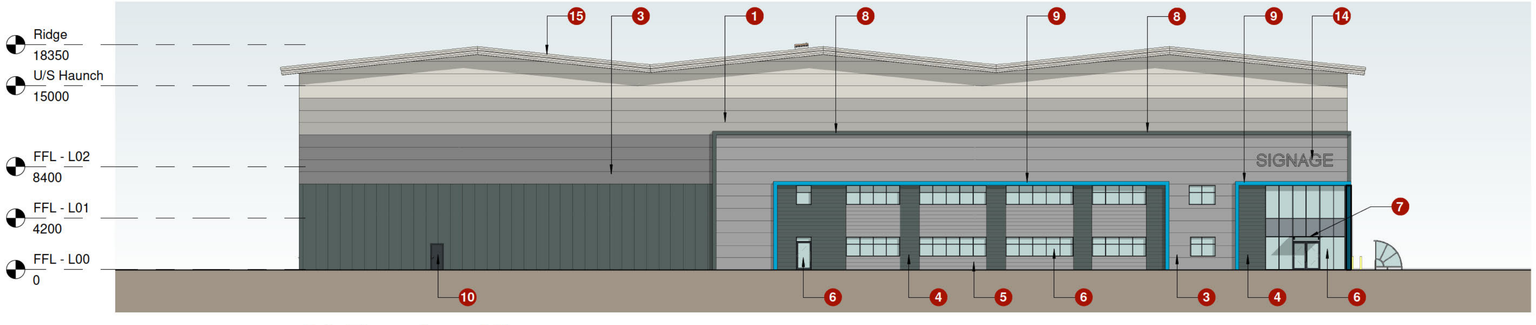
GA Elevation - North
1 : 250



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
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   - Frame finish to be Merlin Grey; RAL 180 40 05.
8. Flashings to frame Office portion of building. External finish and colour:
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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

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PLP
Astley, Wigan
Unit 1

Building Elevations

Status			Tender
Drawn	ML	Checked	KI
Date			July 2022

Project Number:

Project Code	Originator	Zone	Level-Info	Type	Role	Drg No.	Revision
WIG	PHP	01	- ZZ	- DR	- A	- 4557 - 300	P6

Scale @ A1 1 : 250
0 5m 10m SCALE 1:250

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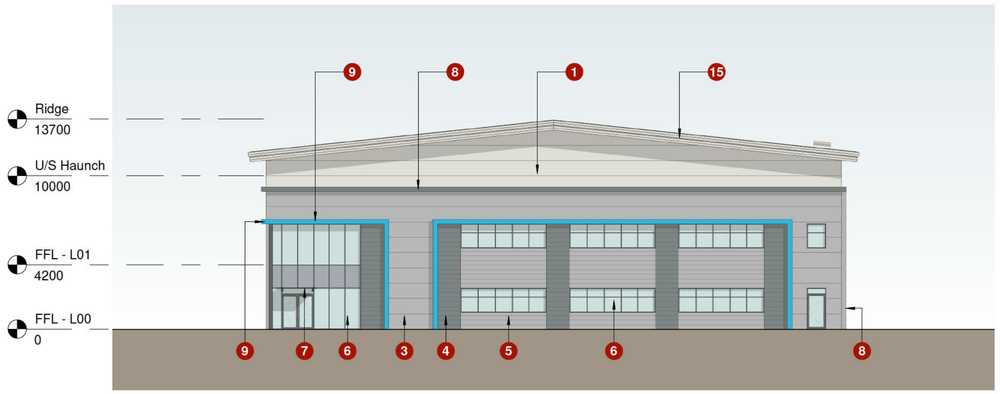

GA Elevation - South
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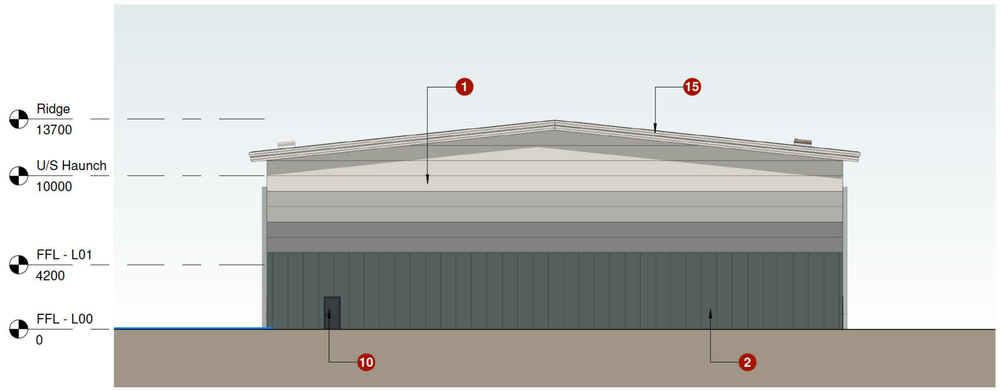

GA Elevation - North
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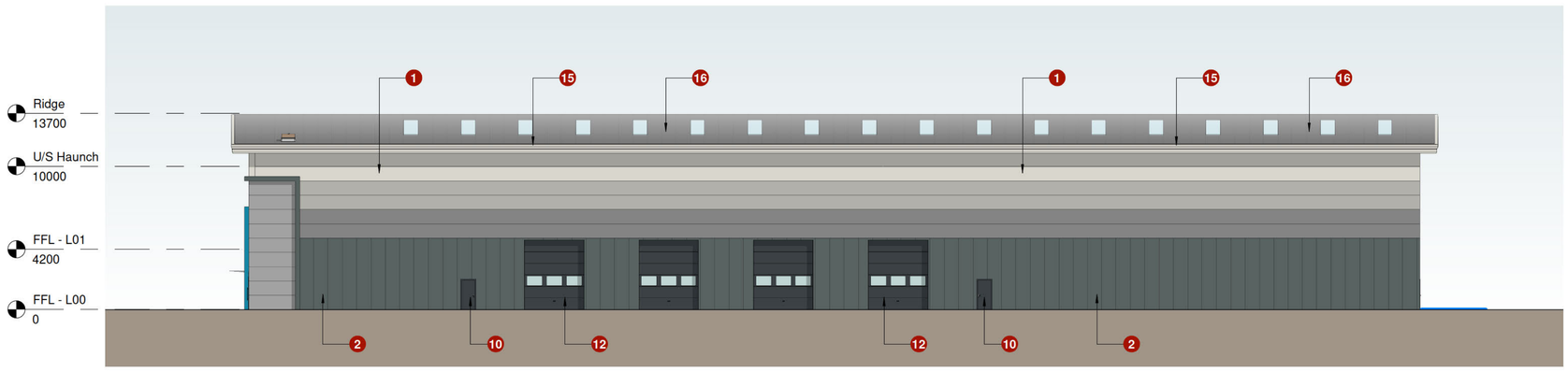

GA Elevation - East
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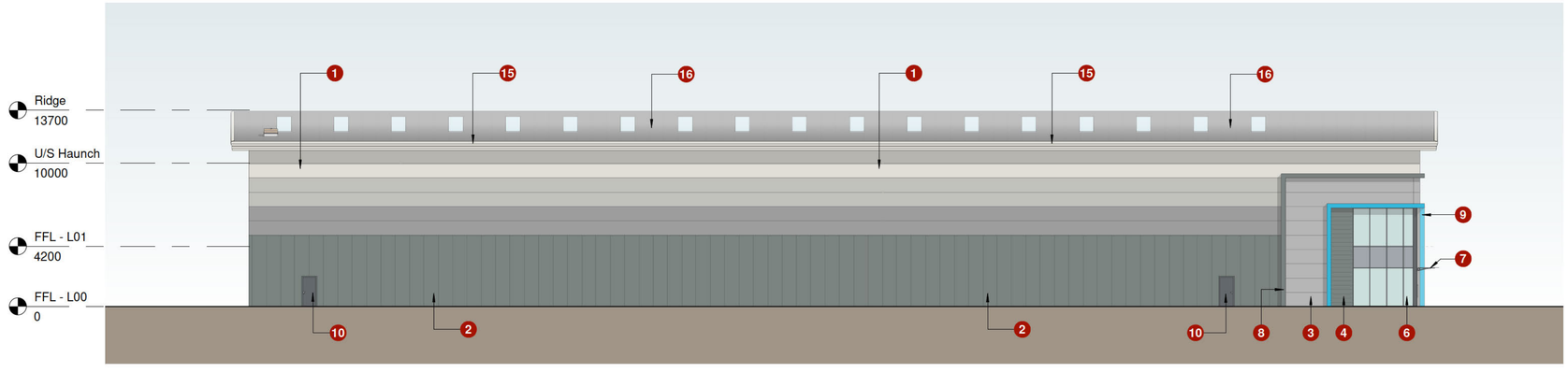

GA Elevation - West
1 : 200

CAT-A Schedule of Materials

1. Gradated horizontally fitted trapezoidal profiled metal cladding system. External finish and colour (Top to Bottom):
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   - Goosewing Grey; RAL 7038
   - Pure Grey; RAL 000 55 00
2. Vertically fitted trapezoidal profiled metal cladding system. External finish and colour:
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9. Flashings to frame Office & reception feature elements. External finish and colour varies (refer to elevations):
   - Blue (Pantone Process Cyan)
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    - Fascia (Bottom Half) & Soffits - Hamlet (RAL 9002)
16. Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)

Rev.		Date/Checked
P8:	Roof hatch positions updated.	20.12.23 KI
P7:	Dock levellers 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	13.19.23 KI
P1:	First issue.	27.04.23 KI

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PLP
Astley, Wigan
Unit 3

PLP

Building Elevations

Status			Tender
Drawn	ML	Checked	KI
Date			July 2022

Project Number:

Project Code	Originator	Zone	Level	Type	Role	Drg. No.	Revision
WIG	PHP	03	ZZ	DR	A	4557	P8

Scale@ A1 As indicated
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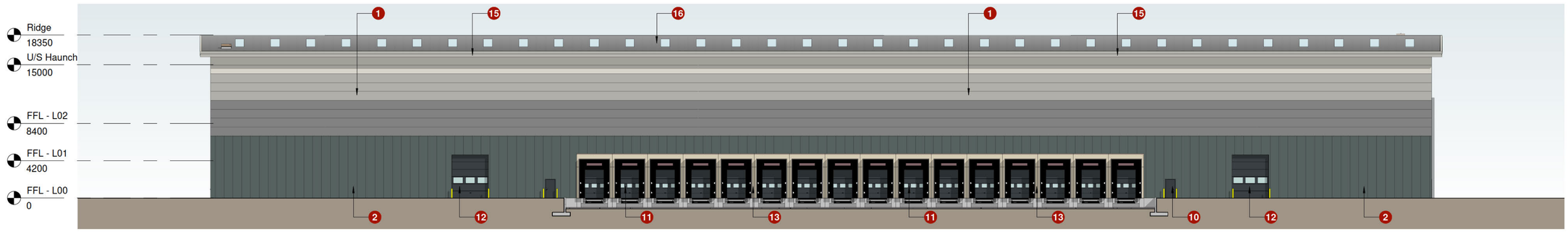
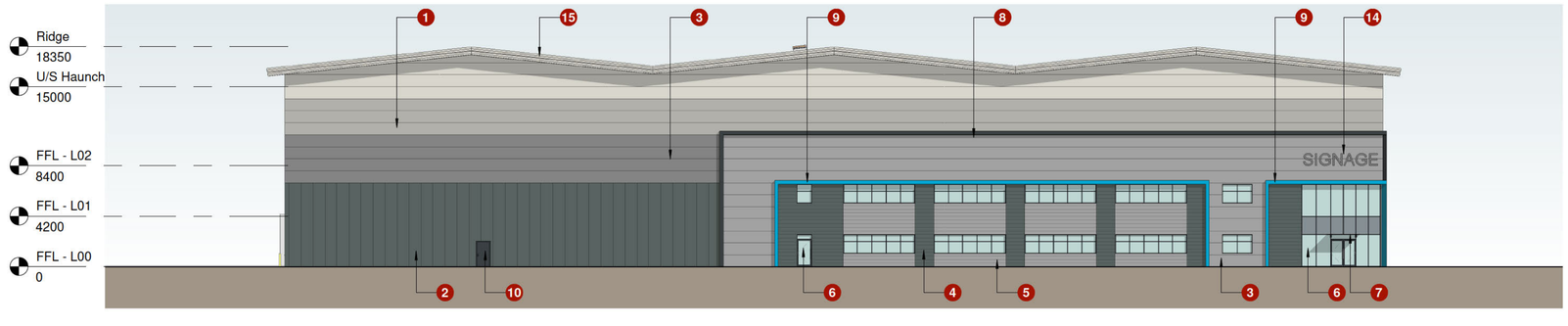
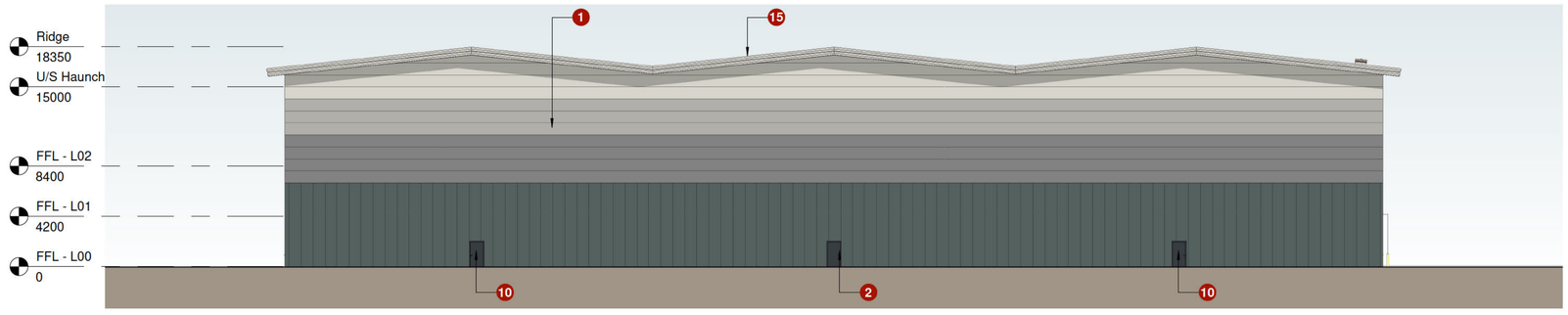
GA Elevation - North
1 : 250



GA Elevation - South
1 : 250



GA Elevation - East
1 : 250



GA Elevation - West
1 : 250

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16. Warehouse Roof (Refer to drawing 205).
    Finish: Pure grey (RAL 000 55 00)

Rev.		Date/Checked
P3:	Dock shelter update.	24.11.23 KI
P2:	Tender Issue	21.11.23 KI
P1:	First issue.	27.04.23 KI

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PLP

Astley, Wigan

Unit 2

PLP

Building Elevations

Status			Tender
Drawn	ML	Checked	KI
Date			July 2022

Project Number:

Project Code	Originator	Zone	Level	Type	Role	Orig No.	Revision
WIG	PHP	02	ZZ	DR	A	4557-300	P3

Scale @ A1 1 : 250

0 5m 10m SCALE 1:250

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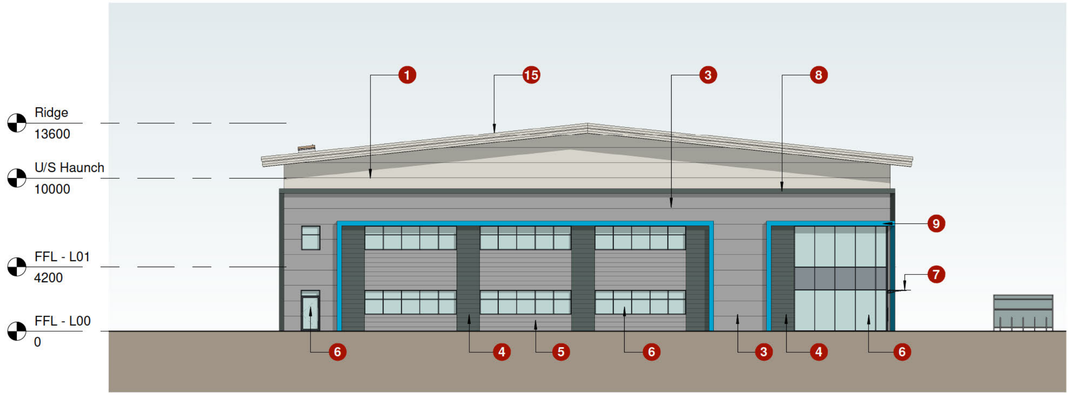
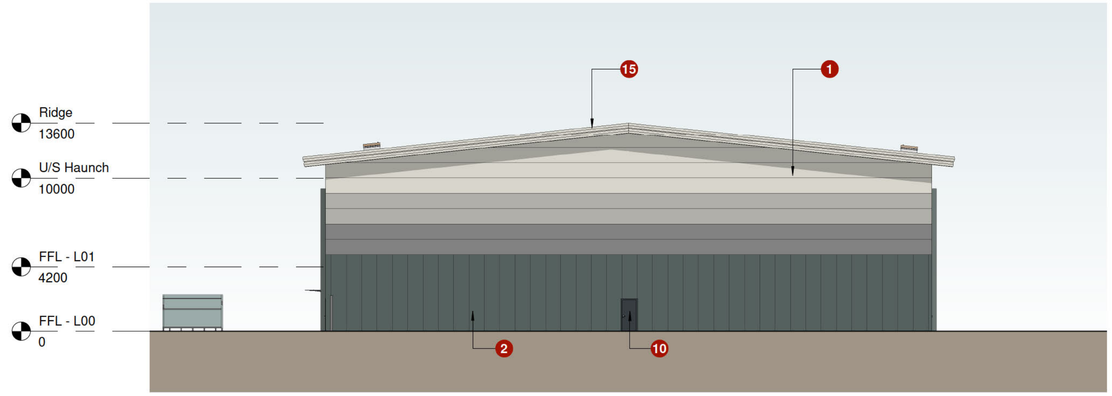
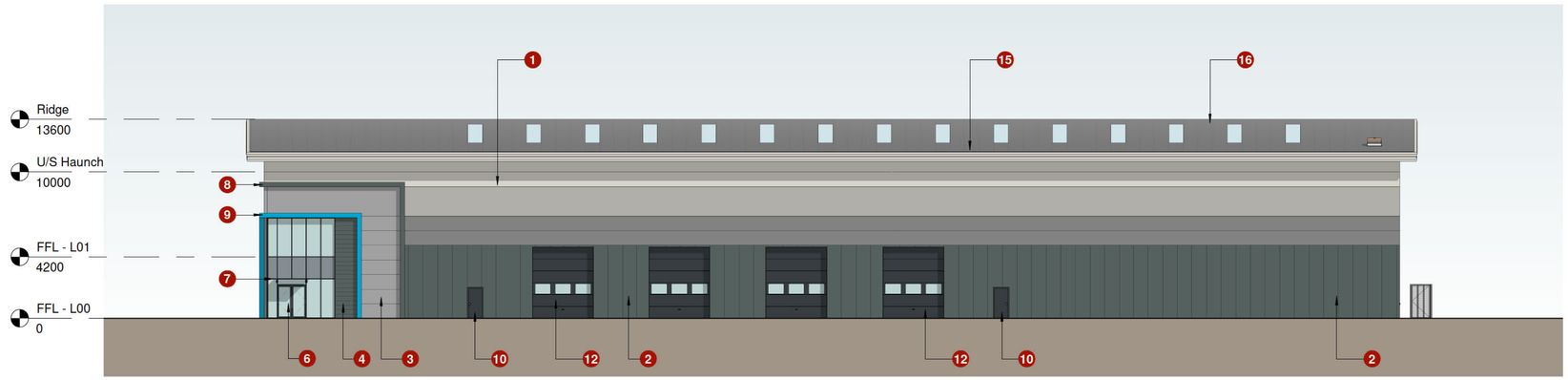


North East Elevation
1 : 200



South West Elevation
1 : 200



North West Elevation
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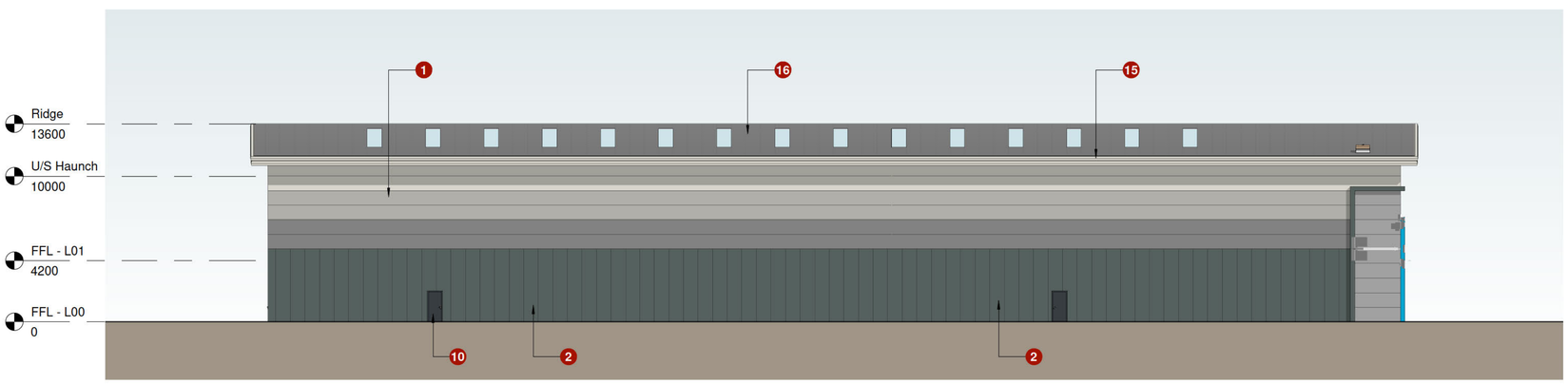

South East Elevation
1 : 200

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16. Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)

Rev.		Date/Checked
P5:	Roof hatch locations updated.	20.12.23 KI
P4:	Dock levellers omitted. 2 no. level acces doors aded.	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

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Astley, Wigan

Unit 4

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Building Elevations

Status			Tender
Drawn	GB	Checked	ML
Date			July 2022

Project Number:

Project Code	Originator	Zone	Level-Info	Type	Role	Drg No.	Revision
WIG	PHP	04	ZZ	DR	A	4500	300 P5

Scale@ A1 As indicated

0 5m 10m SCALE 1:200

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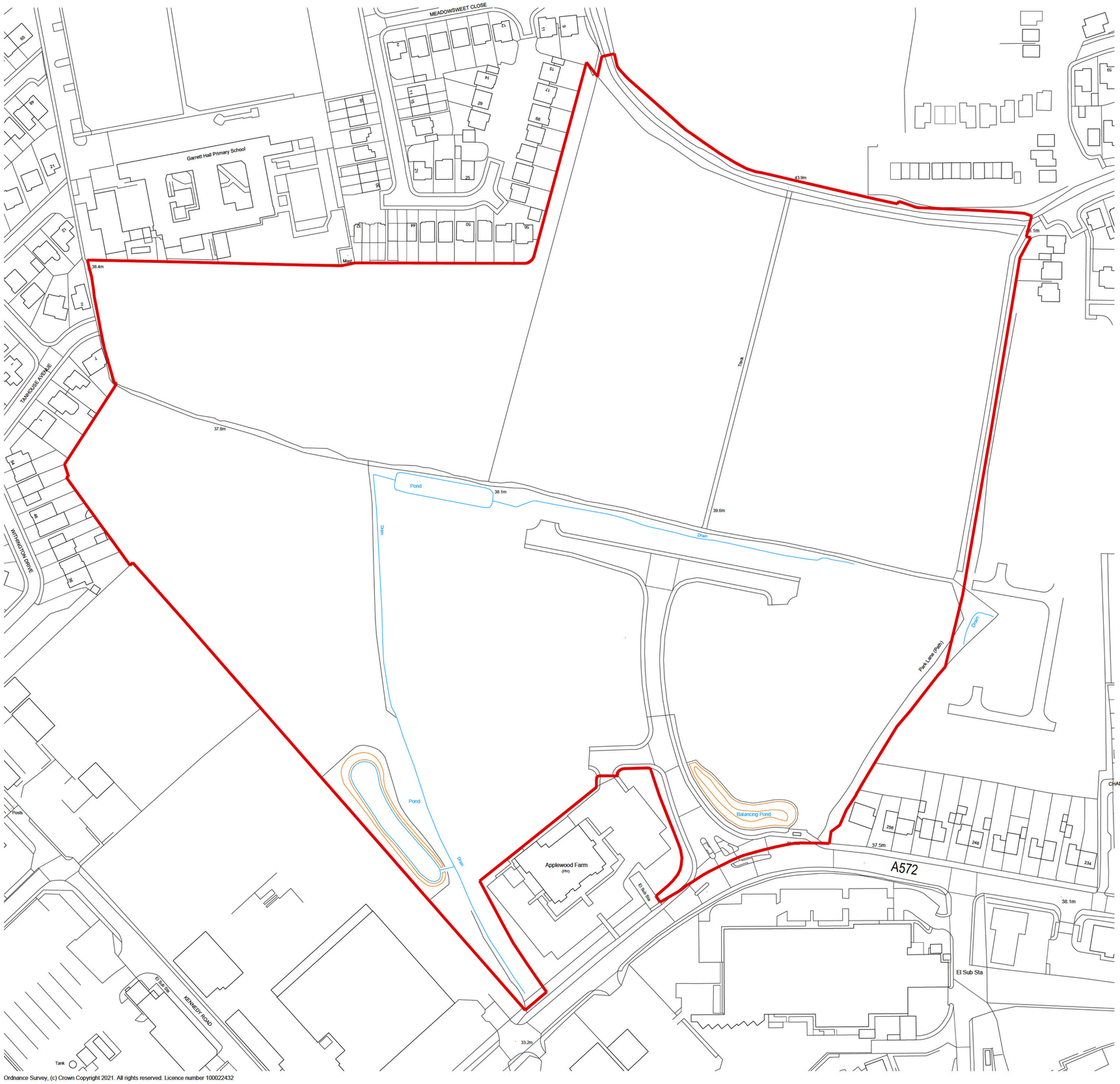

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Application Red Line
Site Area -
31.46 Acres
12.73 Hectare

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:

Project Code	Zone	Level-Info	Type	Role	Job No.	Drg No.	Revision
WIG-PHP-00-00-DR-A-4557-006-P4							

Scale@ A1 1:1000
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 acheive 20kg/m²

Unit GIA Areas

UNIT 1

Warehouse -	12,773sqm -	137,493sqft
Office -	736sqm -	7,917sqft
Plant -	13sqm -	138sqft
Total -	13,522sqm -	145,548sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 113 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2

Warehouse -	12,249sqm -	131,848sqft
Office -	792sqm -	8,523sqft
Plant -	13sqm -	142sqft
Total -	13,054sqm -	140,513sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 141 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3

Warehouse -	2,858sqm -	30,767sqft
Office -	394sqm -	4,235sqft
Plant -	8sqm -	90sqft
Total -	3,260sqm -	35,092sqft

Plot Area 2.1 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4

Warehouse -	2,873sqm -	30,926sqft
Office -	370sqm -	3,973sqft
Plant -	7sqm -	80sqft
Total -	3,250sqm -	34,979sqft

Plot Area 2.27 Acres

Externals
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. External plant area added. 26.08.22 ki

PLP

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pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Tender
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code Zone Level Info Type Role Job No. Org No. Revision
WIG-PHP-00-00-DR-A-4557-001-P37

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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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 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
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	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.

GRASS SEEDED AREAS
(150mm depth of topsoil + minimum 150mm depth subsoil)
To be sown with Emorgsate Flowering Lawn Mixture - EL1 or similar approved. To be sown at a rate of 4g/m²

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 Emorgsate EM2 Seed mix or similar approved.
Sown at a rate of 4g/m²

DAMP TOLERANT GRASS AREAS
(Cultivated subsoil to a depth of 300mm)
To be sown with Emorgsate EM8 Pond edge mix or similar approved.
Sown at a rate of 4 g/m²

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 margins 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:
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RETAINING STRUCTURES
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EXISTING BRIDLEWAY
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DIVERTED FOOTPATHS
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SLOPE

PLOT BOUNDARY

SITE BOUNDARY

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

NORTH

SCALE 1:500 0 12.5 25 37.5 50m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

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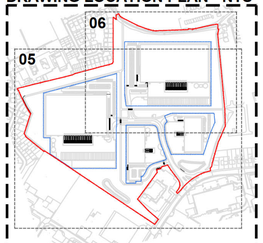
NOTES:
Layout based on PHP Architects 'Site Layout Proposal'
(Drawing no: WIG-PHP-00-00-DR-A-4557-001-P32)
Levels based on BE DESIGN 'Proposed Levels Plan'
(Drawing no: WIGAN BED ST 00 DR S 0900)
Survey information provided by TOWER SURVEYS Associates.
(Drawing no: TSA-22-1689_201 Rev A)

DRAWING LOCATION PLAN - NTS



UNIT 1
FFL+ 42.500

UNIT 1 CAR PARK

UNIT 1 SERVICE YARD

Gravel Margin

UNIT 2 CAR PARK

UNIT 2
FFL+ 38.900

UNIT 2 SERVICE YARD

RETAINING WALL
(To Engineers Specification)

UNIT 3
FFL+ 36.700

UNIT 3 SERVICE YARD

UNIT 3 CAR PARK

UNIT 4 SERVICE YARD

UNIT 4
FFL+ 39.100

UNIT 4 CAR PARK

Retaining Wall
(To Engineers Specification)

RETAINING WALL
(To Engineers Specification)

ATTENUATION BASIN

FOUL EASEMENT
(3m From Centre)

S/W EASEMENT (3m From Centre)

Existing landscape frontage & trees to be retained as part of the proposals. Exact tree positions to be confirmed by arboriculturalist.

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	11-07-23
P01	Design amended following team discussions.	HC	MB	07-07-23
REV	DESCRIPTION	BY	CKD	DATE

BCA DESIGN
Landscape Architects

CLIENT
PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
LANDSCAPE CONCEPT PROPOSALS (Sheet 1 of 2)

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
WIG	BCA	ELS	XX	DR	L	2262-22-05	S5	P04

Barry Chinn Associates Ltd. Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gm@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

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(300mm depth of topsoil)

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CONTOURS
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SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

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(Drawing no: TSA-22-1689_201 Rev A)

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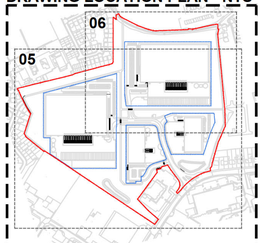

UNIT 1
FFL+ 42.500

UNIT 1 CAR PARK

UNIT 1 SERVICE YARD

Gravel Margin

UNIT 2 CAR PARK

UNIT 2
FFL+ 38.900

UNIT 2 SERVICE YARD

RETAINING WALL
(To Engineers Specification)

UNIT 3
FFL+ 36.700

UNIT 3 SERVICE YARD

UNIT 3 CAR PARK

UNIT 4 SERVICE YARD

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FFL+ 39.100

UNIT 4 CAR PARK

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(To Engineers Specification)

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(3m From Centre)

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Landscape Architects

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PROJECT
ASTLEY BUSINESS PARK, WIGAN

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LANDSCAPE CONCEPT PROPOSALS (Sheet 1 of 2)

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
WIG	BCA	ELS	XX	DR	L	2262-22-05	S5	P04

Barry Chinn Associates Ltd. Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gm@bca-landscape.com Website: www.bca-landscape.com

[redacted]

From: [redacted]
Sent: 14 August 2024 17:39
To: Validation and Customer advisors
Subject: RE: A/23/96226/MAJOR - due 16 August

Thanks [redacted] could you redact the initials too – looks like [redacted]

Thanks

[redacted]

[redacted]

My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

From: Validation and Customer advisors
Sent: Wednesday, August 14, 2024 4:57 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - due 16 August

Hi [redacted] can you check that you are happy with what is redacted on the 106 please.

Thanks

[redacted]

Place Directorate Planning and Regeneration
Wigan Council
Wigan Life Centre(South site), Wigan WN1 1NJ

[redacted]

www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: Wednesday, August 14, 2024 12:59 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: A/23/96226/MAJOR - due 16 August

Hi

This was a major that went to committee in June. A copy of the Section 106 is attached, and on civica and needs to be redacted please.

The decision is due on 16 August, but if it can go before then that would be great.

Thanks

[redacted]

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 11:30
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Enforcement Site Visit Required this week

Hi, [redacted] has his own laser, but they thought that [redacted] might have one so I have asked him for it.

Thanks

[redacted]

[redacted]

My working days are Monday - Thursday

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

From: [redacted]
Sent: 23 July 2025 10:48
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Enforcement Site Visit Required this week

Hi [redacted]

Yes, that is correct. The biggest units are the 18.3m ones and I suspect they are the ones which have been erected.

If I can get the laser tool and be shown how to use it, I will pop out to site to take some measurements and ask the question about ground levels.

Thank you

[redacted]
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
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 23 July 2025 10:45
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Enforcement Site Visit Required this week

Hi [redacted]

Two of the units are 18.3m in height (units 1 and 2) and two are 13.7m (units 3 and 4) so I suppose it depends on which frame has gone up.

It would be good to get a measurement on site and to see if they have done any work to raise to the ground level.

[redacted] does the team have access to a laser measuring tool?

Thanks

[redacted]

Place Directorate

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 23 July 2025 10:33
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Enforcement Site Visit Required this week

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]
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
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: 23 July 2025 10:16
To: [redacted]
Cc: [redacted]
Subject: A/23/96226/MAJOR - Enforcement Site Visit Required this week

Hi [redacted]

We have received a complaint from Cllr Eastoe 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.

Therese, as it was your app, can you assist [redacted] please.

Thanks both.

[redacted]

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 Michael Wheelers 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]

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: 07 August 2024 13:08
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

Hi if there is nothing additional to action (like any changes) they can send me it and I can issue it for you.

Thanks

[redacted]

[redacted]

My working days are Monday - Thursday

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

Wigan Council

Confident Place, Confident People.

From: [redacted]
Sent: Wednesday, August 7, 2024 1:06 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Extension of time

Hi [redacted]

As this may come up in the next couple of weeks, I just wondered how you would like me to leave it.

This app went to Planning Committee in June, but the legal agreement has taken some time to finalise. It looks like [redacted] may be able to seal it next week or the week after, but he is still awaiting some documentation so its hard to know for sure.

The agents want to know who they can contact in my absence if we're in a position to issue the decision? I don't really want to say no one (I would have said [redacted] as he

knows all about this!) but do you want me to say that or can I give them your email address, or JD's or [redacted]?

Uniform is up to date re conditions and informatives and there is an EOT agreed until Wed 14th Aug so it would just be someone putting an X in uniform and advising [redacted] team the decision is good to go once [redacted] has confirmed the legal agreement has been finalised.

[redacted] is one of the agent but he is also going on leave on Friday; any emails over the next couple of weeks will come from [redacted].

Thanks

[redacted]

From: [redacted]
Sent: Wednesday, August 7, 2024 11:20 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

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Hi [redacted]

[redacted]

If the S106/issue of decision notice spills into next week will there be someone available to issue the decision notice in your absence?

Thanks

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Wednesday, August 7, 2024 11:16 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

Hi [redacted]

Thanks for your response.

I was copied into an email from your client's solicitor on Monday to confirm that she is awaiting receipt of some signed documentation which will need to be posted on to the Council's solicitor so it looks like there will be another short delay.

I go on leave on Friday for a couple of weeks too, but I will update the record with the agreed EOT.

Regards

[redacted]

From: [redacted]
Sent: Wednesday, August 7, 2024 9:32 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

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Good morning [redacted]

Many thanks for your email and update.

We understand that the S106 will be completed this week and therefore agree to an extension of time until Wednesday 14 August however, should you be able to issue the decision notice earlier than this date it would be appreciated.

Just fyi – I'm heading off on annual leave from close on Friday but [redacted] returns on Tuesday to pick up the baton.

Kind regards

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Monday, August 5, 2024 6:03 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Extension of time

Hi [redacted]

I appreciate there are other matters on going but in order to issue the decision, please can you confirm your agreement to an extension of time to issue the decision until Wednesday 14th August 2024? There are some minor discussions on going between the solicitors which I hope will be resolved by the end of the week.

Regards

[redacted]

From: [redacted]
Sent: Thursday, August 1, 2024 12:56 PM

To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

You don't often get email from nick.fillingham@wsp.com. Learn why this is important

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Hi [redacted]

[redacted] from PLP issued the email below in response to your email of yesterday, but it has bounced back from your account. Just sharing it with you again here.

Many thanks

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Thursday, August 1, 2024 11:50 AM
To: [redacted]
Cc: [redacted]
Subject: Fw: A/23/96226/MAJOR - Land Condition

Hi [redacted]

I hope you are well and thanks for your help on the condition 5 matter to date.

Just picking up on your response to [redacted] below I thought it was worth myself providing a observation on the matter as unfortunately unless we can achieve flexibility on the Councils proposed wording for condition 5 (as suggested in [redacted] email below dated 10th July) which in our opinion achieves the same outcome the Council require we have a material viability issue with the project as we will effectively have a 4-6 month timing implication on the construction programme with associated cost and delay which unfortunately means we would need to return to investors for approval as this could be a material variance to the currently approved construction budget and programme (we currently have a fixed price and programme offer from a Contractor) this investor approval may not be forthcoming meaning the scheme does not happen.

We are also at early-stage discussions with a potential occupier of the larger unit and again this delay would mean we could not meet their occupational timescales so potentially we would lose this opportunity.

We found our last call productive so given the significance of the issue we face here I was hoping we could again convene to discuss this and hopefully make some progress.

We would be available any time on Monday up until 3 pm on TEAMS if this would work for you and colleagues?

Thanks,

[redacted]

From: [redacted]
Sent: Wednesday, July 31, 2024 3:59 PM
To: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Thanks for your email.

Myself and [redacted] do not consider there to be any other possible amendments to the agreed wording of the condition which could fall under a non-material amendment. I have therefore asked [redacted] for advice on what next steps he wants us to take and once he has come back to me, I will let you know.

I imagine the developer is gathering the information needed for clause 1 of the condition at the present time. Please submit any results from that work for [redacted] to consider but in the absence of that information, as I said, I don't see any other acceptable non-material amendments to the agreed condition.

I will come back to you with [redacted] direction as soon as possible.

Regards

[redacted]

[redacted]

From: [redacted]>
Sent: Wednesday, July 31, 2024 3:06 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition
Importance: High

Some people who received this message don't often get email from [redacted] Learn why this is important

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Hi [redacted]

Hope you are well.

I'm just following up on [redacted] email below to check if you've had chance to review the issues raised, and also if you have found a space in diaries for the quick TEAMS call James suggested.

This one issue is starting to impact significantly on our construction programme, so we are very keen to bottom things out as speedily as possible. With this in mind if you could come back to me with your availability, I'll ensure we can work around it at this side.

Look forward to hearing from you.

Many thanks

[redacted]

[redacted]

WSP in the UK
8 First Street
Manchester
M15 4RP



From: [redacted]
Sent: Friday, July 26, 2024 6:18 PM
To: [redacted]
Cc: [redacted],
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Thanks again for your response and continued efforts to help resolve our concerns and to reach an agreeable position regarding condition 5.

I've reviewed your latest response below with the team and whilst it reassuring that you advise that clauses 2 and 3 would not prevent site enabling works being carried out following the satisfaction of clause 1 (which I assume you mean to be the provision of an updated ground gas risk assessment, we still have concerns which are rooted in the sequencing of works required in the lead in to the updated ground gas risk assessment – concerns that I've set out in previous emails.

In any case, I'm also not sure the currently proposed condition 5 wording is clear in that site enabling works could be commenced after clause 1 as there is no reference to site enabling works being excluded and the preceding text refers to "*following demolition*" (which there isn't any required on site) and then "*prior to any further development commencing…"* but the first part of the condition also refers to the submission/approval of a Remediation Strategy prior to commencement of any development. So, there is no part of the condition that clearly refers to when site enabling works can commence, which if it proved to be a workable comprise for us (which I'm not sure it is) would to have some additional/amended wording shoe-horned in as part of an amended condition for clarity/precision.

I appreciate this is becoming a laboured matter and really do appreciate the Council's willingness to resolve and be flexible where possible. If the Council is amenable, please could we arrange a further short Teams meeting to try and set out our concerns and discuss a potential compromise that works for all parties as I think the concerns on both sides are being missed in the email back and forth. We shouldn't need any more than 15-20 minutes and I think it will allow us to all reach a definitive conclusion on the matter one way or another.

If you could please advise of your and [redacted] availability over the next week or so we can get coordinate the necessary team members from our side to suit your diaries.

I'm on leave myself the next two weeks but my colleagues [redacted], both cc'd, are on hand to progress this matter in my absence.

Kind regards



[redacted]

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From: [redacted]
Sent: Monday, July 15, 2024 1:36 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Thanks for your email.

I can confirm that the content has been considered by our EP colleagues and concern remains about shifting clause 2 and 3 to pre-occupation for the reasons discussed at our last meeting and doing so could not be considered a non-material amendment to the development as approved.

However, as [redacted] has previously advised, clause 2 and 3 does not prevent works up to the build phase commencing; so enabling works such as roads, drainage, site levelling etc can be commenced following

the submission of the details required under clause 1 (and subject to the requirements of the other agreed pre-commencement conditions). Furthermore, the information required by clause 1 could be obtained now, submitted and, depending on the result, provide the justification to amend clause 2 and 3 later down the line.

The importance of clause 1 also needs to be stressed, as additional considerations relating to the potential gas risk following the proposed grouting works affecting both on-site and off-site needs to be explored, as well as the combustion assessment. These assessments required through clause 1 may indicate significant considerations or proposals that will inform the requirements of clauses 2 and 3.

As previously advised, the decision notice for the development will include the condition as agreed prior to the application going before Members (once the legal agreement has been finalised). Hopefully the above will provide your client with the time needed to obtain the information needed to comply with clause 1 and potentially further consider clause 2 and 3 and/or the comfort that the proposed wording does not prevent enabling works taking place as outlined above following compliance with clause 1.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, July 10, 2024 3:51 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

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Thanks [redacted] noted.

Kind regards

[redacted]

[redacted]

[redacted]

[redacted]

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From: [redacted]
Sent: Wednesday, July 10, 2024 1:44 PM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Thanks for your email.

I can confirm the matter is now being considered by my colleagues in EP and a response will be provided as soon as possible.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, July 10, 2024 6:33 AM
To: [redacted]
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Land Condition

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

Hi [redacted]

Thank you for your response below following our meeting last month and apologies for the delay in responding to your email below of 25th June - I've been stuck at a seemingly never ending planning inquiry but I have now managed to review your email below and suggested alternative condition 5 wording with the team.

As I expressed following our meeting last month we are grateful for the Council's willingness to work with us to find agreeable amendments to the condition 5 wording and to show flexibility in the approach in which we formalise such amendments (i.e. as a Non-Material Amendment). To that end we are grateful for you and colleagues taking time to discuss the matter further and to provide suggested alternative condition wording.

However, having reviewed with the team, unfortunately the alternative amendments suggested in your email would not materially change the issue of the trigger point and sequence of events required to satisfy the condition and would still cause significant issues to the build programme, for the reasons summarised below:

- The sequencing of the required works means that ground gas monitoring can only take place following completion of on-site pressure grouting.
- As such, the amended condition 5, clause 1 and retained clauses 2 and 3 as pre-commencement elements do not really change anything in that on-site pressure grouting would need to take place, after which an updated ground gas risk assessment and combustion assessment can be undertaken and submitted to the Council for discharge following completion, which as identified in my email attached could potentially mean a lead-in time of 6 months before construction can commence.
- As clause 1 requires all the above prior to development commencing, the significant programme constraint remains.

As such, whilst we can agree to the revision to clause 1 suggested in your email, it is critical that clauses 2 and 3 drop down to beneath the 'pre-occupation' line to alleviate this significant programme constraint and the condition wording you've provided below instead reads as follows:

"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 demolition but prior to any further development commencing:

1. An updated ground gas risk assessment (considering on-site pressure grouting works and the subsequent ground gas risk), and a combustion assessment, identifying the risk to all receptors that may be affected, including those off-site.

Prior to the occupation of the development:

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.

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."

I note also your reference to the risks on the developer side: "*as the recently proposed condition wording of 'prior to occupation' does not ensure that the appropriate gas protection measures will be incorporated into the design of building foundations prior to being installed. This prevents the development from progressing beyond a stage*

where changes become difficult and costly to amend." – whilst we appreciate your concerns, I must be clear that the developer is willing to take on this risk as any such risk would either fall with the developer or contractor and be their responsibility and cost to deal with and is not a matter that the Council should be concerned about nor would it prevent the Council enforcing the condition wording above. Fundamentally, the condition is focused on the risks to future occupiers of the development / site and not on the developer during the construction phase.

With the above in mind, please can you re-consider the amendments to the condition wording and confirm whether you can agree to the revised wording I've suggested above? If concerns remain or the above explanation is not clear, then it will be important for all parties that attended the Teams meeting last month to jump on another meeting ASAP so that we can resolve this matter.

I trust that you can understand our position and the significant issue we have currently and that an agreeable way forward can be reached.

Kind regards

[redacted]

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From: [redacted]
Sent: Tuesday, June 25, 2024 5:08 PM
To: [redacted]
Subject: FW: A/23/96226/MAJOR - Land Condition

Hi [redacted]

Further to my email yesterday, we have held some internal discussions and have made some amendments to the condition – see attached.

The reasoning behind the suggested amendment is as follows:

Initially, we would require the submission of a new ground gas risk assessment and refined conceptual site model, including a detailed lines of evidence approach and more justification when considering appropriate standards and guidance as to the final risk from ground gases following the proposed grouting work.

If this revised assessment determines that post grouting gas monitoring is required, then a proposal will need to be submitted. On the other hand, if it is deemed that no further monitoring is required and the proposals & justification is agreed, then we can move forward from there.

Regarding post grouting gas monitoring (if required), we would be open to any proposals such as a more intensive monitoring regime - e.g a continuous 24/7 set up over a shorter period of time – as long as this is fully explored and presented appropriately. Similarly, any other methodology that would be considered best fit and falls within the standards and guidance could be proposed with justification and lines of evidence.

I can advise that the amended wording, as attached, would be considered a non-material amendment to the permission.

After discussion, it has been decided that these elements would need to be submitted prior to the build phase and so cannot accept your amendments in full; this is to prevent additional risk on the developer side, as the recently proposed condition wording of 'prior to occupation' does not ensure that the appropriate gas protection measures will be incorporated into the design of building foundations prior to being installed. This prevents the development from progressing beyond a stage where changes become difficult and costly to amend.

We hope the attached wording offers a reasonable and workable compromise for your client.

Regards

[redacted]

[redacted]

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: 23 July 2025 09:50
To: Eastoe, Jess CLLR
Cc: Proctor, David
Subject: RE: Astley business park
Attachments: Location Plan.pdf

Councillor Eastoe

Further to the below, can you advise whether your enquiry relates to the recent planning permission in 2023 and the attached location plan?

This is to the land to the rear of Garrett Hall Primary School with Chaddock Lane to the south.

Many thanks

[redacted]

[redacted]

My working days are Monday - Thursday

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

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 23 July 2025 09:12
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Cc: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Astley business park

Dear Cllr Eastoe

Thanks for the email, I've copied in David Proctor, as his team can review the situation as part of the planning enforcement powers (if this hasn't already been done) to check whether what is being built confirms to the planning permission.

In terms of conveyancing advice, and potentially being incorrect, this is something the relevant owners would need to seek independent legal advice on, particularly if they think they have been misled.

Many thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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www.facebook.com/WiganCouncilOnline

From: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Sent: 23 July 2025 09:04
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Astley business park

Hi Aidan
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 Michael Wheelers 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?

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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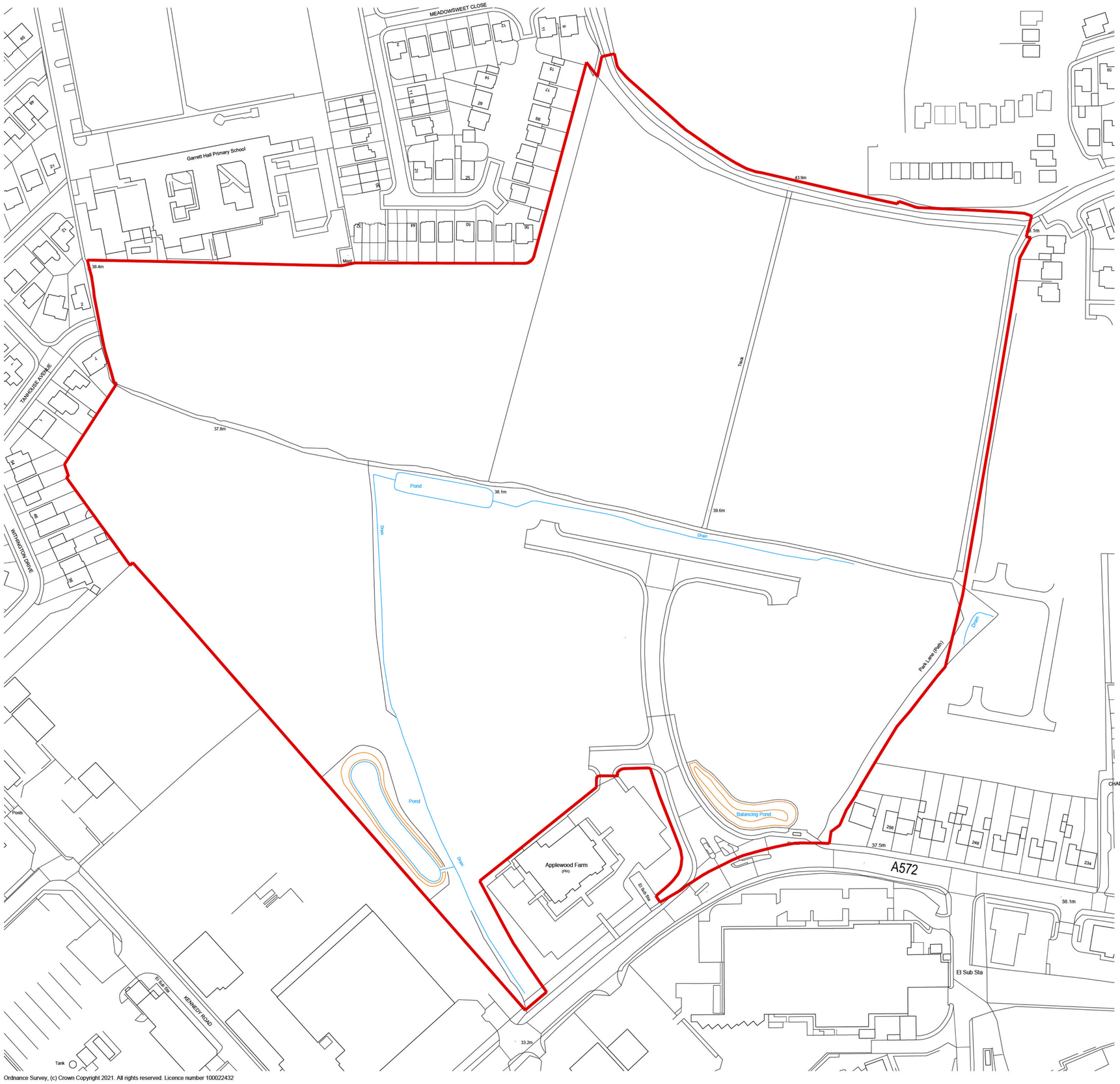

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Application Red Line
Site Area -
31.46 Acres
12.73 Hectare

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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pHp architects

ASTLEY, WIGAN
MANCHESTER

PEEL LOGISTICS PROPERTY
APPLICATION RED LINE

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:

Project Code	Zone	Level-Info	Type	Role	Job No.	Drg No.	Revision
WIG-PHP-00-00-DR-A-4557-006-P4							

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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[redacted]

From: [redacted]
Sent: 13 June 2024 12:11
To: [redacted]
Cc:
Subject: RE: Committee

Hi [redacted]

Uniform is up to date on mine (A/23/96226/MAJOR) as there were no changes either before or as a result of PC. This app is subject to a legal agreement so no decision can be issued yet.

Thanks

[redacted]

From: [redacted]
Sent: Thursday, June 13, 2024 11:19 AM
To: [redacted]
Subject: FW: Committee

Hi All

As per my email below can you please confirm if everything is correct in uniform for your committee apps as [redacted] is chasing for the minutes

Thanks

[redacted]
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

From: [redacted]
Sent: Wednesday, June 12, 2024 12:31 PM
To: [redacted]
Subject: Committee

Afternoon all

Can you please let me know when you have updated uniform with the conditions for your committee items so that I can run the minutes for [redacted]

Thanks

[redacted]
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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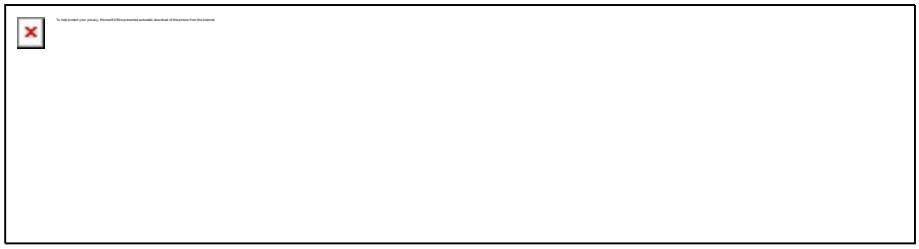

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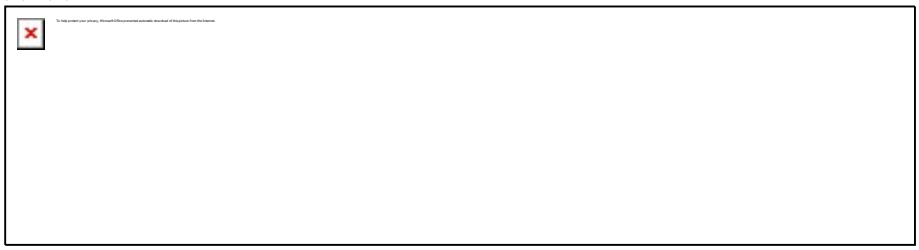

[redacted]

From: Validation and Customer advisors
Sent: 27 October 2023 17:08
To: [redacted]
Subject: FW: Ref: A/23/96226/DCINV
Attachments: 193-14 Astley - Ecological Assessment FINAL 070923 Part 2 of 3.pdf; 193-14 Astley - Ecological Assessment FINAL 070923 Part 3 of 3.pdf; 193-14 Astley - Ecological Assessment FINAL 070923_ Part 1 of 3.pdf

From: [redacted]
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Dear Recipient,

Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station

Ecological Assessments

Environmental Statements (Biodiversity)

Species Surveys

Phase I Habitat Survey

National Vegetation Classification

Planning Guidance

Habitat Regulation Assessment

Protected Species Licensing

42020 CEMP: Biodiversity

BREEAM LE01 - 05

Ecological Assessment

Astley Park Way, Greater Manchester M28 1FJ





the ecology Practice

Consultant Report on behalf of PLP

Cover Photo: Pond to the southwest of the Site

REPORT STATUS

Issue/revision	Issue 1 DRAFT TO CLIENT	Issue 2 FINAL	Issue 3 AMENDED FINAL
Project No.	193-14		
Report Ref.	19314-Eco_A	19314-Eco_B	
Date	14/07/2023	07/09/2023	
Prepared by	AA	MM	
Signature			
Reviewed by	MM/CLIENT	AA/CLIENT	
Signature			

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 This report provides an ecological assessment of the proposals to carry out development of a site adjacent to Astley Business Park in Astley, near Wigan in Greater Manchester (hereby referred to as "the site"). The assessment follows a guidance from CIEEM (2018[1]) and complies with recommendations in BS4202[2] and BS8683[3].

Site details

1.1.2 The Site (12.6 ha) is at the address Astley Park Way, Parr Bridge, Wigan, Greater Manchester, England, M28 1FJ, with a central grid reference SD 70827 01215. The wider area comprises of urban development with Bolton to the north, Wigan to the West, agricultural land to the south and Manchester to the east. The Site is bounded to the south by Chaddock Lane and Applewood Farm, a school to the north and residential properties from the east and west (see Figure 1).

1.2 PROPOSALS

1.2.1 The proposals are for the development of up to 32,825 sqm (353,343 sq ft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road; diversion of existing Public Rights of Way; and, associated engineering, infrastructure and landscaping. A proposals layout is in Figure 2 and the landscape scheme in Figure 3 and Figure 4.

---

1 **Chartered Institute for Ecology and Environmental Managers (2018. Updated 2021)** Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

2 **The British Standards Institution** 2013 BS 42020:2013 Biodiversity - Code of practice for planning and development. Published by BSI Standards Limited 2013. ISBN 978 0 580 77917 6

3 **The British Standards Institution 2021** BS 8683 Process for designing and implementing Biodiversity Net Gain – specification. Published by BSI Standards Limited 2021. ISBN 978 0 539 01986 5

1.3 REGULATORY FRAMEWORK

Legislation

1.3.1 This report has been prepared taking relevant statutory instruments into account; including domestic legislation such as Acts of Parliament, and Regulations to comply with European Directives. This is described in full in 6.1, and in summary as follows:

- The Environment Act 2021
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Protection of Badgers Act 1992
- Countryside and Rights of Way (CRoW) Act 2000
- Natural Environment and Rural Communities (NERC) Act 2006
- ODPM Circular 06/2005 Biodiversity and Geological conservation (withdrawn March 2014, but report remains compliant)

Priority Species

1.3.2 As well as species and habitats formerly protected through statute, this assessment will consider 'Habitats and Species of Principal Importance', otherwise referred to as 'Priority Habitats and Species', if present. In accordance with obligations set out in Section 40 of the NERC Act 2006, the planning authority refers to these habitats and species as material considerations, which are defined in a List through Section 41 of the Act.

National Planning Policy Framework (NPPF)

1.3.3 National policy for nature conservation is determined through the NPPF 2012[4] (updated 2021) and with respect to wildlife supersedes Planning Policy Statement 9 (PPS 9). The tools for species protection are still fully present since NPPF policy does not alter statutory legal requirements.

[4] **Ministry of Housing, Communities & Local Government 2012** National Planning Policy Framework (updated July 2021 edition). London. ISBN 978-1-5286-1033-9

Habitats and biodiversity

1.3.4 These are provided for in paras 174 – 182. In particular:

- Protection and enhancement of biodiversity (para 179)
- Local Planning Authority principles (para 180)
- Site protection (para 181)

Biodiversity Net Gain

1.3.5 Within Part 6: Nature and Biodiversity of the Environment Act 2021, section 98, entitled "Biodiversity gain as condition of planning permission" states that "Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England"'. Part 1 of Schedule 14 contains the requirement for biodiversity net gain, as detailed below.

Biodiversity gain objective

1.3.6 The principles of Net Gain are enshrined in the NPPF para 179 (b), "…*identify and pursue opportunities for securing measurable net gains for biodiversity*." The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage that is specified in local planning policy[5]. DEFRA has produced a Metric tool to measure the biodiversity losses and gains that result from development projects, updated in 2023 to v4.0 (Natural England 2023[6]). Local requirements are discussed in 3.4.

UK Biodiversity Policy

1.3.7 There is a 'Biodiversity Duty' for local authorities set out in the NERC Act 2006 Sections 40 and 41, guiding national policy for priority habitats and species

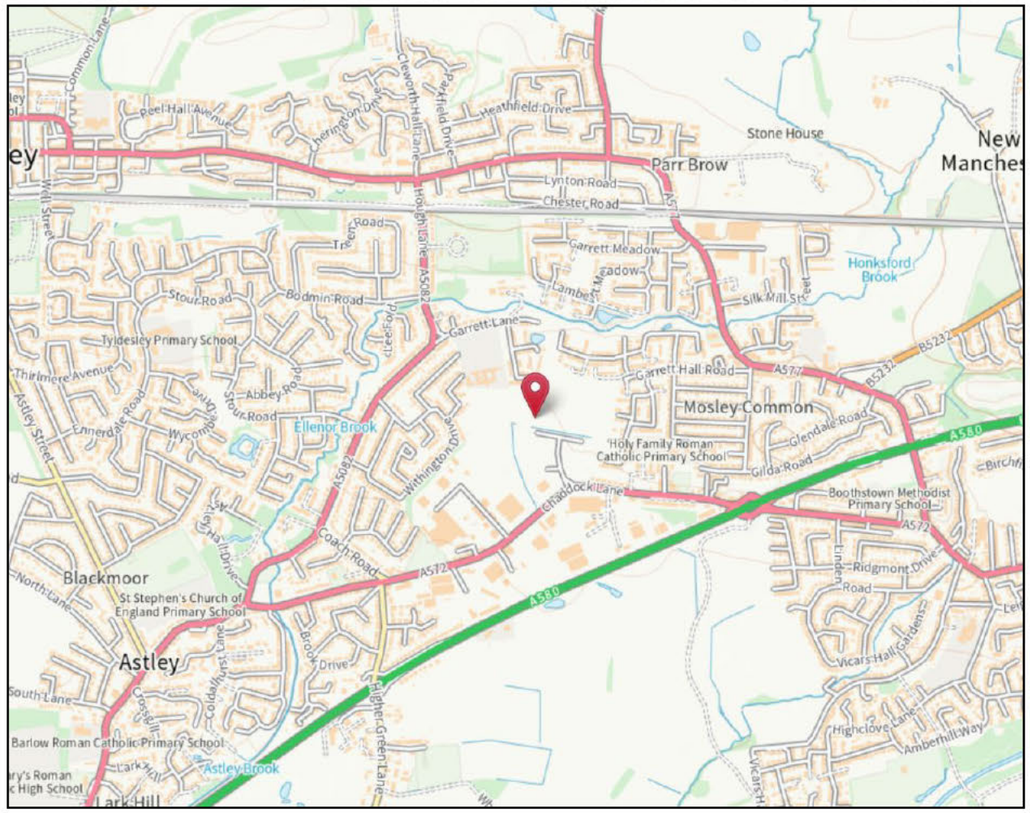
[5] The Environment Act was passed in 2021 and it requires a 10% net gain from new development, but only once the Sec of State issues secondary legislation to implement that part of the Act.

[6] **Natural England 2023**. Biodiversity metric 4.0: Auditing and accounting for biodiversity – User Guide. Natural England Joint Publication JP039. ISBN: 978-1-7393362-1-9. First published March 2023.

(i.e., the S41 List), and importantly linking these to both the National Biodiversity Action Plan for the UK and local Biodiversity Action Plans (BAPs).

1.3.8 The UK BAP describes the UK's biological resources and commits a detailed plan for the protection of these resources. Although not statutorily binding, nonetheless it provides policy direction at a national, regional and local scale. It currently has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions. This list, a result of the most comprehensive analysis ever undertaken in the UK, contains 1149 species and 65 habitats that have been listed as priorities for conservation action.





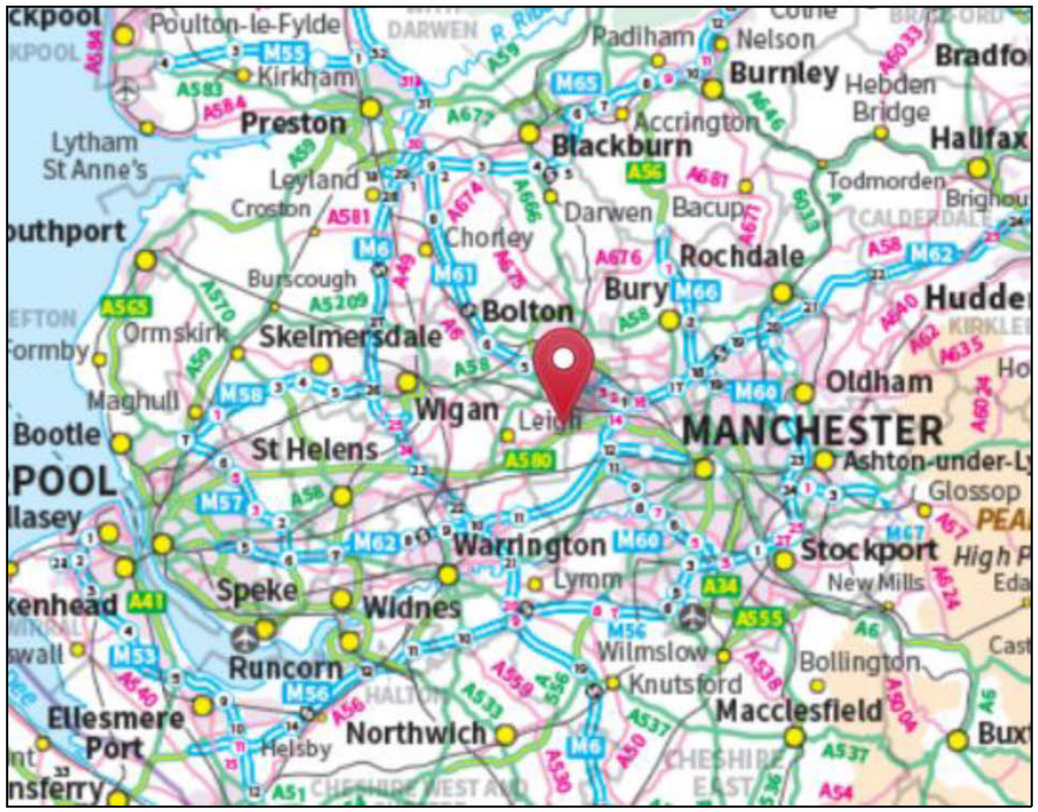


Figure 1
Location

Application Site boundary

Application Site location

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Astley	**193-14**

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Figure 2
Proposals

Client PLP

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Figure 3
Landscaping Proposals I



DRAWING LOCATION PLAN - NTS

Landscape Concept Proposals

Drawing No: 2262-22-05 P03

BCA DESIGN
Landscape Architects

N

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Client PLP

Project title	Project ID
Astley	**193-14**

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Drawing number
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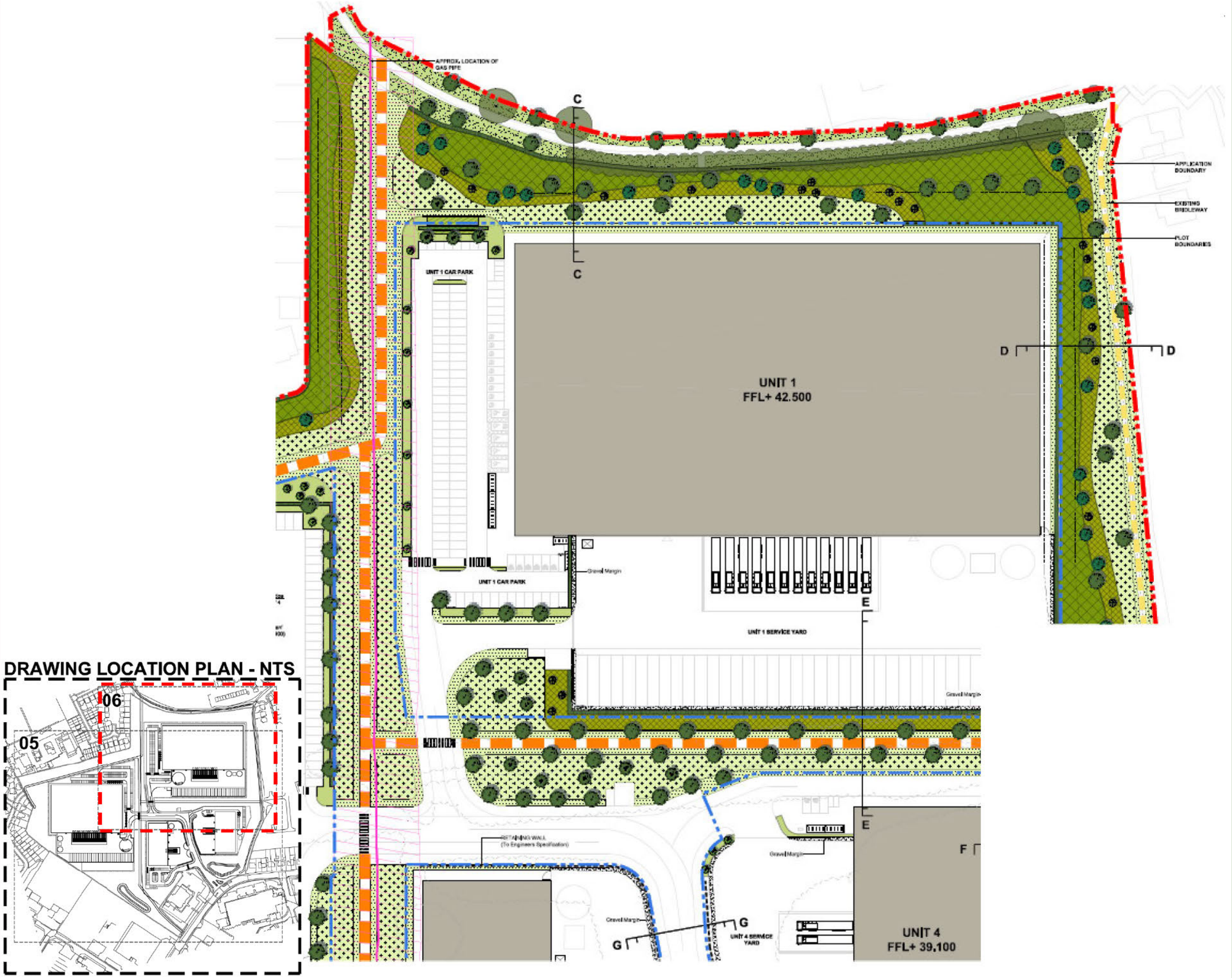
Figure 4
Landscaping Proposals II



DRAWING LOCATION PLAN - NTS

Landscape Concept Proposals

Drawing No: 2262-22-06 P03

BCA DESIGN
Landscape Architects

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2 METHODS

2.1 DESKTOP

2.1.1 A desk study was carried out by The Environment Partnership (TEP 2021)[7] in 2021 collecting records from the Greater Manchester Ecology Unit (GMEU) and the results are summarised here. The Area of Search (AoS) was within 2km of the Site. The GMEU also provided records for non-statutory sites (Sites of Importance for Nature Conservation [SINCS]).

2.1.2 The Department of the Environment and Rural Affairs (DEFRA) Map and Geographic Information Centre (MAGIC) website[8] was searched for information on:

- Statutory designated wildlife sites of international importance within 10km of the Site
- Statutory designated wildlife sites of national importance within 5km of the Site
- Statutory designated wildlife sites of local importance within 2km
- Relevant European Protected Species licensing data in a 2km AoS
- Distribution of Priority Habitats in a 2km AoS

2.1.3 Planning policies with respect to the Biodiversity of the Site have been reviewed so that recommendations comply.

2.2 FIELDWORK

Phase I Habitat Survey

2.2.1 An initial site visit was carried out by The Environment Partnership on 29th June 2021. The Ecology Practice verified and expanded upon the Phase I survey on the 1st June 2022. The 2022 survey was carried out by Mark Morgan BSc, MCIEEM, an experienced botanist and Senior Ecologist. The survey involved identifying and mapping the dominant habitat types following the

[7] **The Environment Partnership 2021** Preliminary Ecological Assessment. Report Ref: 8908.002. August 2021. Consultant report to PLP Investments (North) Ltd.
[8] https://magic.defra.gov.uk/ (website accessed 03/07/23)

Phase I habitat survey methodology recommended by Natural England (JNCC 2010[9]). Dominant plant species were noted (including aliens), as were any uncommon species or species indicative of habitat types, but not all species would have been visible and there was no attempt to compile exhaustive species lists.

2.2.2 During this field survey, attention was paid to habitats and features that may provide opportunities for protected species to be present at other times of year and thus inform the recommendations for further survey where appropriate. For example, the survey included at least 30m from the boundary to ensure badgers will not be affected, employing method as set by Cresswell et al 1990[10].

Invasive plants

2.2.3 On the 9th June 2022 an invasive species survey was carried out as a result of the findings of the Phase I survey. This survey specifically looked at the distribution of giant hogweed, although other species were recorded if present.

Bats

2.2.4 A Ground Level Tree Survey (GLTA) was carried out in 2021 and reported in TEP 2021[7]. This was verified by field investigation in 2022 by licensed bat worker [redacted], following guidance provided by Collins 2016[11].

2.2.5 Bat activity was investigated by use of transects as defined in the guidance provided by Collins 2016[11].

2.2.6 Following the GLTA, trees were climbed using appropriate methods to access and inspect PRFs using a torch and endoscope, according to Andrews 2018[12] as follows:

[9] **Joint Nature Conservation Committee 2010** Handbook for Phase I habitat survey: a technique for environmental audit. JNCC, Peterborough.

[10] **Cresswell, P., Harris, S. and Jefferies, D.J. 1990.** The history, distribution, status and habitat requirements of the badger in Britain. NCC, Peterborough. ISBN 0-86139-651-0.

[11] **Collins, J. (ed.) (2016)** Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd Edition. The Bat Conservation Trust, London. ISBN 13978-1-872745-96-1.

[12] **Andrews, H. 2018.** Bat Roosts in Trees: A guide to identification and assessment for tree-care and ecology Professionals, 1st Edition. Pelagic Publishing.

i Teams of surveyors were led by a Natural England Level 2 licenced surveyor with other experienced climbers, using roped access to PRFs.

ii All visits were separated by at least two weeks apart with surveys conducted during the optimal bat activity period of May to August in line with Collins 2016.

iii PRFs could also be additionally identified during this aerial survey to then also be inspected during the aerial survey

iv Each endoscope utilised had motion camera and capture capabilities to record evidence of bats.

v Each tree was surveyed according to GLTA grade. i.e.

a) High roost potential was subject to three individual roped access surveys

b) Moderate roost potential was subject to two individual roped access surveys

c) Low roost potential did not require an endoscope survey and was only required to be soft felled in accordance with Collins 2016.

2.2.7 The aerial technique above is a non-standard method. The method is pragmatic and brings a number of strengths to the data that nocturnal surveys are limited to, particularly in sites with a deep canopy that would limit visibility:

i Nocturnal surveys specified by Collins 2016 are weak in identifying field signs within the features as they cannot be identified during a nocturnal survey.

ii Often nocturnal surveys of trees are limited as a result of tree canopy and clutter leading to low incidence of recording bats and / or specific roost site location during low light conditions.

iii The nocturnal survey method is limited to identification of the species exiting the roost, since if there are other bats flying or a bat leaves/returns to the feature without calling it is likely that it will not be identified.

iv The survey method of nocturnal surveys is also labour intensive in terms of survey particularly with the number of trees on large sites.

v Other strengths of this type of survey include confidence in a negative result for the series of visits to that tree thereby demonstrating where the colony "is not" as well as where "it is".

vi This method also identifies presence of competitors as well as unsuitable features that can be downgraded due to the close inspection.

2.2.8 If aerial surveys were not possible due to limited access to the feature or health and safety issues with climbing the tree, a nocturnal survey was undertaken using the methods as identified by Collins 2016.

Breeding birds

2.2.9 The Site was visited during early May and a second time in early June to make an assessment of breeding birds across the Site, following guidance provided in Gilbert et al 2011[13].

Great Crested Newt

2.2.10 An eDNA survey was carried out in 2021, reported by TEP 2021[7]. Conditions were verified in 2022 during all survey visits. As District Level Licensing was elected as the method of mitigating impacts to GCN, no further survey was necessary (Biggs et al 2014[14]).

Others

2.2.11 Reptiles, otters and water vole were discounted by the 2021 preliminary ecological appraisal as reported in TEP 2021[7]. The various surveys in 2022 confirmed that conditions had not changed, and the habitats continue to be unsuitable to support populations of these species.

[13] **Gilbert, G., Gibbons, D. W. and Evans, J. 2011** Bird Monitoring Methods: a manual of techniques for key UK species. RSPB, Sandy, Bedfordshire, ISBN 13 978-1-907807-22-0.

[14] **Biggs J, Ewald N, Valentini A, Gaboriaud C, Griffiths RA, Foster J, Wilkinson J, Arnett A, Williams P and Dunn F 2014.** Analytical and methodological development for improved surveillance of the Great Crested Newt. Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (*Triturus cristatus*) environmental DNA. Freshwater Habitats Trust, Oxford.

2.3 SURVEY CONSTRAINTS

2.3.1 Other surveyors within the planning team had equipment stolen from the Site and were confronted by members of the public displaying intimidating behaviour. Therefore, the bat static detector was not set out for the second transect survey and the surveyors were accompanied by security to conduct the transects at night.

2.3.2 Further, it was agreed with the GMEU that there would be no requirement for an autumn transect when submitting for planning given the data during spring and summer, while the project was temporarily put on hold (see 6.5).

2.4 PERSONNEL

Table 1: Personnel

Name	Contribution	Qualifications
[redacted]	Report writing	HND
[redacted]	Phase I survey	BSc., MCIEEM
	Bat activity	
[redacted]	Breeding bird survey	BSc (Hons), MSc
	Bat activity	
[redacted]	Bat endoscope	NE Class 2 Bat licence 2016 – 23830. NPTC Tree Climbing and aerial rescue certificate

3 DESKTOP RESULTS

3.1 DESIGNATED SITES

Statutory Sites

3.1.1 There are no statutory designations within 2km of the Site. Within 5km:

i There is one internationally designated site, Manchester Mosses (Figure 5 which is a Special Area of Conservation (SAC) lying c.4km south of the Site. Manchester Mosses Conservation Objectives and Supplementary advice are available from Natural England[15]. In summary the SAC designation is to protect remnant degraded raised bogs still capable of natural regeneration and as such the SAC will not be affected.

ii The Site lies within 5km of Astley and Bedford Mosses Site of Special Scientific Interest (SSSI), which underpins the SAC designation. The SSSI features include its wintering bird assemblage. The SSSI will not be affected by the proposals.

iii There are 3 Local Nature Reserves that are at c.4km from the Site and will therefore not be affected.

iv The Site falls within a Natural England Impact Risk Zone (IRZ) for Manchester Mosses and Astley and Bedford Mosses requiring the LPA to consult NE for all planning applications.

Non-Statutory Sites

3.1.2 There are six non-statutory designated sites within 2km of the Site refer to Figure 6.

3.1.3 All sites lie beyond large urban areas from the site and will therefore not be affected.

[15] http://publications.naturalengland.org.uk/publication/5283870555504640

Table 2: Non-statutory Sites

Name	Features for Designation	Status	Distance
Damhouse Wood	Plantation woodland habitats.	SBI	0.8 km
Ponds North of Cleworth Hall	Pond habitats and their populations of amphibians and aquatic invertebrates.	SBI	1 km
Ponds near New Manchester	Woodland, grassland, and pond habitats and their populations of amphibians.	SBI	1.4 km
Marsh at Lower Green	Swamp, reed beds, open water habitats and amphibians.	SBI	1.7 km
Ponds North of Cleworth	Pond habitats and amphibians	SBI	1.7 km
Brickfield wood	Woodland habitats	SBI	1.9 km

3.2 SPECIES

3.2.1 TEP 2021 reported 557 records of protected and notable species within 2km of the Site. They provide detail, but the key points for assessment are:

i There are numerous records of pipistrelle bat adjacent to the southern Site boundary.

ii There are no records of GCN within contiguous habitat of the Site.

iii There are a number of records of red- and amber-listed breeding birds of conservation concern and priority breeding birds on and adjacent to the Site.

iv There are records of badger, but these are >1km southeast of the Site, beyond main roads.

v There are several records of hedgehog <1km from the Site, again beyond a main road.

3.2.2 A review of EPS licenses awarded up to January 2022 shows that here have been no licenses awarded on or adjacent to the Site, the nearest being a bat licence c.2.5km from the Site. The nearest GCN licence awarded is 2.9km north (refer to Figure 7).

3.3 HABITATS

3.3.1 The data search and DEFRA maps show no notable, or priority habitats are present within or adjacent to the Site. However, priority habitat was found on site during the fieldwork, as detailed in 4.1.

3.4 LOCAL PLANNING POLICY

3.4.1 The planning authority is Wigan Council, who have adopted their Local Plan Core Strategy since September 2013. There is no allocation to the Site and adjacent land for biodiversity purpose, the key policy for biodiversity is CP12 Wildlife and Habitats.

3.4.2 The Policy states:

We will help wildlife to prosper and safeguard important geological features by:

1. *Protecting our Special Area of Conservation at Manchester Mosses (and other internationally designated sites outside of the borough) and European protected species in accordance with legislation.*
2. *Protecting and enhancing our Sites of Special Scientific Interest and Species of Principal Importance in England in accordance with legislation and national planning policy as applicable.*
3. *Protecting our Sites of Biological Importance and regionally important geological sites from development that would adversely affect the integrity of a site, unless there is an overriding public interest, and encouraging active management to maintain and enhance sites.*
4. *Protecting, maintaining and promoting the active management of our Local Nature Reserves.*
5. *Protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented.*

6. *Requiring reasonable provision to be made for wildlife habitats and features beneficial to geological conservation as part of new development*
7. *Taking account of the impact of climate change in the enhancement of existing and the creation of new wildlife habitats.*
8. *Enabling more people to appreciate, enjoy and learn about wildlife and geo-diversity in the borough, particularly within Greenheart."*

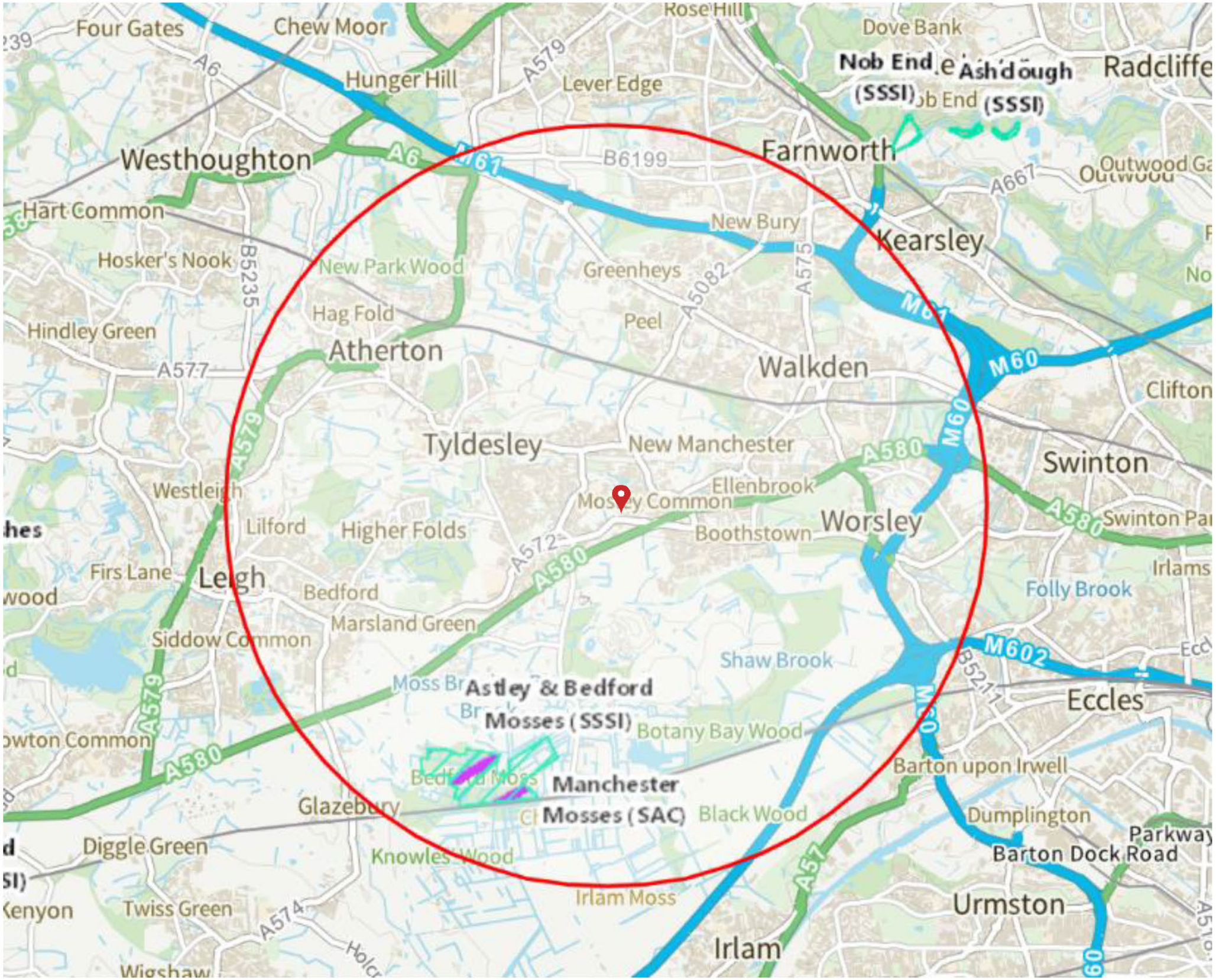

Figure 5
Statutory designations

Site location

5km AoS

SAC

SSSI

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

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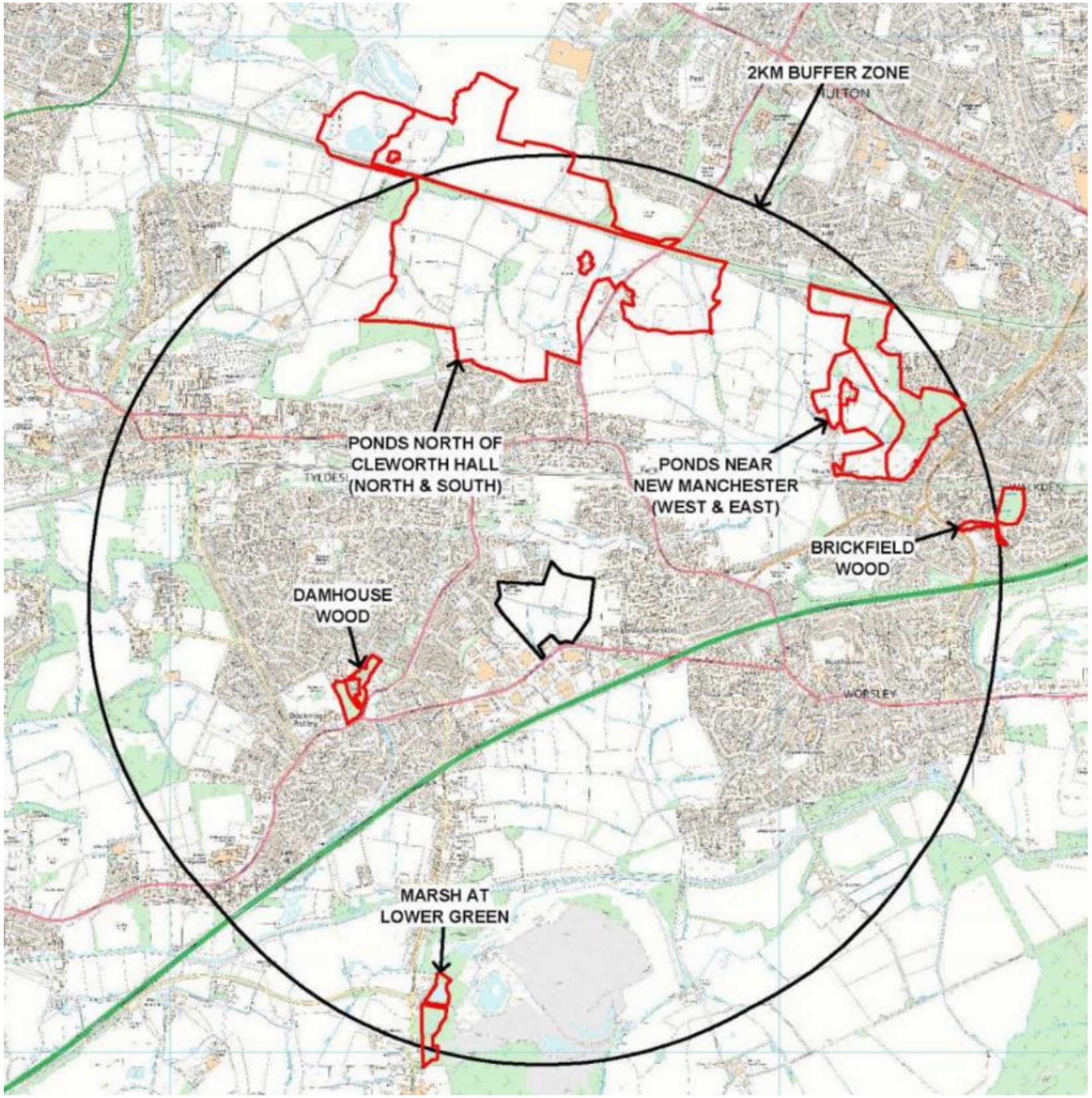

Figure 6
Non-statutory Designations

Application Site

Site of Biological Importance

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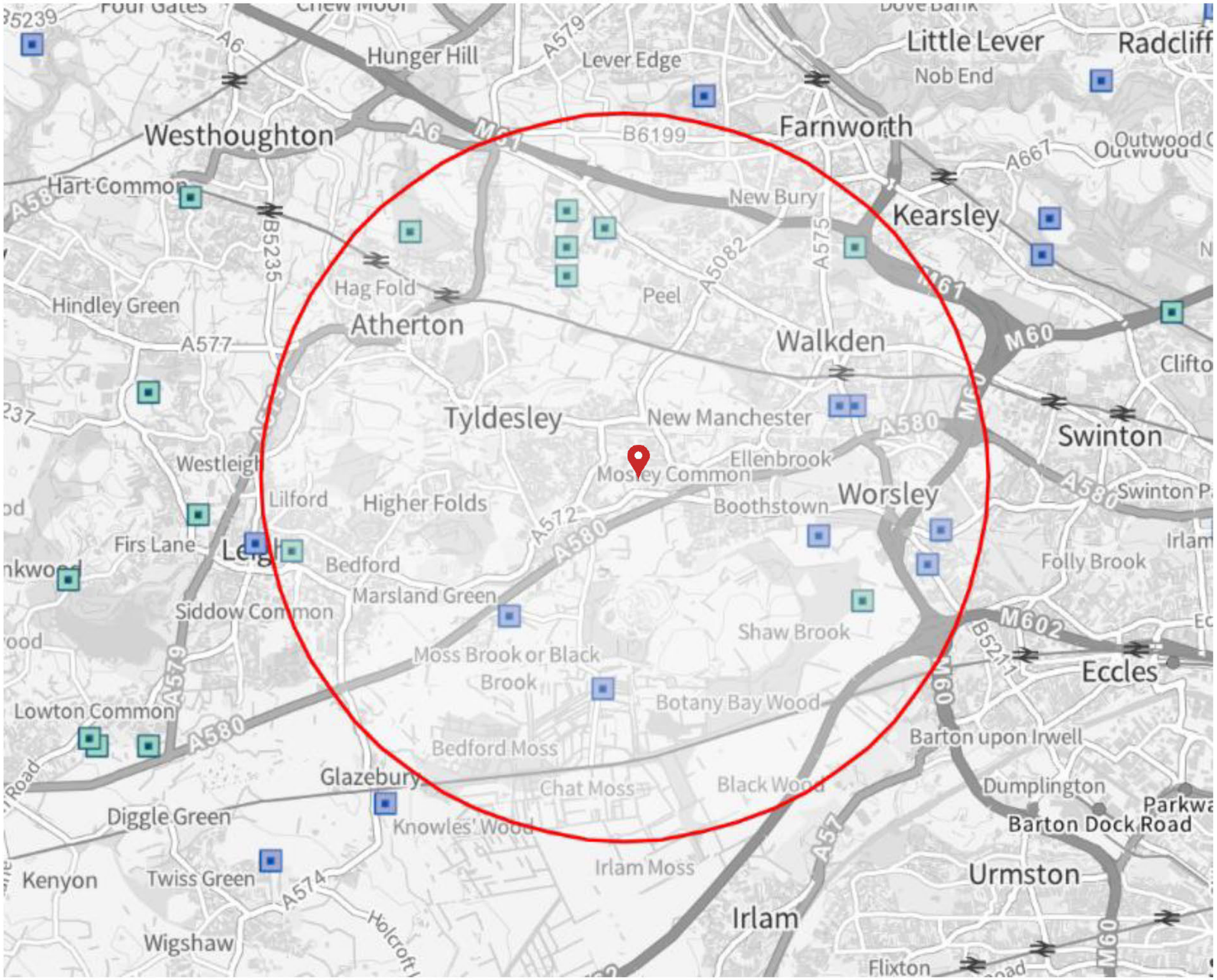

Figure 7
EPS Licences

Application Site location

5km AoS

Bat licences

GCN Licences

N

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Client PLP

Project title	Project ID
Astley	**193-14**

Subject
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Drawing number
19314-09EcoA_A

Drawing date	**03/07/23**	Version	**A**
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4 FIELDWORK

4.1 PHASE I HABITAT SURVEY (2022)

Site Summary

4.1.1 The Site (c.12.6ha) is dominated by semi-improved grassland, with neutral grassland, species-poor hedgerows, (attenuation) ponds, and scrub. It is surrounded by developed habitat/urbanisation within all directions. The most valuable ecology resource on site is the neutral grassland habitat, which contains upwards of 300 orchids among several other species. The hedgerows on site, while a valuable resource, are all species-poor and non-important (but Priority Habitat). However, the semi-improved grassland is generally of low ecological value and species-poor, dominating over 50% over the area. Historically the Site has been used for agricultural purposes to as recent as 2009 or later.

A Woodland and Scrub

A2.1 Dense scrub

4.1.2 Dense scrub is a dominant habitat feature (totalling c.1.13ha) to the southern and eastern portion of the Site (e.g., TN6), generally characterised by bramble with small shrubs (hawthorn, silver birch etc). A dense stand is present at TN6 which is comprised of alder and goat willow, among other species, below 5m in height. The dense scrub habitats are frequently interspersed with tall ruderal species.

A3.1 Scattered trees

4.1.3 A single group of scattered trees (c.0.02ha) is present on Site along the north-western boundary (TN9). The group comprises of silver birch, beech, poplar and cherry. The trees do not offer any bat roost opportunity.

B Grassland

B6 Poor semi-improved grassland

4.1.4 The Site is dominated by poor semi-improved grassland (totalling c.7.88ha) within three distinct fields to the northern and western areas. The grasslands are generally dominated by Yorkshire fog, red fescue, false oat grass, and perennial ryegrass, although rough meadow-grass, meadow foxtail grass, and soft brome are present. There is a lack of flowering plants throughout, with species typical of agricultural improvement/nutrient input present such as nettle, broadleaved dock, creeping thistle, and cleavers, among others. The sward height was tall, being rank throughout.

B2.2 Semi-improved neutral grassland

4.1.5 Towards the south-eastern portion of the Site is an area of semi-improved grassland (c.1.87ha) (TN1). This grassland is a valuable ecological resource in terms of its botanical value and is a borderline grassland between unimproved and semi-improved. Based on aerial imagery, the habitat was under agricultural management as recent as 2009 (if not more recently), and as such is unlikely to be classified as an unimproved grassland. It is likely that the topsoil was stripped at some point in recent years, producing a nutrient-poor soil which is of benefit to flowering plants. There are in excess of 300 orchids throughout the habitat, dominated by southern marsh orchid, with early marsh orchid, and hybrid *Dactylorhiza* species. There are a range of sedges, including pendulous sedge, hairy sedge, and glaucous sedge, which are often dominant alongside rushes within the habitat mosaic. Flowering plants are dense throughout, dominated by red clover, vetches, and black medick, among others. Species-richness is mixed across the area with an estimated average of 12-15 per m^2.

C Tall herb and fern

C1.1 Continuous bracken

4.1.6 A small strip (c.0.04ha) of continuous bracken is present near the northern boundary, succumbing to bramble scrub.

C3.1 Tall ruderal

4.1.7 Tall ruderal (e.g., TN10) is present throughout the Site (totalling c.0.57ha), generally along hedgerows, field edges and previously disturbed ground. Tall ruderal is dominated by nettle, willowherbs, creeping thistle, docks, common hogweed, cow parsley, among others.

G Open Water

G1 Open water (pond/attenuation)

4.1.8 The pond habitats remain as described in TEP 2021[7] and total c.0.11ha; two waterbodies are present on site (TNs 3 & 4), with one further dry feature (TN2). To the east of the new access road, a waterbody was created in 2021 (TN4). The northern, eastern, and western banks are colonised by semi-improved grassland species with an abundance of Yorkshire fog and meadow foxtail, and occasional red clover, rough meadow-grass, and rushes. The pond was holding water at the time of survey, albeit quite shallow, notably to the eastern end. Some aquatic vegetation is present within the pond, although this is limited in area.

4.1.9 The waterbody to the west of the Site was created between 2009-13 (TN3). Vegetation within the pond includes greater reedmace and pondweed covering c.30% of the pond area. The banks comprise Yorkshire fog, meadow buttercup, sedges, and marsh orchids, amongst other species (as per the neutral grassland description). Scattered willow scrub is abundant, with occasional young silver birch and oak trees of an immature age class.

J Miscellaneous

J1.2 Amenity grassland

4.1.10 A small area of amenity grassland (c.0.02ha) is present to the southern portion of the Site, adjacent to the hardstanding access. The grassland is heavily managed (mown) and limited in species diversity.

J2.2 Species-poor intact hedgerow

4.1.11 A total of seven hedgerows are present across the Site, all of which are native and species-poor. The hedgerows were subject to a Hedgerow Evaluation and Grading System (HEGS) assessment with details of all hedgerows provided in Table 5. None of the hedgerows are classed as 'important', yet they are of ecological value and are each considered a priority habitat. Their distribution throughout the Site is shown in Figure 9.

J4 Bare ground / sealed surface

4.1.12 Bare ground totals c. 0.96ha across the Site. A tarmacadam road extends into the Site from the south. A compacted crushed-stone path is present along the eastern and northern boundaries.

Habitat Conformity to Other categories

International Qualifying Features

4.1.13 N/A.

Priority Habitats

4.1.14 The hedgerows on Site are classed as priority habitat.

Others

4.1.15 All ditches continue to be dry and without wetland vegetation, not representing ditch habitat, consistent with the description in TEP 2021[7].

4.1.16 The Phase I collected evidence of other species of note, as follows:

i A stand of giant hogweed (Schedule 9, Part II, WCA) was identified at TN14, with two plants observed. A survey was carried out of the entire site separate to the Phase I on 9th June 2022, and confirmed these are the only plants present (refer to Figure 10).

ii No evidence of protected or notable species was observed during the survey, although there is suitability for priority species hedgehog to be present.

iii No signs of badger were observed on Site, although the Site remains suitable for their presence.

iv There continues to be no suitability for otters, reptiles or water voles as described in TEP 2021.

Table 3: Target notes and descriptions

TN	Description
1	Semi-improved neutral grassland of 'good' condition. In excess of 30 orchids throughout the area dominated by southern marsh orchids, with early marsh orchids and hybrids. The grassland contains an abundance of sedges and is rich in flowering plants (notably red clover). This habitat is the best ecological resource on site.
2	A depression within the grassland which has previously likely formed a shallow pond. Dry at the time of survey.
3	Well-established pond with greater reedmace and pondweed.
4	Newly created pond with low coverage of aquatic vegetation. Pond drying to the eastern extent.
5	Previously disturbed ground by machinery with bare exposed earth.
6	Dense scrub with low growing trees (below 5m), dominated by alder with much tall ruderal present, notably at the scrub edges.
7	Sycamore tree offering 'moderate' bat roost potential (2021).
8	Ash tree offering 'moderate' bat roost potential (2021).
9	Small group of trees with silver birch, polar, and cherry. Trees are located on and offsite. No bat roost potential observed within trees.
10	Dense area of tall ruderal, dominated by nettle, with creeping thistle, bracken, broadleaved dock, and Yorkshire fog.
11	c.10 southern marsh orchids at scrub edges. A small covering of common reed.
12	Oak tree offering 'moderate' bat roost potential (2021).

TN	Description
13	Sycamore tree preciously graded as 'high' downgraded to 'low' bat roost potential in 2022. A second sycamore nearby graded as 'low' in 2021.
14	Two plants of giant hogweed, a Sch 9 invasive species.

Table 4: Species list

Common name	Latin name
Yorkshire fog	*Holcus lanatus*
Meadow foxtail	*Alopecurus pratensis*
Rough meadow-grass	*Poa trivialis*
Red fescue	*Festuca rubra*
False oat grass	*Arrhenatherum eliatus*
Crested dog's-tail	*Cynosurus cristatus*
Cock's-foot grass	*Dactylis glomerata*
Sweet vernal	*Anthoxanthum odoratum*
Pendulous sedge	*Carex pendula*
Glaucous sedge	*Carex flacca*
Hairy sedge	*Carex hirta*
Sedge species	*Carex sp*
Southern marsh orchid	*Dactylorhiza praetermissa*
Early marsh orchid	*Dactlyorhiza incarnata*
Marsh orchid species	*Dactylorhiza spp*
Black medick	*Medicago lupulina*
Colt'sfoot	*Tussilago farfara*
Compact rush	*Juncus conglomerata*
Soft rush	*Juncus effusus*
Creeping bent	*Agrostis stolonifera*
Soft brome	*Bromus hordeaceus*
Common daisy	*Bellis perennis*
Creeping buttercup	*Ranunculus repens*
Dandelion	*Taraxacum officinale agg.*
Common chickweed	*Stellaria media*
White clover	*Trifolium repens*

Common name	Latin name
Red clover	*Trifolium pratense*
Bush vetch	*Vicia sepium*
Meadow buttercup	*Ranunculus acris*
Marsh thistle	*Cirsium palustre*
Common ragwort	*Jacobaea vulgaris*
Ribwort plantain	*Plantago lanceolata*
Beaked hawk'sbeard	*Crepis vesicaria*
Common sorrel	*Rumex acetosa*
Creeping cinquefoil	*Potentilla simplex*
Cuckooflower	*Cardamine pratensis*
Hairy sedge	*Carex hirta*
Creeping thistle	*Cirsium arvense*
Fleabane	*Pulicaria dysenterica*
Common nettle	*Urtica diocia*
Groundsel	*Senecio vulgaris*
Cleavers	*Galium aparine*
Broadleaved dock	*Rumex obtusifolius*
Curled dock	*Rumex crispus*
Bramble	*Rubus fruticosus agg.*
Goat willow	*Salix capraea*
Elder	*Sambucus nigra*
Hawthorn	*Crataegus monogyna*
Ash	*Fraxinus excelsior*
Silver birch	*Betula pendula*
Osier willow	*Salix viminalis*
Alder	*Alnus glutinosa*
Sycamore	*Acer pseudoplatanus*
Hazel	*Corylus avellana*
Poplar	*Populus spp.*
Cherry species	*Prunus spp*
Beech	*Fagus sylvatica*
Blackthorn	*Prunus spinosa*
English oak	*Quercus robur*
Hedge bindweed	*Calystegia sepium*

Common name	Latin name
Bittersweet	*Solanum dulcamara*
Prickly sow-thistle	*Sonchus asper*
Bugle	*Ajuga reptans*
Fox glove	*Digitalis purpurea*
Dog rose	*Rosa canina*
Giant hogweed	*Heracleum mantegazzianum*
Common hogweed	*Heracleum sphondylium*
Greater reedmace	*Typha latifolia*
Bracken	*Pteridium aquilinum*
Rosebay willowherb	*Chamaenerion angustifolium*
Pale persicaria	*Persicaria lapathifolia*
Common reed	*Phragmites australis*
Field horsetail	*Equisetum arvense*
Cow parsley	*Anthriscus sylvestris*
Herb robert	*Geranium robertianum*
Pondweed species	*Potamogeton spp.*

Table 5: Hedgerow (HR) descriptions and HEGS assessment

HR	Av. Sp / 30m	HEGS score	Important (Y/N)	HR length (m)	Notes / Species
1	3	-3 moderate	N	151	HR along northern boundary, unmanaged with semi-improved grassland to south and hardstanding path to the north. Species: hawthorn, blackthorn, holly, ash
2	1	3 moderate	N	210	Hawthorn dominant. Running north to south in the north of the Site. The hedgerow is unmanaged with semi-improved grassland to either side. Species: hawthorn, elm.
3a	3	-3 moderate	N	400	To the western extent, the HR becomes gappy and is dominated by hawthorn. To the eastern portion, the hedgerow runs partially parallel to HR3b. The hedgerow is unmanaged and mostly surrounded by semi-improved grassland habitat with a short strip of tall ruderal. Two trees of moderate bat roost potential are located within the HR. Species: Hawthorn, elder, sycamore, hazel pedunculate oak, ash.
3b	3	-3 moderate	N	164	HR running parallel to HR3a. Species: Hawthorn, elder, hazel
4	3	3 moderate	N	118	Dominated by hawthorn with other occasional woody species present, largely extending as scrub at the HR base. Species-poor grassland to west, neutral grassland to the east, of greater importance. Species: hawthorn, blackthorn, willow, sycamore, alder, ash, oak.
5	1	4 low	N	50	Species-poor HR dominated by hawthorn. HR connecting to tree group, which extends offsite to the north. Scrub and tall ruderal at base of hedgerow extending to species-poor grassland. Species: hawthorn.
6	1	4 low	N	100	HR along south-eastern boundary. Hawthorn dominant with residential and development to east and hardstanding path to west. HR contains tall ruderal at base. Species: Hawthorn, elder.
7	1	4 low	N	153	Part HR along northern boundary and dominated by hawthorn. Unmanaged with tall ruderal at the base. Residential development to the north. Species: Hawthorn, elder.

Site Photographs



Photograph 1. Dense scrub habitat at TN6



Photograph 2. Poor semi-improved grassland, dominant throughout the Site



Photograph 3. Semi-improved neutral grassland, of ecological value, at TN1



Photograph 4. Dense pendulous sedges with orchids within neutral grassland



Photograph 5. Group of southern marsh orchids which are in excess of 300 individuals across the grassland



Photograph 6. Crested dogs-tail grass, frequent in the grassland



Photograph 7. Likely early marsh orchid within the neutral grassland sward, TN1



Photograph 8. Flower-rich sward of neutral grassland, TN1



Photograph 9. H6 to southeastern portion of the Site



Photograph 10. H3a and H3b near the centre of the Site



Photograph 11. Trees T2 & T3 within HR3, of 'moderate' potential to roosting bats



Photograph 12. Hardstanding access road with scrub at edges



Photograph 13. Pond to southeast at TN4



Photograph 14. Pond to southwest at TN3

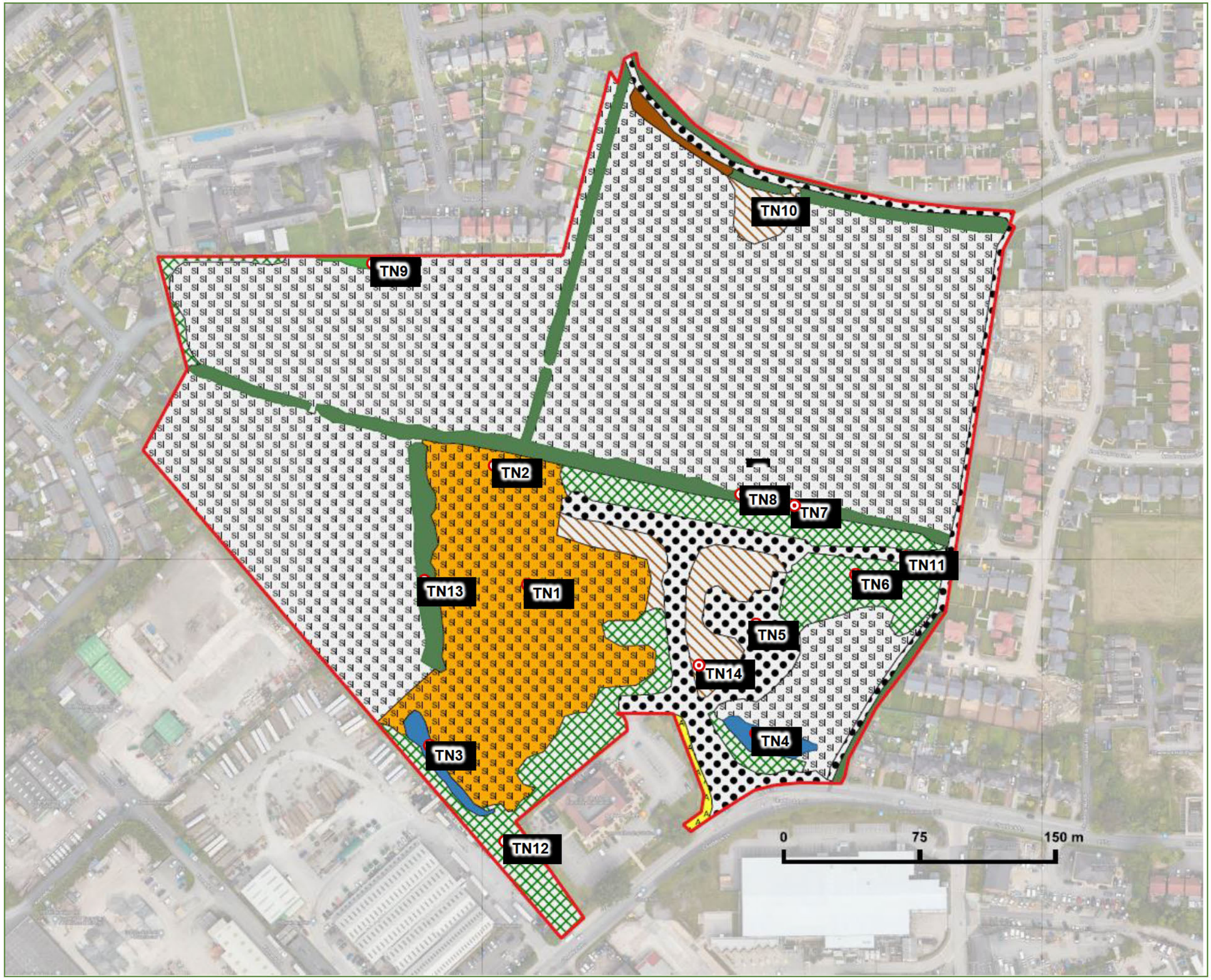


Photograph 15. Dry 'pond' area at TN2



Photograph 16. Adjacent development to the east of the Site

Figure 8
Phase I Map



- Site boundary
- Scattered trees
- Dense scrub
- Semi-improved neutral grassland
- Tall ruderal
- Amenity grassland
- Bare ground
- Bracken
- Species-poor hedgerow (Priority Habitat)
- Pond
- Poor semi-improved grassland
- Target note

N

Do not scale

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-06EcoA_B

Drawing date	07/09/23	Version	B
Drawn by	MM		

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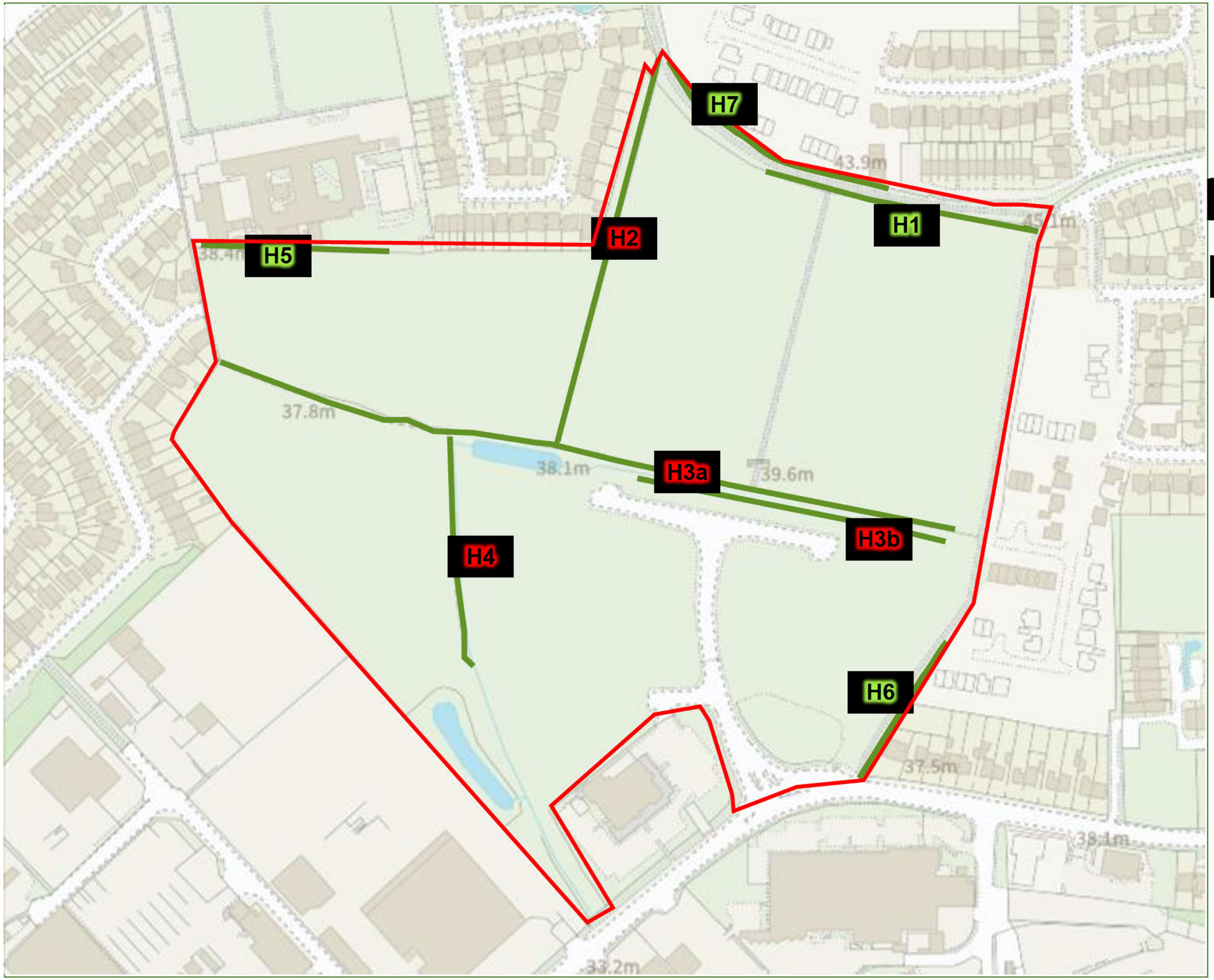

Figure 9
Hedgerow Locations

Site boundary indicative)

H# Hedgerow to be lost to proposals

H# Hedgerow to be retained

N

Do not scale

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
19314-06EcoA_B

Drawing date	07/09/23	Version	B
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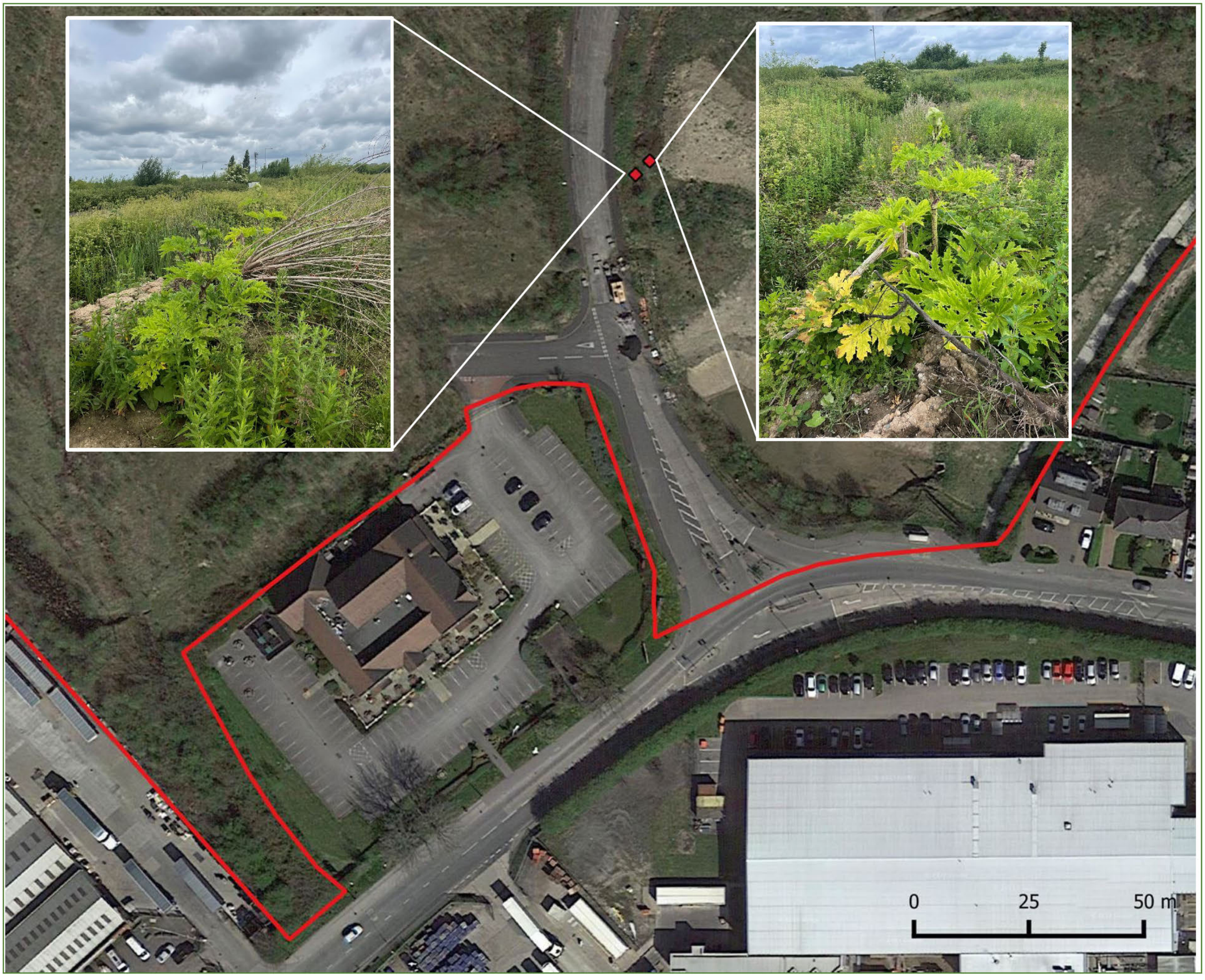

Figure 10
Giant Hogweed Distribution

Site boundary

Giant hogweed plant

Invasive species survey completed on 09/06/22. The distribution of Giant Hogweed at that time is shown in this drawing. Refer to TN14. *.

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Invasive Species

Drawing number
19314-01FW_A

Drawing date	**27/09/22**	Version	**A**
Drawn by	**JC**		

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4.2 AMPHIBIANS

Great Crested Newt

4.2.1 Great crested newts were recorded in the initial data trawl within 2 km of the Site. There are three waterbodies on site and four waterbodies within a 500m of the Site as identified on Ordnance Survey mapping. Pond P2 was dry in 2021 and continued to be dry in all visits in 2022.

4.2.2 A Habitat Suitability Index assessment and eDNA survey was carried out in 2021. The results of the eDNA survey in 2021 showed one positive result from the six remaining ponds that were tested, as shown here in Table 6.

Table 6: 2021 GCN Assessment

Pond Ref	HSI Category	eDNA Survey
P1	Excellent	Absent
P2	Dry	
P3	Average	Absent
P4	Below Average	Absent
P5	Below Average	Absent
P6	Poor	Present
P7	Good	Absent

District Level Licensing (DLL)

4.2.3 The Applicant has joined the DLL scheme through Natural England. An Impact Assessment & Conservation Payment Certificate (IACPC) has been provided, based on calculations derived from Figure 11 and is provided in 6.4.

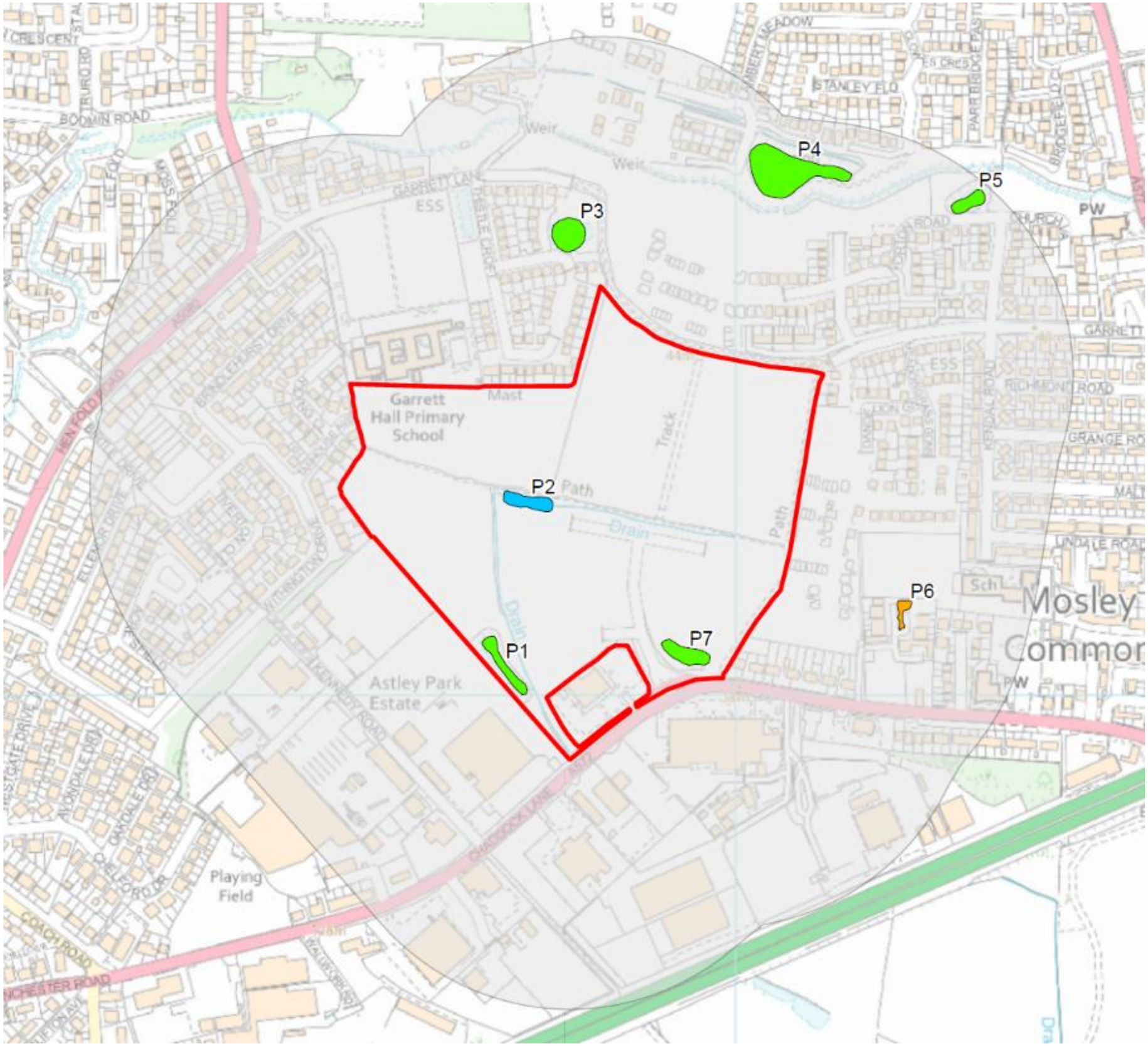

Figure 11
GCN eDNA results

Application Site

500m from boundary

Negative Result

Positive Result

Pond dry (not included in NE DLL)

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-10EcoA_A

Drawing date	**05/07/23**	Version	**A**
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4.3 BATS

Bat Activity Survey

4.3.1 In accordance with Collins 2016[11] the habitat has been graded as low given the urbanised environment and the low connectivity to the wider area. This is consistent with TEP 2021[7].

4.3.2 Two bat activity surveys were undertaken in the form of walked transects and static detector surveys. The transect surveys were completed on 25th May 2022 and 19th September by two experienced surveyors in suitable conditions with no constraints. It was agreed with the local planning authority that the autumn survey was not required due to the low number of bats recorded during the first two surveys (see 6.5).

4.3.3 A static detector was left in situ for 7 days from the 25th May 2022, located in an area estimated to be the most suitable for bat activity (see Figure 12) Following this survey there were reports of other planning team surveyors having equipment stolen from the Site, therefore the static detector was not set out for the remaining surveys and the surveyors were accompanied by security to conduct the transects at night.

Transect surveys

4.3.4 The survey parameters are detailed in Table 7. The surveys found low evidence of bats within the Site boundary with most bats recorded in the western portion of the Site, associated with Hedgerows 3a and 4. Activity levels and the overall number of bat calls recorded (either commuting or foraging) were similar for both surveys.

4.3.5 Only common pipistrelle and soprano pipistrelle were recorded commuting across the site during the transects with common pipistrelle being the most frequently recorded. Bat activity was closely associated with hedgerows (predominantly H3a and H4) and associated trees. No recordings of bats were obtained within the eastern portion of the Site during either transects. The

transects route and bat activity are shown in more detail in Figure 12 and Figure 13.

Static detector

4.3.6 The static data logger recorded 256 passes, the species recorded again only included common and soprano pipistrelle. Common pipistrelle was recorded the most frequently making up 92.5% of the passes and soprano pipistrelle made up the remaining 7.5%. A breakdown of the calls each night is shown Table 8.

Table 7: Transect survey parameters

Parameter	Survey #1	Survey #2
Date	25/05/22	19/07/22
Weather	Overcast, dry	Clear, dry
Wind (Beaufort)	B1	B1
Temp. at start (°C)	14	28
Temp. at end (°C)	13	26
Sunset	21:19	21:28
Survey start	21:19	21:28
Survey end	22:55	23:00

Table 8: Static bat detector and analysis

Dates	Species		Total number of passes
	CPIP	SPIP	
25/05/23	27	0	27
26/05/23	57	7	64
27/05/23	54	0	54
28/05/23	9	2	11
29/05/23	23	2	25
30/05/23	32	8	41
31/05/23	28	0	28
01/06/23	7	0	7

Dates	Species		Total number of passes
	CPIP	SPIP	
Total	**238 (92.5%)**	**19 (7.5%)**	**256**

Ground Level Tree Assessment (2021)

4.3.7 A GLTA was carried out in 2021 reported in TEP 2021 and in 2022 it was verified that conditions had not changed. The results are shown in Table 9.

Table 9: 2021 GLTA results

Tree ID	Species	Feature	BCT Category
T1	Ash	Young to semi-mature, multi-stemmed ash with occasional ivy cover on edge of a ditch. No obvious potential roost features and ivy is unlikely to be a feature.	Negligible
T2	Oak	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5m height between two branches while a large cavity is present on a south-facing branch at 4m height.	Moderate
T3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3m height.	Moderate
T4	Ash	Young, multi-stemmed ash located to north of hedgerow with branches overhanging into the site. No obvious potential roost features.	Negligible
T5	Ash	Semi-mature multi-stemmed ash present at the end of a hedgerow. A dead branch is present at 1.5 m height facing west, with a cavity at the end but cracks at the top	Negligible

Tree ID	Species	Feature	BCT Category
		suggest this is exposed and allows rainwater in.	
T6	Sycamore	Sycamore tree in hedgerow. A crack is present on the north-west facing branch, which is obscured by foliage.	Low
T7	Sycamore	Semi-mature sycamore in hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several small cavities are present along a branch.	High
T8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary)

Bat Endoscope Survey

4.3.8 Further to the GLTA (4.3.7), those trees which were classed as having Moderate or High potential for a bat to roost in a feature on the tree, i.e., a potential roost feature (PRF), were subject to climbing during which each feature was visually inspected, using an endoscope where possible/necessary. The trees are shown on Figure 14. Each tree was assessed twice during the bat active season, at least two weeks apart (Andrews 2018[12]).

4.3.9 As shown in Table 9, no bat roosts or evidence of bats were found within any tree. T7 was downgraded from 'High' to 'Low' upon a closer inspection with the surveyor noting:

"[The] Cavity on [the] South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection."

4.3.10 The grading for all other trees remained as per 2021.

4.3.11 Collins 2016[11] states: "*Ideally, the survey data should be from the last season before a planning application is submitted*", meaning this endoscope data can be used for an application up to the end of the 2023 season.

Table 10: Endoscope Survey results

Tree ID	Species	Original Ground based assessment	Original BCT category	1st aerial check 6/5/2022	2nd aerial check 7/6/2022
2	Ash (not oak)	Semi-mature oak on edge of dry ditch. A north-facing crevice is present at 5 m height between two branches while a large cavity is present on a south-facing branch at 4 m height.	Moderate Remains moderate	North facing crevice negligible. South facing cavity has rams horns which have moderate potential for low numbers of individual small bats.	No change to feature. No evidence of bats
3	Sycamore	Semi-mature sycamore with cracked bark, which is lifted in places. A cavity is present on the south-facing branch at 3 m height.	Moderate Remains moderate	Bark features negligible. Cavity on South facing branch has an entrance of 4cm diameter and extends 15cm into branch. Moderate potential for individual bats.	No change to feature. No evidence of bats
7	Sycamore	Semi-mature sycamore in hedgerow with south-facing cavity at 3 m height. A large cavity, where a branch has snapped, is present on the south side, whilst on the west side several small cavities are present along a branch	High Downgraded to low	Cavity on South side is 15cm deep with an entrance of 8cm diameter. Downgraded to low. All other features downgraded to negligible after close inspection.	N/A
8	Oak	Mature tree on edge of area of dense scrub in the south-west of the site. A close inspection of this tree was not possible, but it is of an age and size that could support potential roost features.	Moderate (precautionary) Remains moderate	Hazard beam on lowest branch on South side of tree. Moderate potential for individual small bats. Hollow dead branch at a height of 3m on west side of tree. Cavity 3cm x 20cm moderate potential for small bats.	No change to features. No evidence of bats

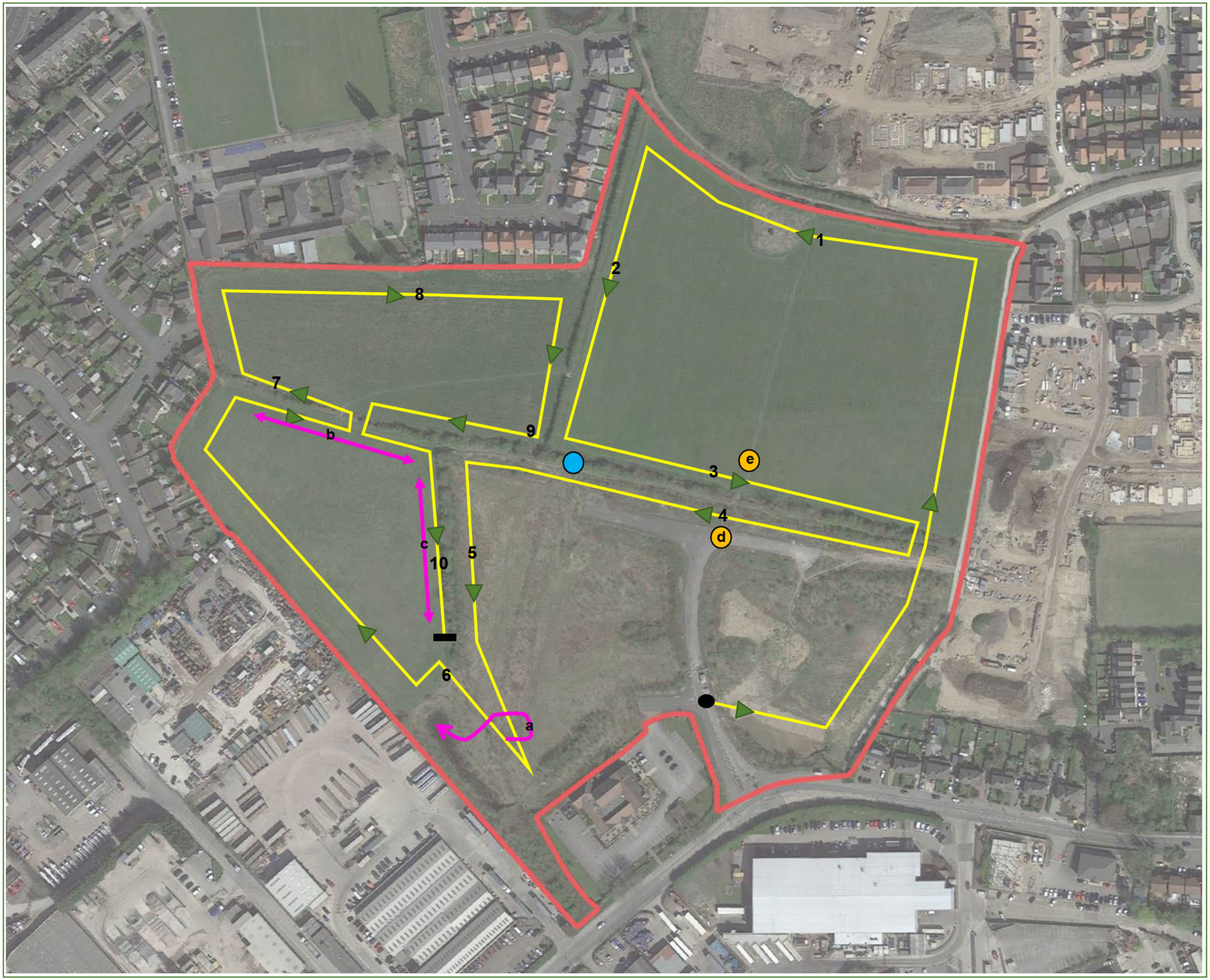

Figure 12
Bat Transect 1 (25/05/22)

Site boundary

Transect route

Direction of transect

1- 10 — Spot count location (1 minute)

P. pipistrellus activity

P. pipistrellus heard, not seen

Logger location

a - e — Activity reference

N

Do not scale

Client: PLP

Project title	Project ID
Astley	**193-14**

Subject: **Ecological Assessment**

Drawing number: 19314-01EcoA_A

Drawing date **13/05/22** Drawn by **JC** Version **A**

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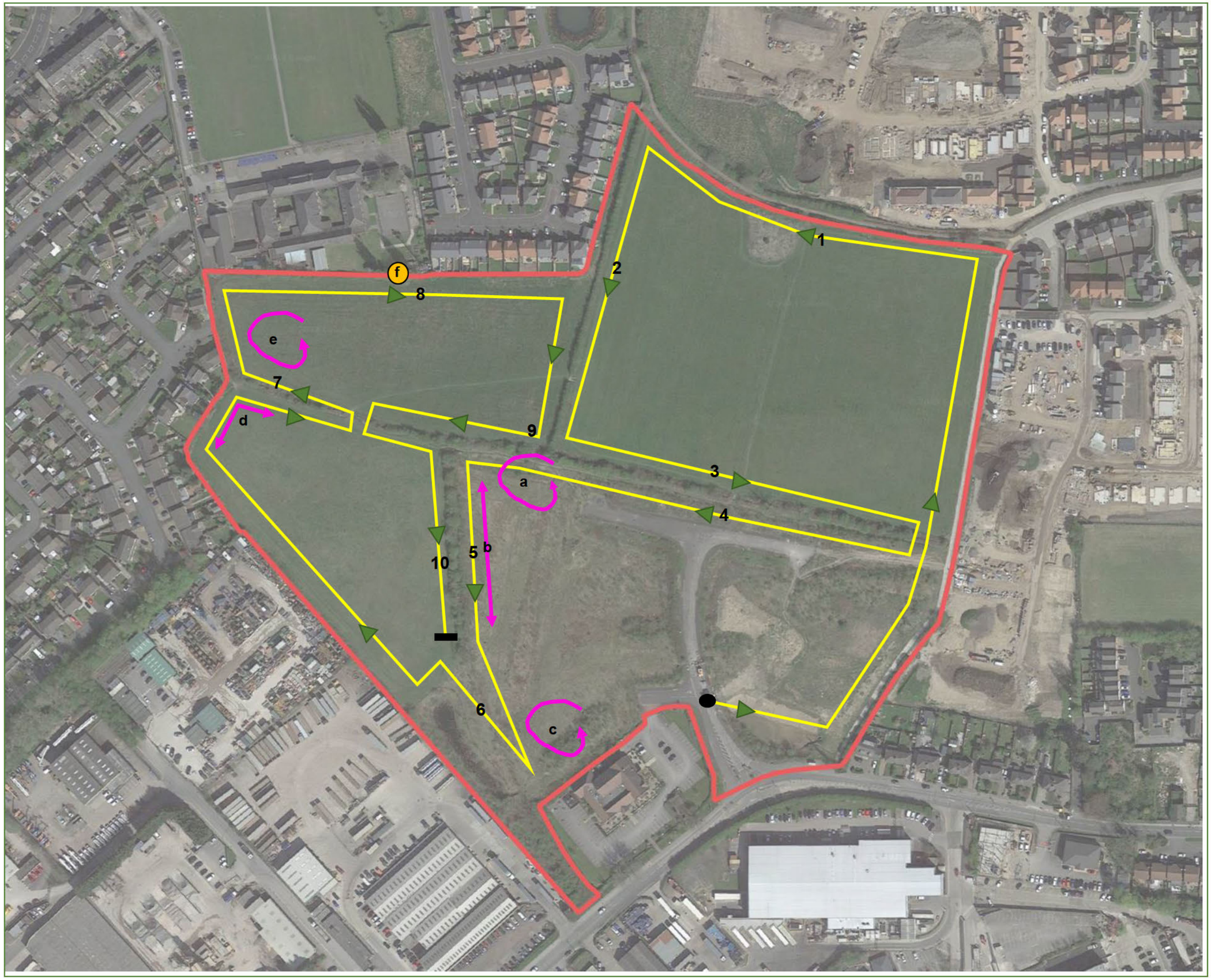

Figure 13
Bat Transect 2 (19/07/22)

	Site boundary
	Transect route
	Direction of transect
1- 10	Spot count location (1 minute)
	P. pipistrellus activity
	P. pipistrellus heard, not seen
a - e	Activity reference

N

Do not scale

Client: PLP

Project title	Project ID
Astley	**193-14**

Subject: **Ecological Assessment**

Drawing number: 19314-02EcoA_A

Drawing date	Version
21/07/22	**A**

Drawn by: **JC**

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Figure 14
Bat Ground Level Tree Assessment

Application Site

High

Moderate

Low

Negligible

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Ecological Assessment

Drawing number
19314-11EcoA_B

Drawing date	**10/07/23**	Version	**B**
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4.4 BREEDING BIRDS

4.4.1 Breeding bird surveys were undertaken between May and June 2022, opportunistically recording in a 'look-see' manner in accordance with Gilbert 2011[16]. The results are presented here in Figure 15 and Figure 16, with the species list in Table 11 and Table 12. In summary there are three priority species and two red-list species.

Survey Visit 1

4.4.2 The survey was carried out on 10th May 2022, and recorded an unremarkable bird assemblage comprising of 16 different species. Of these, three are Priority bird species (dunnock, house sparrow and song thrush) and one is red listed by BTO (house sparrow).

4.4.3 There was one singing dunnock and four song thrush showing signs of breeding on site. There were also 11 individual house sparrows recorded, however they were all recorded using the houses located directly offsite.

Table 11: Breeding bird records (visit 1)

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
Black bird	*Turdus merula*				*
Blue tit	*Cyanistes caeruleus*				*
Carrion crow	*Corvus corone*				
Dunnock	*Prunella modularis*		*		*
Goldfinch	*Carduelis carduelis*				*
Great tit	*Parus major*				*
House Sparrow	*Passer domesticus*	*	*		
Magpie	*Pica pica*				*
Mallard duck	*Anas platyrhynchos*				*

16

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
Moorhen	*Gallinula chloropus*				*
Nuthatch	*Sitta europaea*				*
Robin	*Erithacus rubecula*				*
Song thrush	*Turdus philomelos*		*		*
Whitethroat	*Curruca communis*				*
Wood pigeon	*Columba palumbus*				*
Wren	*Troglodytes troglodytes*				*

Survey Visit 2

4.4.4 The second survey was carried out on 9th June 2022. A similar assemblage to visit 1 was recorded, but this second visit also revealed willow warbler within hedgerow 3a and house martin (red list) were foraging within the open grassland of the Site.

Table 12: Breeding bird records (visit 2)

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
Black bird	*Turdus merula*				*
Blue tit	*Cyanistes caeruleus*				*
Carrion crow	*Corvus corone*				
Dunnock	*Prunella modularis*		*		*
Goldfinch	*Carduelis carduelis*				*
Great tit	*Parus major*				*
House martin	*Delichon urbicum*	*			

Name	Latin	Protection			
		Red list	Priority	WCA 1981	Breeding on site
House Sparrow	*Passer domesticus*	*	*		
Magpie	*Pica pica*				*
Mallard duck	*Anas platyrhynchos*				*
Moorhen	*Gallinula chloropus*				*
Nuthatch	*Sitta europaea*				*
Robin	*Erithacus rubecula*				*
Song thrush	*Turdus philomelos*		*		*
Whitethroat	*Curruca communis*				*
Wood pigeon	*Columba palumbus*				*
Wren	*Troglodytes troglodytes*				*
Willow warbler	*Phylloscopus trochilus*				*



Figure 15
Breeding Bird Survey 1 (10/05/22)

Site boundary

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Breeding Bird Survey

Drawing number
19314-01BBS_A

Drawing date **13/05/22** Drawn by **JC** Version **A**

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Figure 16
Breeding Bird Survey 2 (09/06/22)

Site boundary

N

Do not scale

Client PLP

Project title	Project ID
Astley	**193-14**

Subject
Breeding Bird Survey

Drawing number
19314-01BBS_A

Drawing date	**13/09/22**	Version	**A**
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5 ASSESSMENT

5.1 DESIGNATED SITES

5.1.1 The Site does not lie within or adjacent to any designated areas. The nearest statutory designation is Manchester Mosses SAC/SSSI c.4km south, which due to distance and scale of the proposals there will be no affect. The proposals will therefore not trigger a Habitats Regulations Assessment.

There are six non-statutory designations all of which are separated from the Site by large urban areas and therefore none will be affected.

5.2 HABITATS & PLANTS

Status

5.2.1 The Site is network by a series of hedgerows which are priority habitats, although none are important from a HEGS perspective.

5.2.2 There is an important area of semi-improved neutral grassland towards the southeast of the Site (TN1 on Figure 8). This grassland is a borderline grassland between unimproved (priority habitat) and semi-improved. The grassland is colonised by a large colony of marsh and hybrid orchid types, and the average species richness is 12-15sp/m^2.

5.2.3 There are two ponds on site. The ponds will be maintained and form an important component of the drainage strategy for the post-construction site.

5.2.4 All habitats across the Site, although not priority, provide an important contribution towards local biodiversity value in the area.

5.2.5 There are two stands of giant hogweed towards the south of the Site at TN14 (refer to Figure 8 and Figure 10).

Unmitigated Impacts

5.2.6 The Site will be cleared, removing all habitat in advance of construction, being replaced by a landscape scheme as shown in Figure 3 and Figure 4. The prime

impacts to habitats are as follows (impacts to individual fauna species are dealt with in separate sections below):

i C.*m of priority habitat hedgerows will be lost the proposals. Animals taking refuge at the base of hedges could be killed or injured, including hedgehog.
ii The proposals will remove an important colony of orchids;
iii C.*m^2 important (but not priority) grassland will be lost to the proposals.

5.2.7 Giant hogweed has been recoded as present. It is listed on Section 14(9), Part II, WCA 1981 which lists plants that are banned from being planted, or otherwise caused to grow in the wild. These rules also apply to specimens of listed invasive alien species, including any live part of the species, such as seeds or cuttings that might grow or reproduce. Giant hogweed in particular represents a significant risk to health and safety and although it is not unlawful to have such a plant on your land it should be removed from Site in the appropriate manner.

Recommendations

5.2.8 A CEMP Biodiversity should be provided, compliant with BS42020[2], containing a Biodiversity Risk Assessment, details of Biodiversity Protection Zones and the use of Heras fencing, details of the role of an Ecological Clerk of Works (ECW) and in particular should include the following:

Hedgerows

5.2.9 The hedgerow removal process should a two-staged operation, with the hedgerow removed down to 30cm and left overnight (no longer), with the final 30cm removed next day.

5.2.10 Hedgerow creation should use native species only. Five species or more should be selected from Table 13 and planted double-staggered with 30cm spacing between plants. The scheme should realise at least a 10% gain in hedgerow units, proven through an appropriate metric calculation.

Grasslands

5.2.11 The neutral grassland should be retained in situ wherever possible, avoiding, and protected from, any impact using Heras fencing. The retained area should be shown on a Biodiversity Protection Zone plan in the CEMP.

5.2.12 Where retention is not possible the turf of the neutral grassland at TN1 (refer to Figure 17) should be lifted and stored separately, to be re-used in the landscape scheme. A turf storage method statement should be provided in advance of the turf being lifted to be approved by the LPA, and should include:

- Location of the stored turves;
- Method of lifting and transport;
- Details of watering
- Details of replacement

Table 13: Native Hedge Species

Common name	Latin name
Hawthorn	*Crataegus monogyna*
Elder	*Sambucus nigra*
Ash	*Fraxinus excelsior*
Dog-rose	*Rosa canina*
Blackthorn	*Prunus spinosa*
Dogwood	*Cornus sanguinea*
Field maple	*Acer campestre*
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Crab apple	*Malus sylvestris*
Spindle	*Euonymus europaeus*

Invasive Species

5.2.13 An invasive species survey of the Site should be carried out prior to any persons entering the land. The survey should identify the location and size of stand of any invasive species found including giant hogweed.

5.2.14 Appropriate advice from an experienced invasive non-native (alien) consultant should be obtained and the plant(s) removed using the appropriate methods prior to commencement on site. Any vehicle entering the Site prior to eradication should have the wheels/equipment washed prior to leaving the Site.

Landscape Scheme

5.2.15 The scheme should include the following:

i All species proposed in the scheme should be native and of local provenance, where possible

ii Wherever possible hedgerows and the neutral grassland at TN1 should be retained. Where this is not possible the grassland turf should be re-used in the scheme as described in 5.2.12.

iii Ponds should be landscaped in a manner that encourages water vole colonisation and provides for any colonising great crested newt in the future (refer to 6.3).

iv Overall, the landscaping scheme should contribute positively to the Biodiversity Net Gain strategy as discussed in 5.8.

5.3 AMPHIBIANS

Status

5.3.1 Common toad was recorded by the data trawl, the closest record being 1.7 km to the north- east of the site, beyond a main road.

5.3.2 Great crested newt have been recorded as present in Pond 6 about 200m east of the Site boundary in an eDNA survey in 2021. There are a further two ponds on Site and three ponds within 500m of the Site boundary all of which returned negative but could be used by GCN.

Legislation & Policy

5.3.3 The more common species of amphibians are partially protected by the WCA 1981, making it an offence to deliberately kill or injure an animal, and are priority species.

5.3.4 Great crested newts (GCN) are highly protected as a European Protected Species, as well as being a Schedule 5 Wildlife and Countryside Act 1981 fully protected amphibian, as such are the subject of protection under the Conservation Regulations 2017 and the WCA 1981, making it unlawful to kill, injure an animal or damage, destroy or obstruct an animal's access to its place of shelter. Licenses can be provided to make offences lawful where appropriate mitigation is provided.

5.3.5 This development has elected to join the District Level Licensing (DLL) scheme to mitigate impacts to GCN from the proposals and thus acquire a licence from Natural England. An IACPC has been provided by Natural England (refer to 6.4).

5.3.6 The local authority policy CP12 provides for protected and priority species.

Unmitigated Impacts

5.3.7 Commoner amphibians could be killed or injured by pond drain-down if carried out during site clearance.

5.3.8 The DLL scheme still requires immediate impacts of killing and injury of GCN to be mitigated through pre-site clearance capture of GCN.

Recommendations

5.3.9 If draining ponds, filter gauze should be placed over the inlet for the final 30cm, and an ECW should be allowed to net the final 30cm and search the muddy substrate before final pond clearance earthworks.

5.3.10 The first stage Conservation Payment as defined on the IACPC should be paid to NE to receive the counter-signed certificate prior to planning determination. (may be required for final validation).

5.3.11 The site should be searched by a suitably qualified ecologist, moving GCN to safety prior to site clearance. This involves:

i Hand-searching searching refugia
ii Destructively searching suitable terrestrial habitat, such as that within 50m of an on-site pond, without the use of any fences or pitfall traps
iii Hand searching the mud and last 30cm of water in ponds that are drained down.

5.4 BADGERS

Status

5.4.1 No evidence of badgers or their setts has been recorded on or within 30m of the Site, but there are records of badgers within the local landscape suggesting they are active in the area.

Legislation & Policy

5.4.2 Badgers occupying setts and their setts (tunnels and chambers where they live) are protected by the Protection of badgers Act 1992.

5.4.3 It is good practice to take account of badgers if they could potentially use a site.

Unmitigated impacts

5.4.4 Badgers may create a new sett within the Site or up to 30m from the Site in the interim between planning determination and commencement of proposals. This is particularly important with hedgerows.

5.4.5 Animals may commute across the site and therefore be subject to adverse impacts from construction.

Recommendations

5.4.6 A badger survey should be carried out within 3 months prior to commencement of proposals, and should evidence be found a method statement should be provided to the LPA for approval prior to works commencing. Further works

may require a licence from Natural England should damage to a sett or disturbance to badgers occupying a sett be anticipated. This mitigation is not required if the works commence before 12th August 2023.

5.4.7 During construction, the Principal Contractor should ensure that appropriate safety measures for badgers must be taken to avoid harm to animals visiting the site after nightfall. They will not be present post-dawn until dusk. Recommendations are for RAMS to include:

i Works should be limited to daylight hours.
ii Any excavations greater than 1.5m in depth and to be left open overnight will have a means of escape for any animals that might fall in (e.g. a plank).
iii Similarly, open-ended pipes are to be covered denying overnight access to any animals that may otherwise become trapped.
iv Any internal or boundary barriers such as fencing should allow badgers freedom of access throughout the development site and should avoid using orange or brightly coloured plastic tape that can alarm badgers. Barriers should at a minimum provide a gap 200mm high at regular intervals, although permanent access under for example post and rail fence is preferred.
v The contractors and sub-contractors must not leave any food on the site, including food wrappers and discarded food items. Security personnel should be instructed not to feed badgers at night.

5.5 BATS

Status

5.5.1 There are no roosts present on Site, or structures that could provide roosting opportunities for bats.

5.5.2 Three trees have ‘Moderate’ potential for bats to roost, trees T2, T3 & T8. Endoscope surveys have shown that there is currently no evidence of bat use in these trees. Two further trees have ‘Low’ potential, T6 & T7, the latter being downgraded from ‘High’.

5.5.3 The bat foraging and commuting habitat has been graded as 'Low', and the subsequent transect surveys showed that the bat assemblage is unremarkable, dominated by a small number of pipistrelle species.

Legislation & Policy

5.5.4 In Britain all bat species and their roosts are legally protected, by both domestic and international legislation. This means it may be a criminal offence if you:

i Deliberately take, injure or kill a wild bat
ii Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
iii Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
iv Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
v Intentionally or recklessly obstruct access to a bat roost.

5.5.5 The local authority policy CP12 (1) provides for protected species.

Unmitigated Impacts

5.5.6 A tree with a potential roost feature could be felled in a manner that may have an adverse effect on a bat.

5.5.7 The bat foraging and commuting habitat has been graded as 'Low', and the subsequent transect surveys showed that the bat assemblage is unremarkable, dominated by a small number of pipistrelle species.

Recommendations

5.5.8 In order to protect bats from adverse effects:

i The trees that have 'Moderate' potential (T2, T3 & T8) should be removed with a licensed bat person present who may elect to undertake another endoscope assessment prior to felling, and these trees should be soft-felled (refer to Figure 14).

ii Trees that are graded 'Low' potential (T6 & T7) should be soft-felled with an ECW present.

iii The survey data is only valid for surveys from the preceding season, so should works be postponed beyond the active season in 2023 bat surveys should be updated.

5.5.9 Post-construction, at least one bat box / feature lost should be provided, of woodcrete-type construction and maintenance-free as defined by Mitchell-Jones 2004[17]:

- There should be a minimum of five boxes to mitigate the five features removed i.e., T2, T3, T6, T7 & T8.
- The boxes should be provided in advance of tree removal.
- Boxes must not be illuminated by the lighting scheme.
- Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

5.5.10 The landscape scheme should provide linear features at least the length that is being lost. Native species should be used. These features should be interconnected wherever possible and connect to the wider landscape beyond the Site boundaries. The lighting scheme should leave these features in as dark a place as possible, avoiding direct illumination where health and safety allows.

5.6 BREEDING BIRDS

Status

5.6.1 There are numerous records of priority and red & amber listed breeding birds of Conservation Concern, and more commoner species throughout the Site and within 2km of the Site. The field survey corroborated this recording 20 breeding birds, of which 18 were recorded as likely breeding on site including

[17] **Mitchell-Jones, A. J. 2004** Bat Mitigation Guidelines. English Nature, ISBN 1 85716 781 3. January 2004.

three priority species and also including red-listed house sparrow and house martin.

5.6.2 The habitat on site is largely suitable for breeding birds.

Legislation & Policy[18]

5.6.3 All wild breeding birds are protected by Part 1 of the Wildlife and Countryside Act 1981 from deliberate or reckless damage or destruction. It is unlawful to;

- intentionally kill, injure or take wild birds
- intentionally take, damage or destroy a wild bird's nest while it's being used or built
- intentionally take or destroy a wild bird's egg

5.6.4 For further information, please visit: https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences

Unmitigated Impacts

5.6.5 Birds could be killed or injured, and their nest or eggs could be damaged or destroyed.

5.6.6 All breeding bird habitat will be lost to the proposals.

Recommendations

5.6.7 Where clearance of vegetation likely to support nesting birds takes place between 1st March and 31st August, a qualified ECW should visit the Site within 48 hours prior to commencement to confirm no breeding birds are present that will be affected by the proposals. Where this involves dense or extensive vegetation, the ECW is unlikely be able to confirm this. Should an ECW be required, the results of the visit should be kept on file to show the authorities should it be required.

[18] There are variations between countries in the UK, but the principle is enshrined here

5.6.8 The extent of works is usually minor compared to available alternative habitat which can be regionally vast, such that the loss of bird breeding habitat is considered to be negligible. Nonetheless, it is good practice to provide opportunities for birds to continue to breed throughout the completed development. One bird box per red or amber and priority species to be affected should be provided per hectare of strategic landscaping. This means that as there are 5 species across c.4 hectares, which totals 20 bird boxes. These 20 boxes should include:

- 5 house sparrow terraces
- 5 house martin boxes (where possible to attach to buildings)
- 5 open-fronted boxes
- 5 front-holed boxes

5.6.9 Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

5.7 HEDGEHOG

Status

5.7.1 There are numerous records of hedgehog, although no evidence of their presence has been found, but the habitat is suitable, especially at the base of hedgerows.

Legislation & Policy

5.7.2 Hedgehogs are a priority species which should be taken into account as part of the planning authority's Biodiversity Duty.

Unmitigated Impacts

5.7.3 Construction works could inadvertently kill or injure an animal. Reasonable avoidance measures are provided to avoid potential impacts.

Recommendations

5.7.4 The following methods of working should be carried out to reasonably avoid killing or injuring hedgehogs that may be present on site:

i Works carried out should be informed by survey data not less than 5 breeding seasons in age;

ii If the proposals require burning piles of woody material, prior to the burn move the pile from its original location on the morning of the burn to ensure there are no hedgehogs in its base.

iii Do not leave any food or litter on the site – food attracts hedgehogs to come to your site and some types of litter can be harmful even lethal.

iv Place small holes 13 x 13cm in barriers like walls or fences to let ground dwelling creatures such as hedgehogs pass freely through the development site.

v Make sure trenches and other open features 50cm deep or more have a means of escape for hedgehogs – block open pipes to stop a hedgehog getting in.

vi Provide hedgehog boxes and log piles post construction. Box provision should be detailed in a Biodiversity Enhancement Plan for the proposals.

5.8 BIODIVERSITY NET GAIN

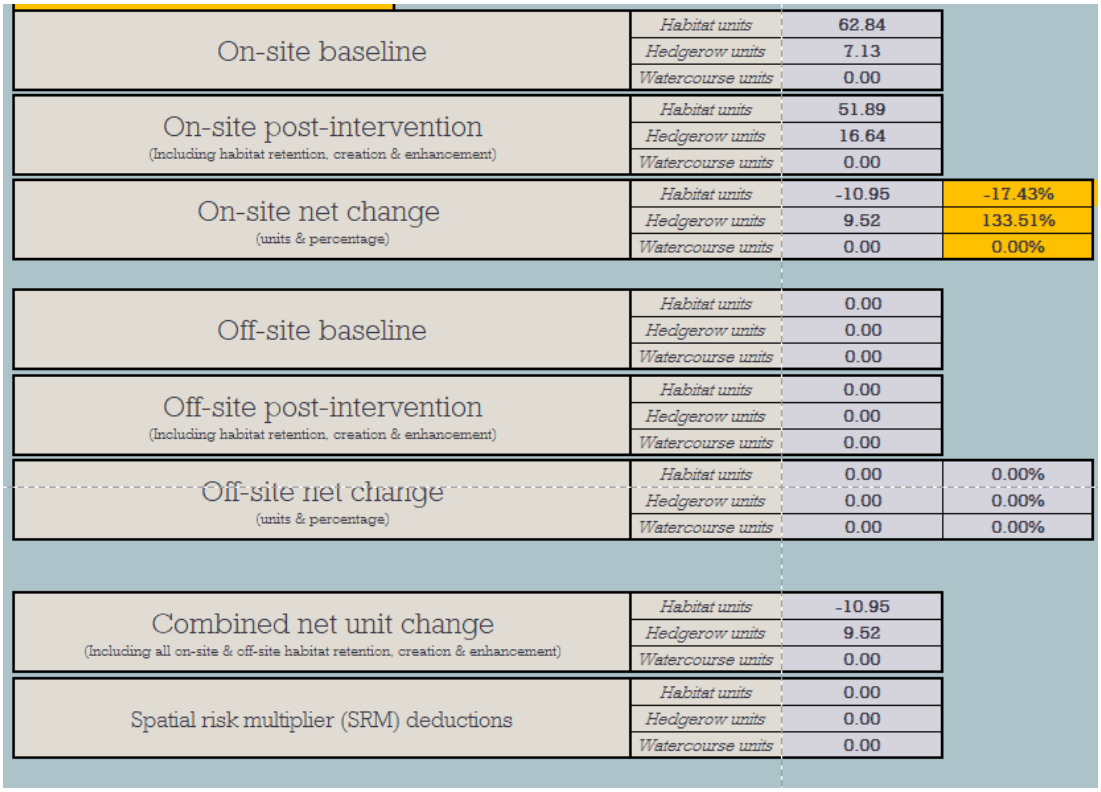
Status

5.8.1 The Biodiversity Metric v4.0 is the latest version to be employed and the results are provided in Box 1 below, provided as a separate excel workbook to provide the full results. The Condition Tables are summarised in 6.6.

5.8.2 The BNG assessment has valued all habitats within the existing baseline scenario and assesses the impact of the proposals by taking into account all habitats to be lost, retained/translocated, and created in the operational phase.

5.8.3 The Metric results in a deficit of -10.95 Habitat Units (-17.43%), +9.52 Hedgerow Units (+133.51%), and 0 River Units.

Box 1: BNG Headline Results



On-site baseline	*Habitat units*	62.84	
	Hedgerow units	7.13	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	51.89	
	Hedgerow units	16.64	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	-10.95	-17.43%
	Hedgerow units	9.52	133.51%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-10.95	
	Hedgerow units	9.52	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Legislation & Policy

5.8.4 The Environment Act 2021 now makes it unlawful for development to result in a net loss, but the percentage gain required has not yet been lawfully defined (10% is referred to as probable).

5.8.5 The NPPF para 180[a] seeks a hierarchical approach to mitigation (avoid, mitigate or compensate).

5.8.6 Local policy does not yet reflect a BNG requirement.

Biodiversity Gain Plan

5.8.7 It is not possible to reach a 10% gain within the Site boundaries as required by the forthcoming Environment Act legislation. In line with NPPF para 180[a], the mitigation hierarchy has been employed:

Avoid

5.8.8 A number of existing habitats are being retained on Site, which include (refer to Figure 17):

i Hedgerows H1, H5, H6 & H7.
ii The two existing waterbodies on Site to the southwest and southeast.
iii Grassland surrounding both waterbodies.
iv A small group of trees to the northwest boundary.
v Scrub habitat (0.52ha of 1.13ha in total), namely to the southwest. This habitat can be further enhanced and includes T8.
vi Amenity grassland.
vii Hardstanding (no ecological value).

Mitigate

5.8.9 The following mitigation measures are proposed:

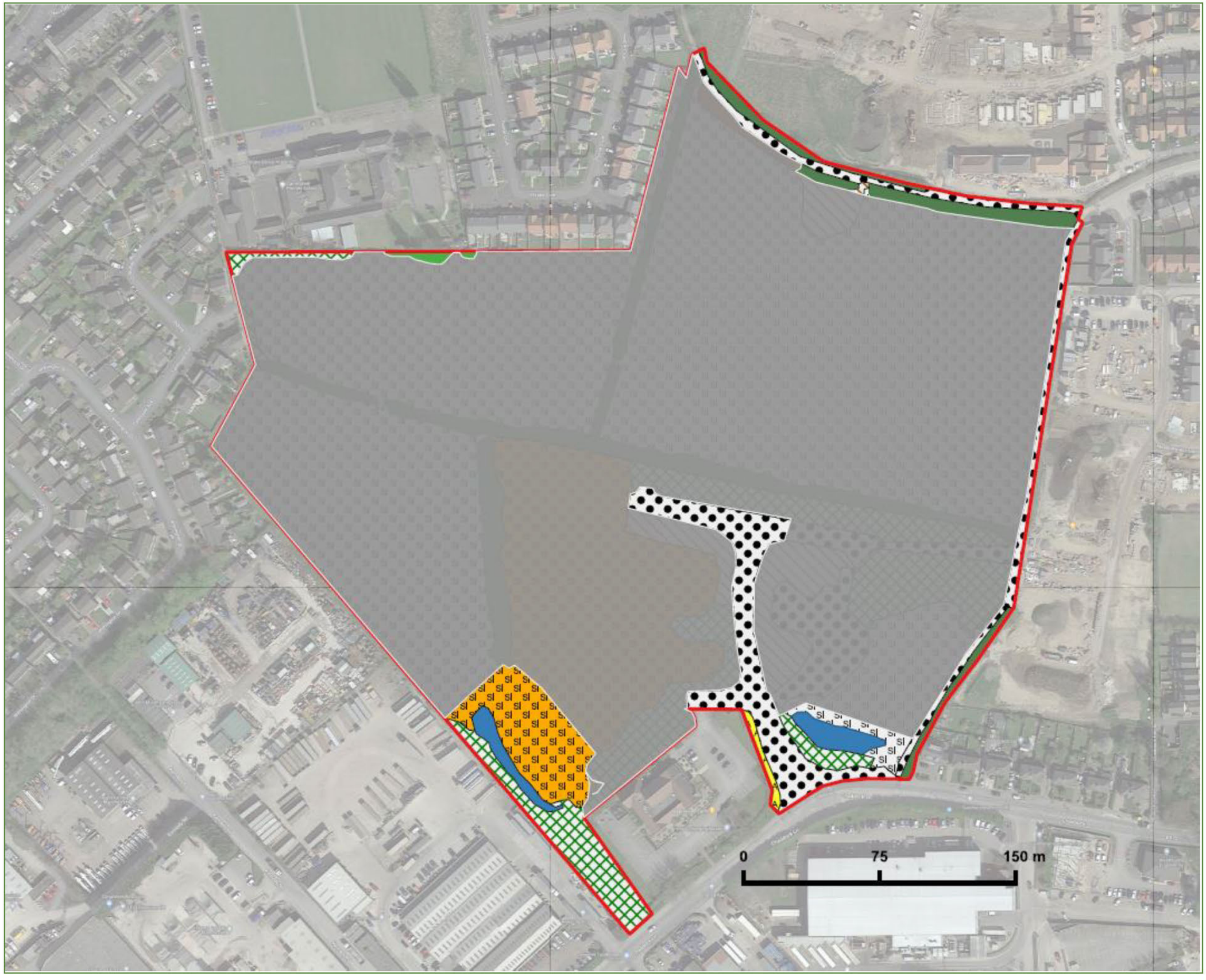
i Translocation of good-quality neutral grassland which totalling c.1.77ha of existing 1.87ha. This habitat is the greatest ecological resource at the Site.
ii The control of invasive giant hogweed.

Compensation

5.8.10 After employing mitigation, the impact still remains as is shown in the Metric results, with a deficit of -10.95 Habitat Units. The options are:

i Habitat within the site boundary should be created or enhanced.
ii Where this is not possible, the impact should be offset by habitat creation or enhancement on land within the Wigan administrative area.
iii As a last resort a financial compensation can be made, via a planning condition. This compensation should target biodiversity within the local area and seek to provide or enhance habitat of at least the broad habitat type to the lost at the Site, normally controlled in the form of a s106 agreement. For this option further liaison with the LPA is recommended.

Figure 17
Retained Habitat



- Site boundary
- Scattered trees
- Dense scrub
- Semi-improved neutral grassland
- Tall ruderal
- Amenity grassland
- Bare ground
- Bracken
- Species-poor hedgerow (Priority Habitat)
- Pond
- Poor semi-improved grassland
- Habitat to be lost to proposals

N

Do not scale

Client PLP

Project title	Project ID
Astley	193-14

Subject
Ecological Assessment

Drawing number
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Drawing date 28/06/23 Drawn by MM Version A

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6 APPENDICES

6.1 APPENDIX I: LEGISLATION

The Environment Act 2021

6.1.1 The Act deals with targets to improve air quality, biodiversity, water, and waste reduction and resource efficiency. Nature and Biodiversity is dealt with directly in Part 6, which is aimed at:

- Strengthened biodiversity duty
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity
- Local Nature Recovery Strategies to support a Nature Recovery Network
- Duty upon Local Authorities to consult on street tree felling
- Strengthen woodland protection enforcement measures
- Conservation Covenants
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature
- Prohibit larger UK businesses from using commodities associated with wide-scale deforestation
- Requires regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system

Conservation of Habitats and Species Regulations 2017 (as amended)

6.1.2 These Regulations consolidate the Conservation (Natural Habitats, &c.) Regulations 1994 and amend the 2010 Regulations, and together they transpose the European Habitats Directive into domestic law. The Regulations provide for the designation and protection of 'European sites' (referred to in this assessment as international sites), the protection of 'European protected

species', and the adaptation of planning and other controls for the protection of such.

6.1.3 Under the Regulations, UK competent authorities have a general duty to have regard to the EC Habitats and Birds Directives. They require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Under Regulation 63, where any proposed plan or project is likely to have an effect on a Natural 2000 site or qualifying feature for a site, then the competent authority (normally the local planning authority) will carry out an Appropriate Assessment of those effects, referred to as a Habitats Regulations Assessment (HRA).

Species

6.1.4 The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority, including the planning authority, is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild populations of the species concerned: these three elements form the basis of the three derogations ‘tests’ to be applied to satisfy European legislation.

Wildlife and Countryside Act 1981

6.1.5 The principle statutory instrument that governs nature conservation in England is the Wildlife and Countryside Act 1981 as amended (WCA 1981).

6.1.6 The WCA 1981 consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and the Birds Directive in Great Britain. It

is complimented by the Wildlife and Countryside (Service of Notices) Act 1985, which relates to notices served under the 1981 Act, and the Habitats Regulations 2017 (as amended), which implement the Habitats Directive.

6.1.7 Containing four Parts and seventeen Schedules, the Act covers protection of wildlife (birds, and some animals and plants), the countryside, National Parks, and the designation of protected areas, and public rights of way.

6.1.8 Amendments to the Act have been made and there is a statutory quinquennial review of Schedules 5 and 8 (protected wild animals and plant respectively), undertaken by the country agencies and co-ordinated by the Joint Nature Conservation Committee. There have been 6 reviews with the 7th commenced in 2021.

Protection of Badgers Act 1992

6.1.9 There are very few Acts of Parliament that are dedicated to one species with conservation as part of the aim. This Act supplements the WCA 1981 by affording protection to badgers against disturbance and their setts against unlawful damage and destruction. It provides a licensing system to allow works to proceed in a sensitive manner.

Countryside and Rights of Way (CRoW) Act 2000

6.1.10 The CRoW Act 2000 places a duty on Government Departments and the National Assembly for Wales to have regard for the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the 1992 Rio Convention on Biological Diversity. The Act makes various amendments to the WCA 1981 including increasing SSSI protection, management and policing.

6.1.11 DEFRA published the first 'list' in 2002 under Section 74 of the CRoW Act 2000, which was identical with the UK BAP list at the time, now superseded by the Natural Environment and Rural Communities Act 2006 Section 41 list (see below).

Natural Environment and Rural Communities (NERC) Act 2006

6.1.12 The NERC Act 2006 makes provision in respect of biodiversity, pesticides harmful to wildlife and the protection of birds, and in respect of invasive non-native species.

6.1.13 Section 40 of the Act lays a duty on authorities to have regard to the purpose of conserving biodiversity in compliance with the UN Biodiversity Convention in 1992. This is otherwise known as the 'Biodiversity Duty' and refers in particular to those Habitats & Species of Principle Importance listed in Section 41 of the Act. Guidance for local authorities on implementing the Biodiversity Duty is provided in DEFRA (2007).

Section 41 List

6.1.14 For the purposes of conserving biodiversity, habitats and species of principle importance are listed through the provisions set out in Section 41 of this Act (replacing Section 74 of the CRoW Act 2000), referred to in this chapter as the Section 41 List. DEFRA 2007 references the UK and local Biodiversity Action Plans (BAPs) (see below) as the source of data for the Section 41 List. This assessment uses the List, as updated by the UK BAP, as a key guide for identification of ecological features to be affected by proposals, and to guide and weigh recommendations and mitigation.

6.1.15 The Section 41 List has been further refined by DEFRA 2007, where seven sectors have been selected where public bodies and other stakeholders can make a significant contribution to biodiversity conservation, through their Biodiversity Duty. Habitats and species relevant to each sector have been identified to help non-conservation professionals consider where the List might apply to them. Of these seven, two are relevant to this assessment i.e. Land Use Planning and Regional & Local Government. The List was last updated in 2010 and referenced here as Natural England 2010.

ODPM Circular 06/2005 Biodiversity and Geological conservation (withdrawn but report remains compliant)

6.1.16 This Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. With the onset of the National Planning Policy Framework in March 2012, this remains as the principal source of statutory interpretation of the legislation listed above.

6.1.17 The Circular is presented in four Parts, of which the first three are relevant here. The Circular requires updating since the publication of the National Planning Policy Framework in March 2012 replaced Planning Policy Statements (see below), but should be applied as follows:

Part I: Internationally Designated Sites

- This Part provides guidance on implementation of the Conservation of Species and Habitat Regulations 2010 (updating the Habitat Regulation 1994), in compliance with the Habitats Directive. The principal is maintenance of the Natura 2000 suite of sites. Helpful definition of derogation from the Habitats Directive and the 'three tests' is provided.
- The principal of compensation is included, although this will be subject to strict testing under the 'three tests' system and is unlikely to be effective at an international level.

Part II: Nationally Designated Sites

- This Part focusses on Sites of Special Scientific Interest (SSSI) and provides guidance on interpretation of the Wildlife and Countryside Act 1981 (as amended, inc. the CROW Act 2000).

Part III: Conservation of habitats and species outside designated areas

- Part III pulls together statutory instruments and the route through which their protection is linked to Biodiversity Action Plans in the UK, both nationally and locally.

6.1.18 Section 84 of this Circular states that the habitats and species listed in the S41 List are capable of being a material consideration.

6.1.19 Section 85 refers to the CRoW 2000 Act, Section 74, which has been superseded by the S41 List and requires updating. The importance of the S41 List in principle is set out here.

6.1.20 Section 95 identifies forthcoming DEFRA advice on Local Wildlife Sites. DEFRA 2006 subsequently defines local wildlife sites and their management, linking local wildlife sites to the Conservation of Habitats and Species Regulations 2010 (Regulation 39[3]) where they are referred to as 'Stepping Stones'. This is a key link for local wildlife site protection via the Natural Environment White Paper, and Lawton 2010 , and subsequently informing the England Biodiversity Strategy for 2020 , all of which provide policy guidelines for protection of stepping stones integral to ecological networks, the latter as referred to most recently in the National Planning Policy Framework 2012 (see earlier).

6.2 APPENDIX II: SOFT FELLING METHODS

6.2.1 The felling work will be undertaken during weather conditions suitable for bats to be active, avoiding the main hibernation period, to minimise the risk of significant disturbance;

6.2.2 A supervising ecologist with appropriate licence/experience will be present on site to advise on felling methods and what to do in the event bats are encountered;

6.2.3 Sections of the tree containing features suitable for roosting bats, i.e., thick ivy stems, will be softly lowered to the ground, following which these will be subject to a more detailed inspection by the supervising ecologist to confirm absence of bats;

6.2.4 After felling, the sections of the tree supporting thick ivy stems will be retained in a suitable location overnight allowing bats to disperse, in the unlikely event that any are present but undetectable.



Photograph 17. Sections of the tree containing features suitable for roosting bats will be softly lowered to the ground to be inspected by ECW

Further Reading

Donzelli, P.S. and Lilly, S.J. 2001 The Art and Science of Practical Rigging. International Society of Arboriculture, Champaign, Illinois. A detailed text on the practicalities of rigging.

Mulholland, J. 2015 Soft Felling and Translocating Bat Roosts in Trees – Arboricultural Considerations. CIEEM InPractice: pp 28-30, issue 89, September 2015.

Stileman, P. 2011 Guidance Note 1 – Bats in the context of tree work operations. Arboricultural Association, Stonehouse, Gloucestershire.

Arboricultural Association 2023: www.trees.org.uk provides advice on engaging arboricultural contractors (accessed July 2023)

Climbing Arborist 2023: www.climbingarborist.com provides easily accessible 'how to' video guides for a range of tree work topics including rigging (accessed July 2023)

6.3 APPENDIX III: POND LANDSCAPING SPECIES MIX

Table 14: Plants for Water voles

Type	Common Name	Latin Name
Reeds	Reed canary grass	*Phalaris arundinacea*
	Common reed[19]	*Phragmites australis*
	Reed sweet grass	*Glyceria maxima*
Grasses	Meadow grasses	*Poa trivalis, P. pratensis*
	Cocksfoot	*Dactylis glomerata*
	Sweet grasses	*Glyceria fluitans, G. notata*
	False oat-grass	*Arrhenatherum elatius*
	Tufted hair-grass	*Oeschampsia caespitosa*
	Sweet vernal-grass	*Anthoxanthum odoratum*
	Yorkshire fog	*Holcus lanatus*
	Creeping soft-grass	*Holcus mollis*
	Creeping bent	*Agrostis stolonifera*
	Timothy	*Phleum pratense*
	Marsh foxtail	*Alopecurus geniculatus*
	Meadow foxtail	*Aopecurus pratensis*
	Purple moor-grass	*Molinia caerulea*
Rushes	Hard rush	*Juncus inflexus*
	Soft rush	*Juncus effusus*
	Conglomerated rush	*Juncus conglomeratus*
	Sharp-flowered rush	*Juncus acutiflorus*
	Jointed rush	*Juncus articulatus*
Sedges	Greater tussock sedge	*Carex paniculata*
	False fox-sedge	*Carex otrubae*
	'Hairy' sedge	*Carex hirta*
	Bottle sedges	*Carex rostrata*
	Bladder sedge	*Carex vesicaria*
	Pendulous sedge	*Carex pendula*
	Black sedge	*Carex nigra*
	Lesser pond-sedge	*Carex acutiformis*

[19] Important to encourage above-ground nesting where burrowing is not possible

Type	Common Name	Latin Name
	Greater pond-sedge	*Carex riparia*
Water plants	Branched bur-reed	*Sparganium erectum*
	Unbranched bur-reed	*Sparganium emersum*
	Arrowhead	*Sagittaria sagittifolia*
	Common water-plantain	*Alisma plantago-aquatica*
	Flowering rush	*Butomus umbellatus*
	Broad-leaved pondweed	*Potamogetum natans*
	Hornwort	*Ceratophyllum demersum*
	Water- milfoil	*Myriophyllum spicatum*
	Yellow flag	*Iris pseudacorus*
	Bogbean	*Menyanthes trifoliata*
	Pond lilies	*Nymphoides peltata, Nuphar lutea, Nymphaea alba*
	Bulrush	*Schoenoplectus lacustris*
	Water crowfoots	*Ranunculus peltatus, R. aquatilis, R. penicillatus, R. fluitans*
	Water dropwort	*Oenanthe aquatica*
Wetland/edge plants	Bistort	*Polygonum amphibium*
	Marsh marigold	*Caltha palustris*
	Celery-leaved buttercup	*Ranunculus sceleratus*
	Lesser spearwort	*Ranunculus flammula*
	Greater spearwort	*Ranunculus lingua*
	Cuckoo flower	*Cardamine pratensis*
	Meadowsweet	*Filipendula ulmaria*
	Water avens	*Geum rivale*
	Marsh cinquefoil	*Potentilla palustris*
	Purple loosestrife	*Lythrum salicaria*
	Fool's watercress	*Apium nodiflorum*
	Angelica	*Angelica sylvestris*
	Marsh bedstraw	*Galium palustre*
	Water forget-me-not	*Myosotis scorpioides*
	Water mint	*Mentha aquatica*
	Brooklime	*Veronica beccabunga*

Type	Common Name	Latin Name
	Marsh valerian	*Valeriana officinalis*
	Marsh sowthistle	*Sonchus palustris*
	Water figwort	*Scrophularia auriculata*
	Gypsywort	*Lycopus europaeus*
Dryland/bank plants	Garlic mustard	*Alliaria petiolata*
	Rosebay willowherb	*Chamerion angustifolium*
	Greater willowherb	*Epilobium hirsutum*
	Cow parsley	*Anthriscus sylvestris*
	Sweet cicely	*Myrrhis odorata*
	Ground elder	*Aegopodium podagraria*
	Common comfrey	*Symphytum officinale*
	Hemp agrimony	*Eupatorium cannibinum*
	Dandelion	*Taraxacum officinale*
Shrubs and trees	Crack willow	*Salix fragilis*
	White willow	*Salix alba*
	Purple willow	*Salix purpurea*
	Bay willow	*Salix. pentandra*
	Ossier	*Salix viminalis*
	Goat willow	*Salix caprea*
	Grey willow	*Salix cinerea*
	Aspen	*Populus tremula*
	Black polar	*Populus nigra*
	Alder	*Alnus glutinosa*
	Hazel	*Corylus avellana*
	Field maple	*Acer campestre*
	Rowan	*Sorbus aucuparia*
	Hawthorn	*Crataegus monogyna*
	Crab apple	*Malus sylvestris*
	Bird cherry	*Prunus padus*
	Buckthorn	*Rhamnus carthartica*
	Elder	*Sambucus nigra*

Table 15: GCN Egg laying plants

Common name	Latin name
Great Willowherb	*Epilobium hirsutum*
Floating Sweet-grass	*Glyceria fluitans*
Water Mint	*Mentha aquatica*
Water Forget Me Not	*Myosotis scorpioides*

6.4 APPENDIX IV: NE PROVISIONAL DLL IACPC

The Conservation of Habitats and Species Regulations 2017

Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate

T. 020 8026 1089
E. gcndll@naturalengland.org.uk

The appropriate authority shall not grant a licence under Regulation 55(9)(b) unless they are satisfied that actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

This Certificate is provisional once all information required in sections 1, 2, 3 and 4 has been inserted by Natural England and it has been issued to the Applicant. A provisional Certificate shall be given the date inserted by Natural England in section 4. A Certificate remains provisional until:

- **It has been signed and dated by the Applicant in section 6; and**
- **Natural England's administration fee and (if applicable) the 1st Stage Conservation Payment has/have been paid; and**
- **It has been signed and dated on behalf of Natural England in section 8.**

At which point this Certificate shall be complete and effective and shall be given the date on which it is signed by Natural England in section 8.

A provisional Certificate that determines that a 1st Stage Conservation Payment is required will lapse after 6 weeks from the date given in section 4. Lapse date: 28/08/2023

A provisional Certificate that determines that a 1st Stage Conservation Payment is not required will lapse after 3 months from the date given in section 4. Lapse date: N/A

1. Application Details

Name of Applicant: (and company number where relevant) **"the Applicant"**	[redacted]
Site name / address: **"the Site"**	Land at Astley, Astley Park Way, Parr Bridge, Wigan, Greater Manchester, M28 1FJ
Grid reference for site: 10 figure reference from the centre of the site	SD 70898 01166
District Level Great Crested Newt Licensing Enquiry number:	DLL-ENQ-GMAN-00027
Date District Level Great Crested Newt Licensing Enquiry Form received:	18/05/2022

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4.2 Applicants must also make a Conservation Payment to Natural England, to allow Natural England to pay for the creation and maintenance of sufficient new great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years.

4.3 If the total number of compensation ponds required is 3 or more the Conservation Payment shall be split into two staged payments: a 1st Stage Conservation Payment and a 2nd Stage Conservation Payment.

4.4 An Applicant who is not required to make staged payments will be issued with a VAT-inclusive invoice for the Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.

4.5 An Applicant who is required to make a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for that payment once it has signed the provisional Impact Assessment and Conservation Payment Certificate at section 6, below, and returned it to Natural England. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10 below. When an Applicant is required to make a 1st Stage Payment Natural England will not complete the Impact Assessment and Conservation Payment Certificate by signing and dating it at section 8 until that payment has been made.

4.6 An Applicant who has made a 1st Stage Conservation Payment will be issued with a VAT-inclusive invoice for the 2nd Stage Conservation Payment once it has applied to Natural England for a GCN District Level Licence. That invoice will be payable within 28 days of issue and refundable only in the circumstances set out at clauses 5.8, 5.9 and 5.10, below.

4.7 Except for householder home improvement projects or where planning permission has been received following a householder planning application a further non-refundable fee of £690 will be charged at the point of issue of any subsequent licence under reg. 55 of the Conservation of Habitats and Species Regulations 2017, payable within 28 days of issue.

Has the Conservation Payment for the required amount of compensation been calculated in accordance with standard procedure?	Yes ☑ No ☐
If no, please provide details:	N/A

Basis of calculation of Conservation Payment:

4.1 compensatory ponds required at £[redacted] each = £[redacted] plus VAT = total £[redacted].

See 4.2 to 4.6, above

If a 1st Stage Conservation Payment is required, the Conservation Payment shall be split as follows:

1st Stage Conservation Payment: £[redacted] plus VAT = total £[redacted]. See 4.5, above

2nd Stage Conservation Payment: £[redacted] plus VAT = total £[redacted]. See 4.6, above

Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £[redacted] plus VAT = total £[redacted] See 4.1, above

Fee payable on the issue of a licence £[redacted] (no VAT) See 4.7, above

Date: 21/06/2022 See clause 5.11, below

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 may authorise activities that would otherwise breach Regulation 43 of those regulations.

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5. Further Important Information

5.1 It is the duty of the Applicant to inform Natural England if the extent of the land affected by the proposed development is not exactly as shown on the Plan attached as Annex 3 to this Certificate or if it alters at any time after the date of this Certificate. An offence may be committed if incorrect information is submitted to Natural England in the course of the licensing process.

5.2 Natural England shall be entitled to terminate this Certificate if information subsequently received causes it to reasonably conclude that the impacts on great created newts, or the required level of compensation, of/for the Applicant's proposals on the Site have been under-stated in this Certificate. Before terminating this Certificate Natural England shall give the Applicant reasonable notice of its intentions and the opportunity to make a written representation against withdrawal.

5.3 This Certificate relates only to the development described in this form and not to any associated or enabling development.

5.4 Natural England's assessment of the total number of ponds to be lost at the Site is informed by the information provided by the Applicant in its Enquiry Form. However, where an Applicant has not provided up to date survey data Natural England determines the number of ponds to be lost at the Site from its own information. In all cases Natural England retains discretion in assessing the number of ponds to be lost as a result of the Applicant's proposals at the Site and its decision shall be conclusive.

5.5 This Certificate is not a licence granted under reg. 55 of the Conservation of Habitats and Species Regulations 2017 (henceforth "the 2017 Regulations") and is not a confirmation or warranty that such a licence will subsequently be granted.[1] Natural England excludes all warranties and representations in so far as the law permits.

5.6 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations any such licence will be subject to the conditions therein set out, which may include (but not be limited to) conditions that activities may not be commenced until the Applicant has paid the Conservation Payment in the amount and manner set out herein and that activities may not be commenced until compensatory works have reached a specified stage of completion.

5.7 If Natural England subsequently grants a licence to the Applicant under reg. 55 of the 2017 Regulations Natural England agrees to use and hold Conservation Payment monies payable by and received from the Applicant for the purposes and period of time set out in Annex 2 to this Certificate. Any surpluses properly arising after 25 years from the date of the grant of a licence shall be retained and used by Natural England for the purposes of enhancing the conservation status of great crested newts in England.

5.8 If the Applicant's proposals at the Site are refused planning permission or other essential regulatory consent (including a licence to the Applicant under reg. 55 of the 2017 Regulations) any Conservation Payment(s) made by the Applicant to Natural England pursuant to this Certificate will be repaid in full.

5.9 If following the receipt of planning permission and/or all other essential regulatory consents but prior to the commencement of any works on the Site that could kill or disturb great crested newts or damage or destroy their habitat the Applicant confirms in writing to Natural England that it no longer wishes to proceed with its proposals on the Site any 1st Stage Conservation Payment already made shall be forfeit and any 2nd Stage Conservation Payment already made will be repaid subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. An Applicant who was not required to make staged payments will be repaid any Conservation Payment already made subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written confirmation. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

5.10 If the Applicant only carries out part of the development on the Site and has less impact than that assessed at part 2 of this Certificate it shall be entitled to request Natural England to recalculate the Conservation Payment. Such request shall be in writing and shall contain all the information necessary to allow Natural England to assess the impact of the modified development. If the recalculated Conservation Payment is lower than the Conservation Payment(s) already paid the Applicant shall be entitled to reimbursement of the difference on the following basis: a 1st Stage Payment shall be forfeit; the balance may be repaid from a 2nd Stage Payment subject to the deduction of such costs as have reasonably been incurred by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of the request to recalculate; an Applicant who was not required to make staged payments will be repaid the difference subject to the deduction of such costs as have reasonably been incurred

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by Natural England or habitat creation contractors on its behalf prior to the receipt by Natural England of such written request. The Applicant acknowledges that Natural England will spend the Conservation Payment in accordance with the provisions of Annex 2 and appreciates that for the purposes of conserving great crested newts it will be reasonable to spend a high proportion of the Conservation Payment within a short period of receiving it.

5.11 Once signed and dated in section 8, this Certificate shall remain effective for the period of 25 years from the commencement of works on the Site that could kill or disturb great crested newts or damage or destroy their habitat; save that if after two years from the date of this Certificate the Conservation Payment set out at part 4 of this Certificate has not been paid in full Natural England shall be entitled to review and revise the amount of that payment to such sum as at the date of such review is sufficient to pay for the creation and maintenance of sufficient great crested newt habitat to compensate for the impacts of the Applicant's proposals for 25 years. Until signed and dated in section 8 this Certificate is provisional only and if it has been determined that a 1st Stage Conservation Payment is required it will lapse and be of no further effect after 6 weeks from the date given in section 4. If it has been determined that a 1st Stage Conservation Payment is not required this Certificate will lapse and be of no further effect after 3 months from the date given in section 4.

5.12 This Certificate may not be relied on by any person other than the Applicant and may not be assigned to any other person without the prior written consent of Natural England. Natural England's consent will be conditional upon any assignee signing a Certificate in like form to this Certificate, or as appropriate to the circumstances, subject to which consent shall not unreasonably bewithheld.

5.13 Natural England's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment paid by the Applicant to Natural England and un-spent as at the date of adjudication of the claim.

5.14 The Applicant's total liability arising under or in connection with this Certificate, whether in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise shall be limited to the amount of the Conservation Payment properly calculable on the basis of the actual development to which this Certificate relates.

5.15 Neither Natural England nor the Applicant shall be liable to the other for any indirect, special or consequential loss or damage or any loss of profits, turnover, business opportunities or damage to goodwill (whether direct or indirect).

5.16 No variation of this Certificate shall be valid unless it is in writing and signed by or on behalf of both parties.

5.17 Nothing in this Certificate shall prejudice, conflict with or affect the exercise by Natural England of its statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations arising or imposed under any legislative provision enactment, bye-law or regulation whatsoever, nor shall it fetter the exercise of any discretion Natural England mayhave.

5.18 Natural England may terminate this Certificate immediately on notice in writing where, in Natural England's reasonable opinion, compliance with the obligations in this Certificate is likely to conflict with Natural England's statutory functions (including as statutory consultee), purpose, powers, rights, duties, responsibilities or obligations.

5.19 The Applicant acknowledges that Natural England is subject to the requirements of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (both as amended) and cannot guarantee confidentiality. The Applicant shall assist and co-operate with Natural England as necessary to comply with these requirements. In responding to a request for information, including information in connection with the subject matter of this Certificate Natural England shall where in its absolute discretion it deems necessary use reasonable endeavours to consult with the Applicant. Notwithstanding this the Applicant acknowledges that Natural England may disclose information without consultation, or following consultation with the Applicant having taken its views into account.

5.20 The Applicant shall ensure that all information produced in connection with the subject matter of this Certificate or relating to this Certificate is retained for disclosure and shall provide all necessary assistance as reasonably requested to enable Natural England to respond to a request for information within the time for compliance and shall permit Natural England to inspect such records as requested from time to time.

5.21 Nothing in this Certificate is intended to, or shall be deemed to, constitute a partnership or joint venture of any kind between Natural England and the Applicant. No party shall have authority to act as agent for, or to bind, the other party in any way.

5.22 The parties do not intend any term of this Certificate to be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it.

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5.23 This Certificate and all disputes or claims arising out of or in connection with the activities of the parties in connection with it shall be governed by and construed in accordance with the law of England.

6. Declarations

This Declaration may only be signed by either:

- A director or senior authorised employee of the corporate Applicant identified at 1 (a), above; **or**
- The person identified at 1 (b), above, as the individual Applicant; **or in either case:**
- A person authorised in writing by the Applicant to complete this Enquiry Form and to make this Declaration. Any such written authorisation must identify the site and development concerned and be irrevocable.

The Applicant declares as follows:

- **All of the information provided by the Applicant to enable Natural England to produce this Certificate is up to date, complete and correct;**
- **All of the information provided by the Applicant in the District Level Great Crested Newt Licence Enquiry Form dated:** 18/05/2022 **is up to date, complete and correct;**
- **The terms and conditions contained within this Certificate are agreed and accepted.**

Signed:	[redacted]
Name and position of signatory:	Development Director
For electronic applications, please insert an electronic signature above or tick this box to confirm with the declaration:	✓
I confirm that I (the above) am duly authorised by the Applicant to sign and submit this document on its behalf:	✓
Dated:	21st August 2023

Invoicing – details of where the invoice(s) should be sent for payment	
Email address for invoice:	[redacted]
Purchase Order Number(s) for Conservation Payment:	
Company Name:	Peel Logistics Management Limited
Address:	32 Brook Street London
Postcode:	W1K 5DL
County:	
Customer contact name	[redacted]
Telephone number:	[redacted]

Any person who in order to obtain a licence under regulation 55 of the 2017 Regulations knowingly or recklessly makes a statement or representation, or furnishes a document or information which is false in a material particular, shall be guilty of an offence and may beliable to criminal prosecution. A person found guilty of such an offence is liable on summary conviction to imprisonment for a term not exceeding six months or to a fine, or to both.

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6.5 APPENDIX V: GMEU CORRESPONDENCE

From: [redacted]
To: [redacted]
Subject: RE: Autumn Bat Transect
Date: 27 October 2022 12:05:37
Attachments: image001.jpg
image003.png

Hi [redacted]

I agree at this late stage, and given that you have spring and summer data a transect survey now is unlikely to significantly change the results you already have. Do you have the name and address of the site so I can put this on our files?

Kind regards

[redacted]

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

image002

This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privledged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message to the named adresses, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named adresses. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.

From: [redacted]
Sent: 27 October 2022 11:58
To: [redacted]
Subject: RE: Autumn Bat Transect

Hi [redacted]

Thanks for your response. To be clear, I am referring to bat habitat/transect surveys and not

emergence surveys. Under the BCT guidelines 'low' suitability habitat requires a spring, summer and autumn transect survey to assess the use of habitat by commuting and foraging bats. Under autumn, the final month is considered as October. See Table 8.3 for further detail.

Our spring and summer transect surveys have identified small numbers of common bats using the site. Since, the developer has put a hold to the project and I was considered that GMEU may wish to see data from an autumn transect also. My personal opinion is that we have sufficient data and that an autumn/October survey will not change the results in any significant way, however, I am concerned that GMEU may wish to see this data and could potentially object without it.

All of our bat roost assessment surveys were completed during the appropriate times of year, with no constraints.

Please do call me if you wish to discuss further.

Best wishes,

[redacted]

[redacted]

mark.morgan@ecologypractice.co.uk

Willowgate | Welsh Newton Common | NP25 5RT

From: [redacted]
Sent: 27 October 2022 11:51
To: [redacted]
Subject: Autumn Bat Transect

Hi [redacted]

We would consider it too late in the season to carry out a bat transect.

Kind Regards

[redacted]

[redacted]

Greater Manchester Ecology Unit
Tameside MBC,Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

[redacted]

6.6 APPENDIX VI: CONDITION ASSESSMENT TABLES

Table 16: Site Habitat Baseline

Existing Habitat	Metric Ref	Area (ha)	D'ness	Condition Table	Result	
					Condition	Score
Other woodland; broadleaved	8	0.02	Medium	24A Woodland	Poor	A: 1 B: 3 C: 3 D: 2 E: 2 F: 1 G: 1 H: 2 I: 1 J: 1 K: 1 L: 1 M: 1
Mixed scrub	3	1.13	Medium	20A Scrub	Poor	A: Pass B: Fail C: Pass D: Fail E: Fail
Modified grassland	1	7.88	Low	5A Grassland Low	Moderate	A: Fail B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass
Other neutral grassland	2	1.87	Medium	6A Grassland Med High & V. High	Good	A: Pass B: Pass C: Pass D: Pass E: Pass F: Pass
Modified grassland	5	0.15	Low	5B Grassland Low	Moderate	A: Fail B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass
Bracken	7	0.04	Low	5A Grassland Low	N/A	
Ruderal / ephemeral	4	0.57	Low	21A Sparsely Vegetated Land	Moderate	A: Fail B: Pass C: Pass D: Pass
Developed land / sealed surface	6	0.96	V. low	N/A	N/A	
Ponds (non-priority)	9	0.11	Medium	18A Pond	Good	A: Pass B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass H: Fail I: Pass

Table 17: On-Site Habitat Creation (landscape scheme)

Created Habitat	Area (ha)	Landscape Drawings	D'ness	Condition Table	Result	
					Condition	Score
Urban Trees	2.4348	2262-22-05 & 06 P03	Medium	9A Individual Trees	Moderate	A: Pass B: Pass C: Pass D: Fail E: Fail F: Pass
Other woodland; broadleaved	0.8093		Medium	24A Woodland	Moderate	A: 1 B: 3 C: 3 D: 3 E: 3 F: 3 G: 2 H: 3 I: 2 J: 2 K: 1 L: 2 M: 2
Mixed scrub	0.8089		Medium	20A Scrub	Moderate	A: Pass B: Fail C: Pass D: Pass E: Pass
Other neutral grassland	0.6819		Medium	6A Grassland Med High & V. High	Good	A: Pass B: Pass C: Pass D: Pass E: Pass F: Pass
Other neutral grassland	0.2899		Medium		Moderate	A: Fail B: Fail C: Pass D: Pass E: Pass F: Pass G: Pass
Introduced shrub	0.1987		Low	N/A		
Developed land / sealed surface	7.26		V. Low	N/A		

Table 18: Hedgerow Baseline

Habitat	Metric Ref	Length (km)	D'ness	Condition Table	Result	
					Condition	Score
Native Hedgerow	1	0.151	Low	8A Hedgerow	Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass
Native Hedgerow	2	0.21	Low		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass
Native Hedgerow with trees	3	0.4	Medium		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass E1: Fail E2: Fail
Native Hedgerow	4	0.164	Low		Poor	A1: Pass A2: Pass B1: Pass B2: Fail C1: Fail C2: Fail D1: Pass D2: Pass
Native Hedgerow with trees	5	0.118	Medium		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass E1: Fail E2: Fail
Native Hedgerow	6	0.05	Low		Moderate	A1: Pass A2: Fail B1: Pass B2: Fail C1: Pass C2: Fail D1: Pass D2: Pass
Native Hedgerow	7	0.1	Low		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Fail C2: Fail D1: Pass D2: Pass
Native Hedgerow	8	0.153	Low		Moderate	A1: Pass A2: Pass B1: Pass B2: Pass C1: Pass C2: Fail D1: Pass D2: Pass

Table 19: Hedgerow Creation

Habitat	Area (ha)	Landscape Drawings	D'ness	Condition Table	Result	
					Condition	Score
Native hedgerow	2.204	2262-22-05 & 06 P03	Medium	8A Hedgerow	Moderate	A1: Fail A2: Fail B1: Pass B2: Pass C1: Fail C2: Pass D1: Pass D2: Pass

Table 20: River Baseline / Creation

Habitat	Area (ha)	Landscape Drawings	D'ness	Condition Table	Result	
					Condition	Score
N/A						

the ecology Practice

WILLOWGATE
WELSH NEWTON COMMON
HEREFORDSHIRE
NP25 5RT
TELEPHONE: 01989 770400
www.ecologypractice.co.uk

[redacted]

From: Validation and Customer advisors
Sent: 30 October 2023 08:38
To: [redacted]
Subject: FW: Ref: A/23/96226/DCINV
Attachments: WIG-BCA-ELS-XX-DR-L-2266-22-01-S5-Rev 02 - Tree Constraints Plan (Sheet 1 of 2).pdf; WIG-BCA-ELS-XX-DR-L-2266-22-02-S5-Rev 02 - Tree Constraints Plan (Sheet 2 of 2).pdf; WIG-BCA-ELS-XX-DR-L-2266-22-03-S5-Rev 02 - Tree Protection, Retention & Removal Plan (Sheet 1 of 2).pdf; WIG-BCA-ELS-XX-DR-L-2266-22-04-S5-Rev 02 - Tree Protection, Retention & Removal Plan (Sheet 2 of 2).pdf; WIG-BCA-ELS-XX-DR-L-2266-22-07-S5-Rev P05 - Landscape Cross Sections.pdf

From: [redacted]
Sent: Friday, October 27, 2023 5:18 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were submitted without a scale bar, the documents have now been amended to contain a scale bar, these documents are listed below:

Tree Constraints Plan (Sheet 1 of 2)
Tree Constraints Plan (Sheet 2 of 2)
Tree Protection, Retention & Removal Plan (Sheet 1 of 2)
Tree Protection, Retention & Removal Plan (Sheet 2 of 2)
Landscape Cross Sections

Kind Regards,

[redacted]

[redacted]

[redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

wsp.com

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From: [redacted]
Sent: Friday, October 27, 2023 5:03 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the final three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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Sent: Friday, October 27, 2023 5:02 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the first three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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Sent: Friday, October 27, 2023 4:59 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

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Liverpool L2 2QP

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From: [redacted]
Sent: Friday, October 27, 2023 4:58 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: Ref: A/23/96226/DCINV

Dear Recipient,

Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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Tithebarn Street
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Liverpool L2 2QP

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REFER TO BB TREES LTD PRE DEVELOPMENT TREE SURVEY REF: 711-22
DATE: 29TH JULY 2022.

TREE LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY TOWER SURVEYS ASSOCIATES

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH BS5837:2012.

KEY

T19 — **CATEGORY A (GREEN) TREES**
Trees of high quality with an estimated remaining life expectancy of at least 40 years

T20 — **CATEGORY B (BLUE) TREES**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

T13 — **CATEGORY C (GREY) TREES**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

T8 — **CATEGORY U (RED) TREES**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

G8 — **REFERS TO GROUPS OF TREES**

REFERS TO HEDGES

ROOT PROTECTION ZONE:
Area of hatching around protected trees indicates the minimum Root Protection Area required in accordance with **BB TREES LTD** Arboricultural Analysis dated **29/07/2022.**

SITE BOUNDARY

REFER TO BCA DRAWING 2266-22-02 FOR CONTINUATION OF CONCEPT PROPOSALS

NORTH

SCALE 1:500 0 12.5 25 37.5 50m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

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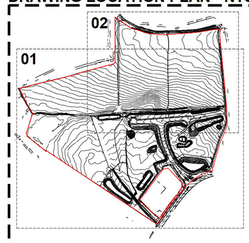
NOTES:
Layout based on PHP Architects 'Site Layout Proposal'
(Drawing no: WIG-PHP-00-00-DR-A-4557-001-P23)
Levels based on BE DESIGN 'Proposed Levels Plan'
(Drawing no: WIGAN BED ST 00 DR S 0900)
Survey information provided by TOWER SURVEYS Associates.
(Drawing no: TSA-22-1689_201 Rev A)
For information on G29 refer to data on BB Trees Ltd Pre Development Tree Survey Ref: 711-22 Date: 29th July 2022

DRAWING LOCATION PLAN - NTS



G22 G21 G20 H6 G8 G19 T7 G5 G4 T3 T2 G1 G29 T10 G9 T18 T11 T12 T17 T13 T14 G30 G31 G32 T33 T15 G16 G34

REV	DESCRIPTION	BY	CKD	DATE
02	Scale Bar Added to Sheet	HC	MB	27-10-23
01	Drawing references updated	HC	MB	05-05-23

BCA DESIGN
Landscape Architects

CLIENT
PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
TREE CONSTRAINTS PLAN

CONTRACT NUMBER:	2266/22	DATE:	03/08/22
DRAWING STATUS:	PLANNING	CAD REFERENCE:	2266-22-01_02.dwg
DRAWN BY:	HC	CHECKED BY:	MAB
SCALE:	1:500	ORIGINAL SHEET:	A0

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
WIG	BCA	ELS	XX	DR	L	2262-22-01	S5	02

Barry Chinn Associates Ltd. Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gen@bca-landscape.com Website: www.bca-landscape.com

NOTES

REFER TO BB TREES LTD PRE DEVELOPMENT TREE SURVEY REF: 711-22 DATE: 29TH JULY 2022.

TREE LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY TOWER SURVEYS ASSOCIATES

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH BS5837:2012.

KEY

T19

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Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

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Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

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Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

G8

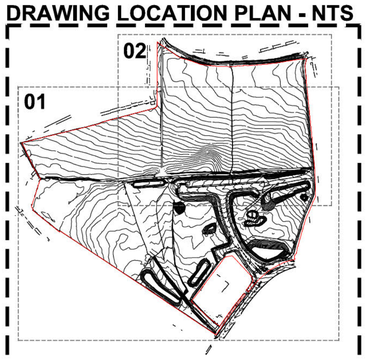
REFERS TO GROUPS OF TREES

REFERS TO HEDGES

ROOT PROTECTION ZONE:
Area of hatching around protected trees indicates the minimum Root Protection Area required in accordance with **BB TREES LTD** Arboricultural Analysis dated **29/07/2022.**

SITE BOUNDARY

DRAWING LOCATION PLAN - NTS



NORTH

SCALE 1:500 0 12.5 25 37.5 50m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

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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)
For information on G29 refer to data on BB Trees Ltd Pre Development Tree Survey Ref: 711-22 Date: 29th July 2022

T24 T25 H23 G26 T27 G28 H6 G4 G5 T3 T2 G1 G29 G29 G29 G29

REFER TO BCA DRAWING 2266-22-01 FOR CONTINUATION OF TREE CONSTRIANTS PLAN

REFER TO BCA DRAWING 2266-22-01 FOR CONTINUATION OF TREE CONSTRIANTS PLAN

REFER TO BCA DRAWING 2266-22-01 FOR CONTINUATION OF TREE CONSTRIANTS PLAN

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02	Scale Bar Added to Sheet	HC	MB	27-10-23
01	Drawing references updated	HC	MB	05-05-23

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Landscape Architects

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PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
TREE CONSTRAINTS PLAN (Sheet 2 of 2)

CONTRACT NUMBER:	2266/22	DATE:	03/08/22
DRAWING STATUS:	PLANNING	CAD REFERENCE:	2266-22-01_02.dwg
DRAWN BY:	HC	CHECKED BY:	MAB
SCALE:	1:500	ORIGINAL SHEET:	A1

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
WIG	BCA	ELS	XX	DR	L	2262-22-02	S5	02

Barry Chinn Associates Ltd, Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gen@bca-landscape.com Website: www.bca-landscape.com

NOTES

THIS DRAWING IS BASED ON FOLLOWING DOCUMENTS:

- PHP ARCHITECTS SITE PLAN LAYOUT DRG.NO WIG-PHP-00-00-DR-A-4557-001-P23

BCA LANDSCAPE ARCHITECT'S TREE SURVEY DRG.NO. 2266-22-01 & 02.

REFER TO BB TREES LTD PRE DEVELOPMENT TREE SURVEY REF: 711-22
DATE: 29TH JULY 2022 FOR DETAILS OF EXISTING TREES.

TREE LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY TOWER SURVEYS ASSOCIATES

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH BS5837:2012.

KEY

ROOT PROTECTION ZONE:
Area of hatching around protected trees indicates the minimum root protection area required in accordance with BB Trees ltd arboricultural analysis dated 29th july 2022

PROTECTIVE BARRIER:
Existing trees to be retained shall be protected by protective barrier erected in accordance with the specification figure 2 of BS5837:2012. Barrier to be erected on the edge of the root protection area for each tree to be protected. To be erected prior to the commencement of any construction works on site.

T13

EXISTING TREES AND VEGETATION TO BE TO BE RETAINED AND PROTECTED AS PART OF THE PROPOSALS

T8

EXISTING TREES AND VEGETATION TO BE REMOVED AS PART OF THE DEVELOPMENT

SITE BOUNDARY

REFER TO BCA DRAWING 2266-22-04 FOR CONTINUATION OF TREE PROTECTION DRAWING

NORTH

SCALE 1:500 0 12.5 25 37.5 50m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

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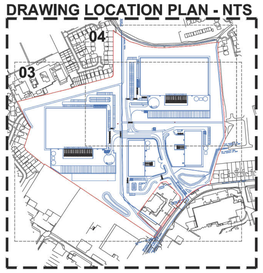
NOTES:
Layout based on PHP Architects 'Site Layout Proposal'
(Drawing no: WIG-PHP-00-00-DR-A-4557-001-P27)
Levels based on BE DESIGN 'Proposed Levels Plan'
(Drawing no: WIGAN BED ST 00 DR S 0900)
Survey information provided by TOWER SURVEYS Associates.
(Drawing no: TSA-22-1689_201 Rev A)
For information on G29 refer to data on BB Trees Ltd Pre Development Tree Survey Ref: 711-22 Date: 29th July 2022

DRAWING LOCATION PLAN - NTS



G22 Mast G21 G20 H6 T7 G8 G5 G4 T3 T2 G1 G19 G29 T10 G9 T18 T11 T12 T17 T13 T14 G30 G31 G32 T33 T15 G34 G16 Foul easer from cent SW easement from centre Existing Premises access Approximate position of drainage ditch Existing Electricity Sub station Electrical un

02	Scale Bar Added to Sheet	HC	MB	27-10-23
01	Drawing references updated	HC	MB	05-05-23
REV	DESCRIPTION	BY	CKD	DATE

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PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
TREE PROTECTION, RETENTION & REMOVAL PLAN (Sheet 1 of 2)

CONTRACT NUMBER:	2266/22	DATE:	03/08/22
DRAWING STATUS:	PLANNING	CAD REFERENCE:	2266-22-01_02.dwg
DRAWN BY:	HC	CHECKED BY:	MAB
SCALE:	1:500	ORIGINAL SHEET:	A0

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
WIG	BCA	ELS	XX	DR	L	2262-22-03	S5	02

Barry Chinn Associates Ltd. Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2SZ
Tel: +44 (0)1926 614031 Email: gen@bca-landscape.com Website: www.bca-landscape.com

NOTES

THIS DRAWING IS BASED ON FOLLOWING DOCUMENTS:

- PHP ARCHITECTS SITE PLAN LAYOUT DRG.NO WIG-PHP-00-00-DR-A-4557-001-P23

BCA LANDSCAPE ARCHITECT'S TREE SURVEY DRG.NO. 2266-22-01 & 02.

REFER TO BB TREES LTD PRE DEVELOPMENT TREE SURVEY REF: 711-22
DATE: 29TH JULY 2022 FOR DETAILS OF EXISTING TREES.

TREE LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY TOWER SURVEYS ASSOCIATES

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH BS5837:2012.

KEY

ROOT PROTECTION ZONE:
Area of hatching around protected trees indicates the minimum root protection area required in accordance with BB Trees ltd arboricultural analysis dated 29th july 2022

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T13

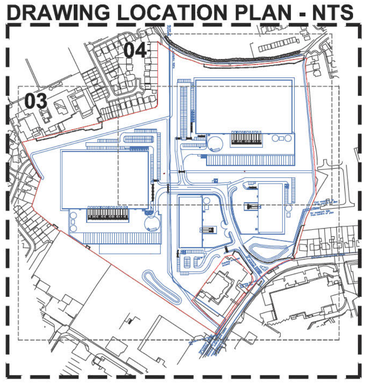
EXISTING TREES AND VEGETATION TO BE TO BE RETAINED AND PROTECTED AS PART OF THE PROPOSALS

T8

EXISTING TREES AND VEGETATION TO BE REMOVED AS PART OF THE DEVELOPMENT

SITE BOUNDARY

DRAWING LOCATION PLAN - NTS



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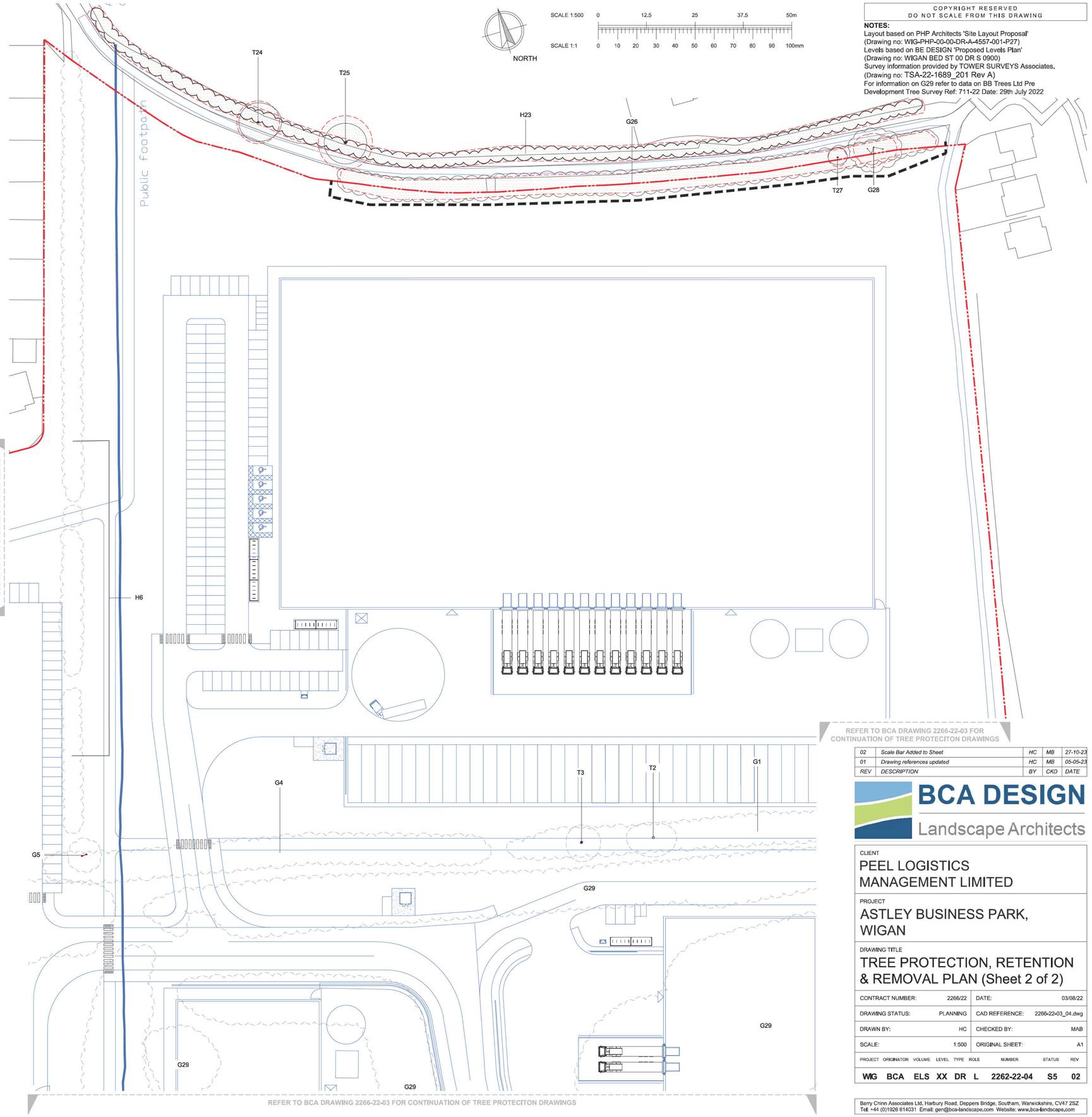
NOTES:
Layout based on PHP Architects 'Site Layout Proposal'
(Drawing no: WIG-PHP-00-00-DR-A-4557-001-P27)
Levels based on BE DESIGN 'Proposed Levels Plan'
(Drawing no: WIGAN BED ST 00 DR S 0900)
Survey information provided by TOWER SURVEYS Associates.
(Drawing no: TSA-22-1689_201 Rev A)
For information on G29 refer to data on BB Trees Ltd Pre Development Tree Survey Ref: 711-22 Date: 29th July 2022

NORTH

SCALE 1:500 0 12.5 25 37.5 50m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm



REFER TO BCA DRAWING 2266-22-03 FOR CONTINUATION OF TREE PROTECITON DRAWINGS

REFER TO BCA DRAWING 2266-22-03 FOR CONTINUATION OF TREE PROTECITON DRAWINGS

REV	DESCRIPTION	BY	CKD	DATE
02	Scale Bar Added to Sheet	HC	MB	27-10-23
01	Drawing references updated	HC	MB	05-05-23

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PROJECT
ASTLEY BUSINESS PARK, WIGAN

DRAWING TITLE
TREE PROTECTION, RETENTION & REMOVAL PLAN (Sheet 2 of 2)

CONTRACT NUMBER:	2266/22	DATE:	03/08/22
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WIG	BCA	ELS	XX	DR	L	2262-22-04	S5	02

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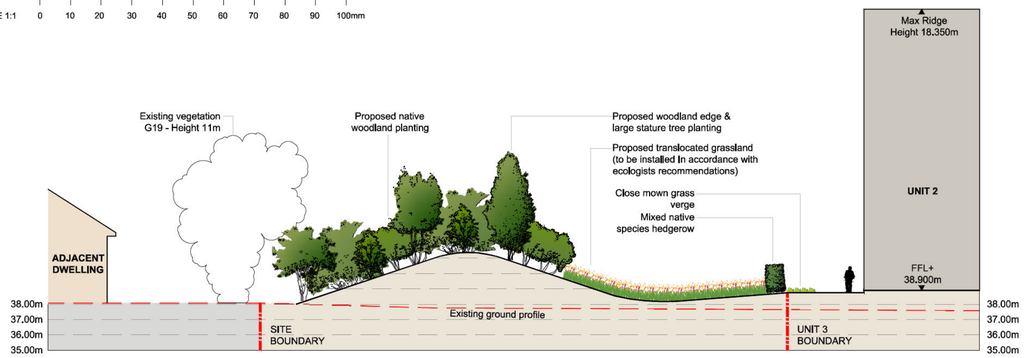

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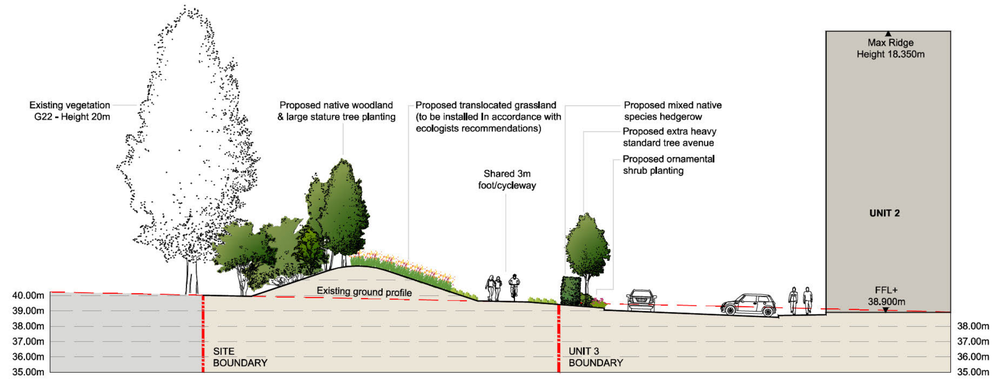

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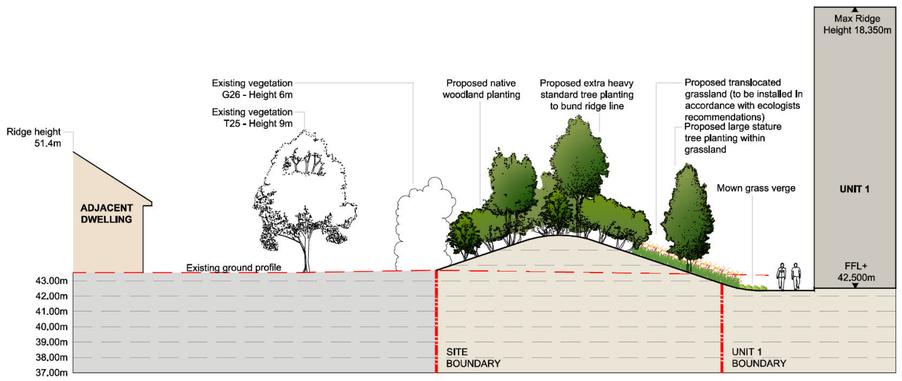

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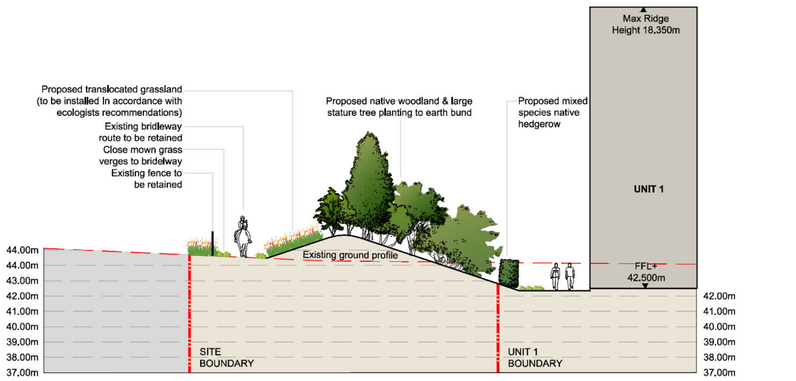

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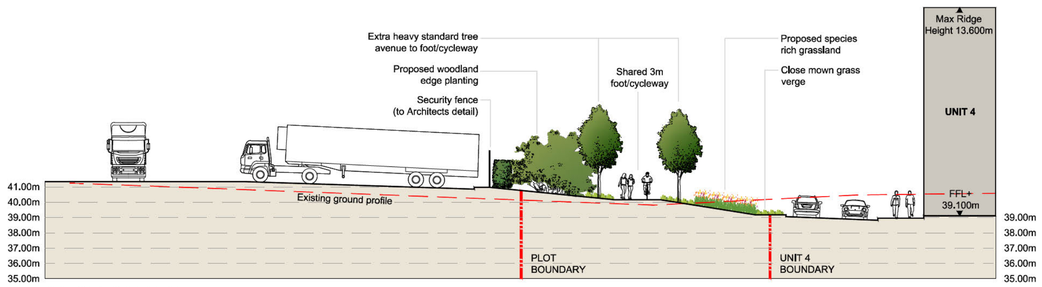

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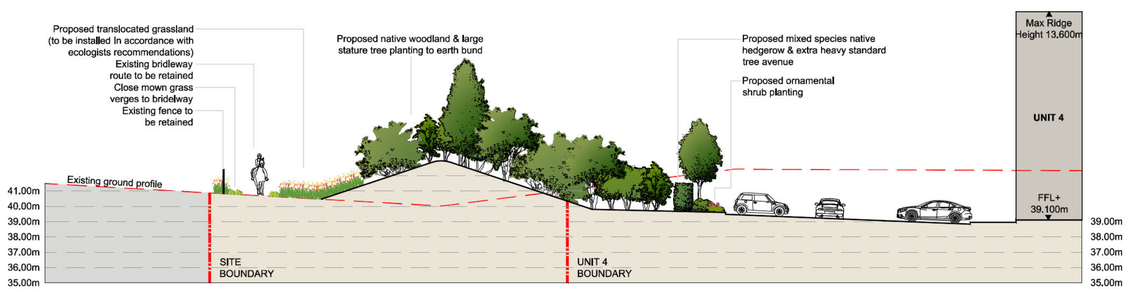

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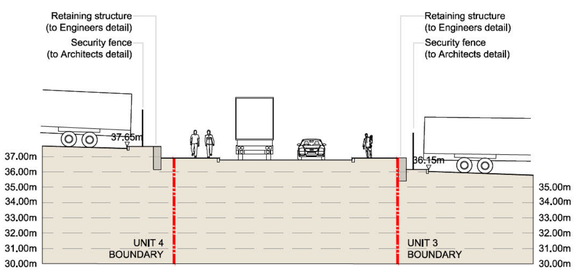

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Layout based on PHP Architects 'Site Layout Proposal'
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Levels based on BE DESIGN 'Proposed Levels Plan'
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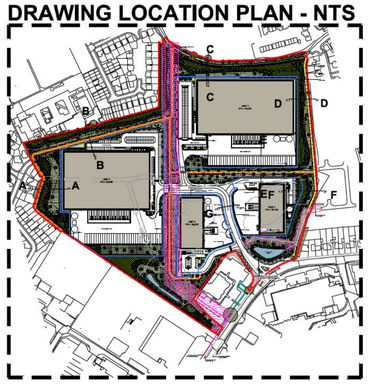

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PROJECT
ASTLEY BUSINESS PARK, WIGAN

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Subject: FW: Ref: A/23/96226/DCINV
Attachments: 21133J-02-3-Due Diligence Ground Investigation Report Part 1 of 6.pdf; 21133J-02-3-Due Diligence Ground Investigation Report Part 2 of 6.pdf; 21133J-02-3-Due Diligence Ground Investigation Report Part 3 of 6.pdf

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Discovery

Geotechnical & Environmental Engineers

DUE DILIGENCE GROUND INVESTIGATION REPORT
ASTLEY PARK WAY, WIGAN

Carried Out For: **BE DESIGN LIMITED**

October 2022 **Report Reference: 21133J-02**

Discovery
Geotechnical & Environmental Engineers

DUE DILIGENCE GROUND INVESTIGATION REPORT ASTLEY PARK WAY, WIGAN

Carried Out For: **BE DESIGN LIMITED**

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DUE DILIGENCE GROUND INVESTIGATION REPORT
ASTLEY PARK WAY, WIGAN

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DUE DILIGENCE GROUND INVESTIGATION REPORT
ASTLEY PARK WAY, WIGAN

1 INTRODUCTION

1.1 Engagement of Discovery CE Limited

Discovery CE Limited (DCE) was instructed by BE DESIGN LIMITED on behalf of Peel L&P Developments Ltd to carry out a Due Diligence Ground Investigation at a site known as ASTLEY PARK WAY, WIGAN.

The offer to carry out the works is contained in DCE proposal reference 21311J-Q-001 dated 12th November 2021 and the instruction to proceed with the work was contained in an email from BE Design Limited dated 20th January 2022.

1.2 Objectives and Limitations

This report follows-on from the DCE Desk Study 21133J entitled “Desk Study and Preliminary Risk Assessment Astley Park Way, Wigan” dated 5 May 2022, which has been used to facilitate the planning and execution of the due diligence ground investigation.

The overall objectives of the work presented in this report were to carry out a geotechnical due diligence ground investigation to gather geological, geotechnical and environmental data to allow an initial assessment to be completed of the underlying ground conditions at the site with respect to geotechnical and contaminated land issues relevant to the proposed development.

The scope of works focuses on the shallow mine workings undertaken in the Pennine Middle Coal Measures Formation, identification of any contamination of near surface soils, together with a broad assessment of geotechnical conditions for earthworks and foundation considerations. Specifically, the objectives were to:

1. Carry out an intrusive investigation to identify the general near surface geological conditions beneath the subject site;

2. Carry out in-situ and laboratory testing to allow assessment of the geotechnical conditions beneath the site;

3. Assess the likely magnitude and extent of potential Contaminants of Concern identified in the desk study or from field observations in both soil and groundwater;

4. Record gas and groundwater conditions to refine, if necessary, the Conceptual Site Model;

5. Provide an interpretation of the geotechnical data recovered and present recommendations for foundation design, ground treatment, floor slab and pavement design and conditions with respect to chemical attack on buried concrete;

6. Provide conclusions and recommendations for further work if considered necessary.

The Due Diligence assessment will need to be supplemented with a full geotechnical assessment in response to the outcome of this report.

The conclusions and recommendations provided in this report are based on the conditions encountered at the exploratory hole locations and intrusive work has been restricted to the level of detail considered necessary to achieve the stated objectives. The possibility of significant variations occurring between exploratory holes cannot be discounted and additional assessment may be necessary should such variations be revealed after preparation of this report.

1.3 Sources of Information

The following sources of information have been used in the preparation of this report.

1. DCE report ref 21133J dated 5th May 2022 entitled “Desk Study and Preliminary Risk Assessment Astley Park Way, Wigan”;
2. The Coal Authority, Ref DCE-8475352, “Consultants Coal Mining Report”, 27th January 2022;
3. pHp architects, Ref WIG-PHP-00-00-DR-A-4557-001-P3, “Land at Astley, Wigan, Manchester”, August 2021;
4. LK Consult Ltd, Ref LKC 18 113 “Land at Garrett Hall Farm Tyldesley, Overarching Phase 2 Geo-Environmental Investigation and Risk Assessment and Remediation Strategy”, 19th December 201;.
5. LK Consult Ltd, Ref: LKC 14 1200 CMRA Phase 1, “Land at Chaddock Lane-Desk Based Coal Mining Risk Assessment”, 16th September 2014;
6. LK Consult Ltd, Ref LK 14 1200, “Chaddock Lane Astley Phase 1 Preliminary Risk Assessment”, 7th August 2015;
7. BE Design, Astley Indicative Levels+ Cut +Fill 1:500, November 2021;
8. Peel L&P, Land at Astley Business Park 1:2500, 9th July 2021; and
9. British Geological Survey (BGS) sheet No. 085 Manchester 1:50 000, Solid Edition.

SITE DESCRIPTION

1.4 On site

The site is located approximately 8 km to the south of Bolton on a parcel of land located off Chadlock Lane, Tyldesley, Manchester and is centred at an approximate National Grid Reference (NGR) 370867,401177 (Appendix A1). The site occupies a parcel of land approximately 12.5 Hectares (ha) and is largely level at c. 35 m Above Ordnance Datum (AOD).

The site is divided into six portions primarily by hedgerows, and is used by the general public with footpaths and bridleways going through site as shown within Appendix B. The site is bordered by housing estates to the north, east and west (Plate 1), with the Swain Trucking Depot present along the south-western boundary. The southern boundary comprises of Chaddock Lane and Applewood Farm Dining and Carvery (Plate 2).

Plate 1: Typical view of north, east and west site boundary.



Plate 2: Southern site boundary



Primary access to the site is off of Astley Park Way on the southern boundary, at the time of the site visit however, Heras fencing and concrete barricades prevented vehicular access at this point (Plate 3). A secondary access point was also identified which was located to the north-eastern corner of site, off of Garrett Hall Road.

Plate 3: Primary access to site, southern boundary.



The northern and north-western section of site comprised large fields which were primarily used as a public open space, with gravel footpaths extending along the northern and eastern borders (Plate 4).

Plate 4: Northern section of site, facing north-east.



The south-western section of site was formed of hummocky shrubland with dense vegetation in parts and a large pond in the south-western corner. Ground conditions were noted during the site visit to be to be wet. A pile of tyres was noted along the southern boundary of the south-western section (Plate 5).

Plate 5: Pile of tyres noted along the southern boundary of the south-western section.



A disused tarmacadam covered road forming a junction along with associated streetlights, an old disused electrical box and associated drainage was noted across the central portion of the site extending from Chaddock Lane to the south (Plate 6). Fly tipped waste thought to be construction waste was also noted on the eastern side of the junction (Plate 7).

Plate 6: The disused junction within the centre of site, facing east.



Plate 7: Fly tipping on the eastern side of the disused junction, facing south-east.



The south-eastern section of the site also formed open space comprising hummocky and water logged ground, with previous ground work evident by vehicle tracks and a stockpile of unknown material and (Plate 8). This section of the site also has a large fenced off pond on the southern border forming a balancing pond to receive discharged water from storm drains.

Plate 8: South-eastern section of site.



The site walkover also identified a gas pipeline to be present on site, leading in from the southern border of site adjacent to Applewood Farm Carvery, through the centre and out through the northern border of site, confirming the route shown within the plan included as Figure 1.

1.5 Development Proposal

It is understood that the site will be used for the construction of 4 No. industrial plot, each inclusive of warehouses and office space, parking, associated hardstanding yard areas and green open

space. The proposed development layout is shown in Figure 1 below which includes the total site (Blue line).

Figure 1 Proposed Development Layout



2 GEOLOGY AND HYDROGEOLOGY

2.1 Geology

The geology at the site is indicated by the British Geological Survey (BGS) online digital mapping database and BGS sheet no 085 (1:50 000, Solid Edition), to comprise superficial deposits formed of Till, Diamicton.

The solid geology at the site is indicated to comprise primarily Pennine Middle Coal Measures Formation, described as mudstone, siltstone and sandstone. The Newton Heath Sandstone is indicated to underlie the far south-western tip of the site along the southern boundary.

2.2 Mining Risk

Based on a review of the information available a mining risk assessment has been carried out and summaries on Table 2.

Table 1 Mining Risk Assessment

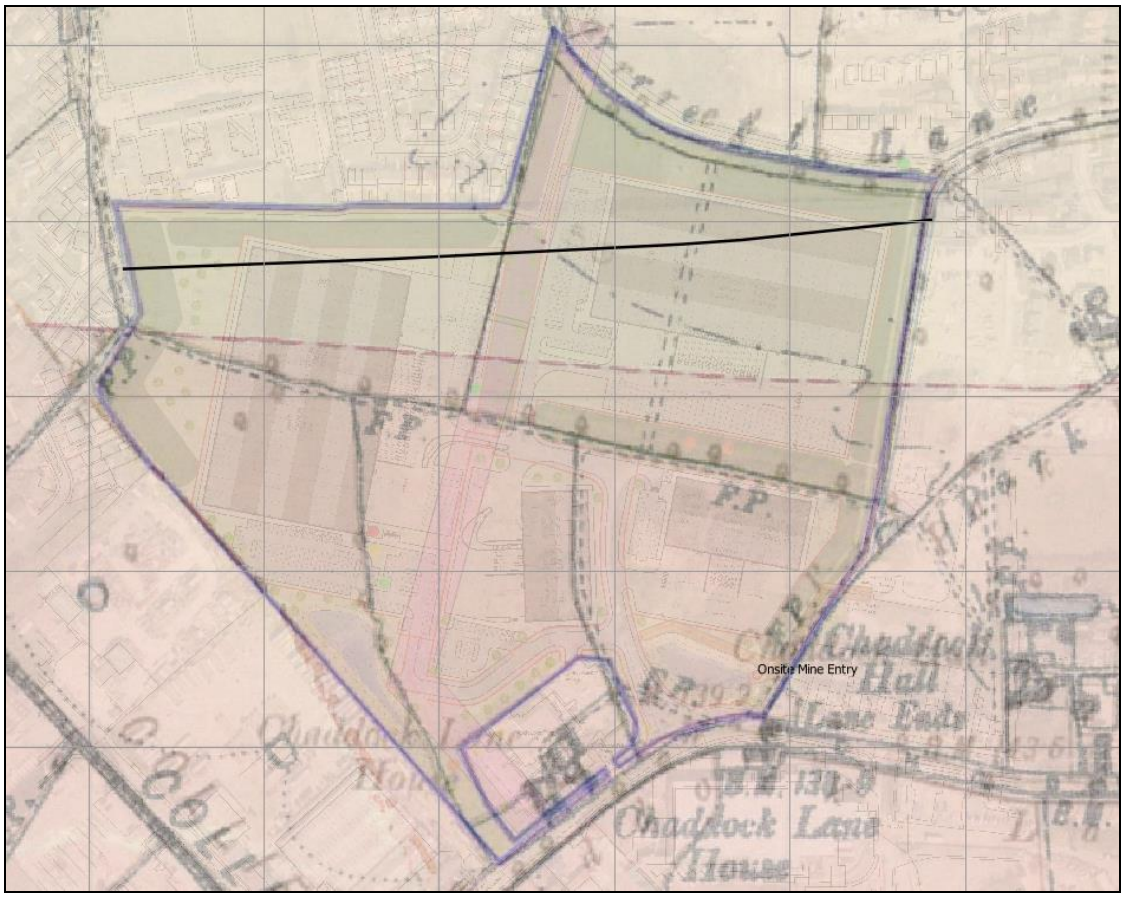
Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)	✓		An abandoned mine plan and coal authority records confirm workings at shallow depths in the Worsley Four Foot Mine coal seam. SI proposed to assess risks. The seam subcrop is mapped towards the northern boundary striking east-west and dipping 11.3 degrees (Appendix E).
Underground coal mining (probable at shallow depths)	✓		Expected across the majority of the northern part of the site. Further assessment required. SI proposed to assess risks.
Mine entries (shafts)	✓		1 No. mine entry present on southern boundary with no treatment details, Conveyance-18-DEC-2009 to Peel Investments (North) Limited. Further investigation proposed during detailed SI. 2 No. shaft immediately beyond southern boundary and 4 No. offsite to the west on down throw side of fault. Treatment details indicated in Appendix E.
Coal mining geology (fissures)		✓	The Coal Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.
Record of past mine gas emissions or potential		✓	The Coal Authority has no records of mine gas emissions from the land at the subject site or from land nearby. Given the mining history locally gas monitoring will be undertaken as part of site investigation
Recorded coal mining surface hazard		✓	The Coal Authority has no records of coal mining subsidence at the site. There is a very low risk to the proposed development from workings collapse.
Surface mining (opencast workings)		✓	There are no opencast records of mining on the subject site

The Worsley Four Feet, reported to dip 11.3 degrees in a southerly direction is mapped to be a sub-crop in the northern quarter, striking east to west. The Coal Authority has identified 1 No. abandonment plan for the subject site that indicates Shallow Coal Workings to have occurred and nearer the subcrop 'Probable Shallow Coal Workings', as shown in Figure 2 below. The 'actual' and

'potential' workings in the shallow Worsley Four Foot coal seam could pose a potential ground stability risk; also refer to Section 4.4.

The Coal Authority report states that deeper seams have been worked to 810 m beneath the site it is likely all these coal measures have been worked.

Figure 2 Recorded Shallow Coal Mine Workings (subcrop shown in black east to west)



Investigation is required to identify the shallower parts of the seam for this initial due diligence assessment for development purposes and to establish the need to grout worked seams.

A former mineshaft is located close to the southern boundary though its treatment details are not known; conveyance recorded 18-Dec-2009 to Peel Investments (North) Limited. Site investigation and assessment of the risks posed by the mine shaft is expected to be part of consultation with the Coal Authority and a detailed investigation.

Although no artificial deposits or Made Ground are indicated by the Groundsure report to be present at the site it is considered likely that artificial deposits and/or Made Ground may be present due to the presence of a new road spur (hammer head) and observed evidence of earthworks and

stockpiles. The stockpiles present have been subject to limited shallow trial pit excavation after being directed to do so by BE Design Ltd, though this has been limited to the appraisal of ground conditions by logging only. It is also understood that a license was issued to adjacent developers to fill the subject site with up to 8000 m^3 of material and so there is the potential for additional Made Ground to be present in the Northern part of the site.

3 FIELDWORK & LABORATORY TESTING

3.1 Fieldwork

The fieldwork was carried out in general accordance with BS5930 (2015) and comprised the works summarised in Table 2. Fieldwork positions are given in DCE drawing No. 21133J-01-01 in Appendix B. Details of the fieldwork methodology is presented in Appendix C with full fieldwork records presented in Appendix D.

Table 2 Fieldwork Undertaken

Works	Objectives
8 No Rotary Cored boreholes: RC101-RC109	To provide detailed rock descriptions to aid the determination of the condition of underlying coal measures, including possible worked seam, nominally between 10 – 25 m depth. To allow recovery of representative rock core samples for laboratory testing. Installation of groundwater monitoring wells.
1 No rotary open holes: ROH201	To identify the underlying geological strata boundary and to allow the determination of the depth to the coal seam. Installation of groundwater monitoring wells.
9 No cable percussion boreholes: CP401-CP409	To investigate near surface Made Ground, Glacial Deposits and depth to rockhead, carrying out insitu and lab testing also to characterise the geotechnical conditions beneath the site.
Excavation of 24 Trial Pits: TP301- TP318, TP501 to TP507.	To investigate specific areas to assess depth and nature of Made Ground (or stockpiled materials TP501-TP507)
Gas and Groundwater monitoring and sampling	Monitoring of boreholes including groundwater sampling up to potentially 6 month period to provide data to characterise contaminant status and its variation over time and spatially and allow gas conditions to be characterised.

3.2 Geotechnical Laboratory Testing

A programme of geotechnical laboratory testing has been carried out in accordance with BS1377 (1990) “Methods of Tests for Soils for Civil Engineering Purposes” at a UKAS registered testing laboratory. The tests listed below were carried out and the results are presented in Appendix E.

Table 3 Geotechnical Laboratory Testing

BS1377 Ref	Test Description	Number of tests
Part 2 Section 3	Moisture Content	29
Part 2 Sections 4 & 5	Atterberg Limit Determination	23
Part 2 Section 9	Particle Size Distribution	1
Part 3 Section 4	Loss on ignition	1
Part 4 Section 4	Rammer Compaction (2.5 kg)	7

3.3 Chemical Laboratory Testing

Chemical testing has been carried out on selected samples for determinands based on the identified Contaminants of Concern listed below. Note that the suite of testing varies according to the COCs relevant for the particular exploratory hole location.

The list of COCs identified includes Arsenic, Cadmium, Chromium, Chromium VI, Copper, Nickel, Lead, Zinc, Mercury, Selenium, Vanadium, Boron, Asbestos, pH and Soluble Sulphate (2;1).

Soil samples were recovered in amber glass jars and/or 1 - 2 kg plastic tubs as advised by the testing laboratory. Where samples were recovered for hydrocarbon analysis, the boreholes were first micro purged and samples recovered into amber glass bottles or containers as specified by the testing laboratory. All samples were stored in temperature controlled conditions (<4°C) once collected and during despatch to the laboratory

Chemical Laboratory testing for soils was carried out using MCERTS accredited tests whenever possible failing this UKAS and/or ISO17025 accredited tests were used. For water samples UKAS and/or ISO17025 accredited tests were used. Details of the accreditation status for specific tests are presented on the laboratory analysis report sheets.

A total of 21 No. soil samples were analysed during this investigation, the results of which are presented in Appendix F. Groundwater was intermittently encountered and samples will be retrieved as part of the ongoing monitoring of gas and groundwater conditions.

4 GROUND AND GROUNDWATER CONDITIONS

4.1 Ground Conditions and Material Properties

The ground conditions at the site were in general accordance with those anticipated from the geological mapping and included Topsoil, localised Made Ground overlying Glacial Till Deposits and or Weathered Pennine Middle Coal Measures Formation which in turn were found to overlie Pennine Middle Coal Measures Formation. A summary of the ground conditions encountered in presented in Table 4 below with further discussion presented in the following sections.

Table 4 Summary of Ground Conditions

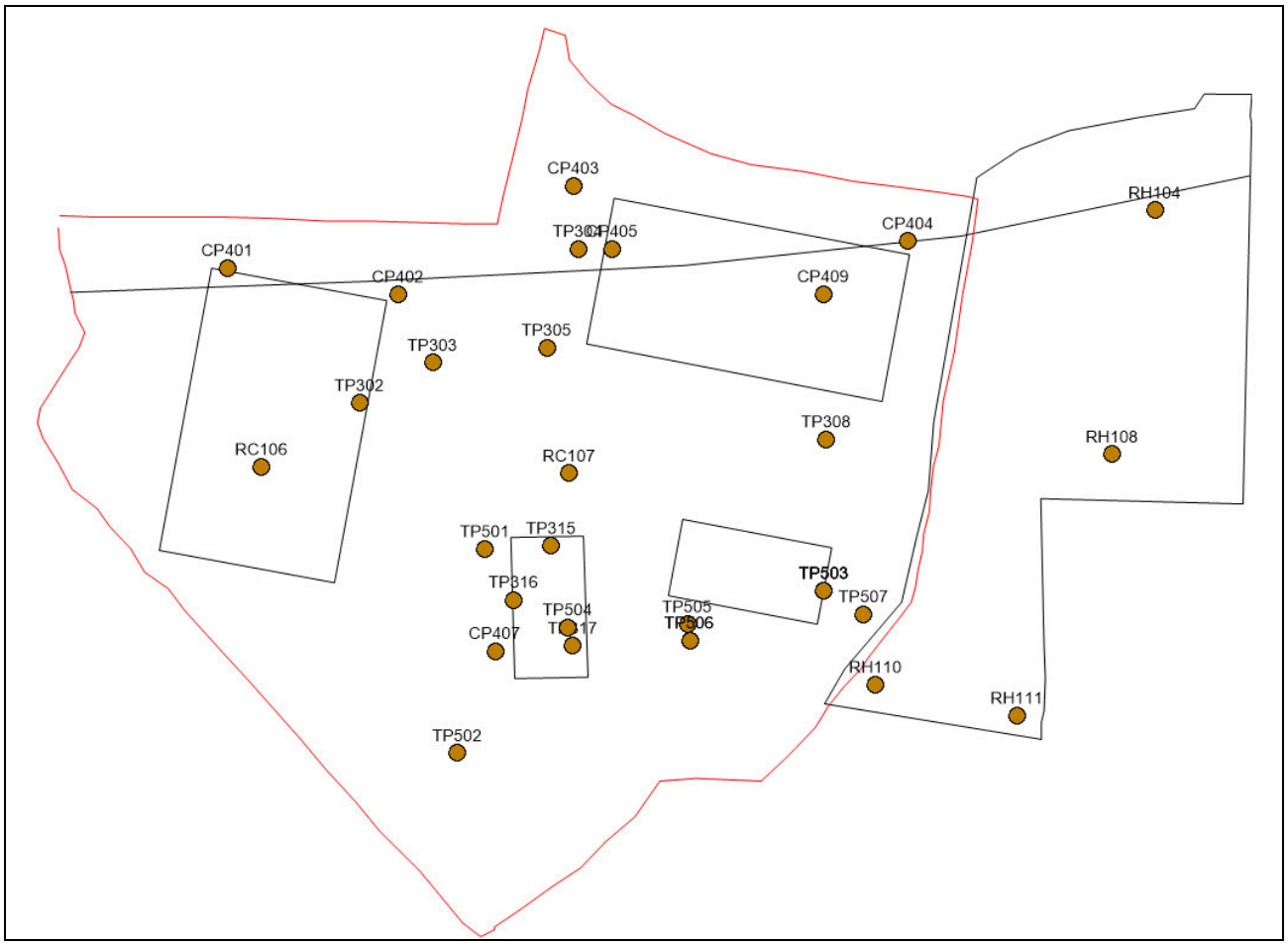
Strata & General Description	Depth Encountered (m bgl)	Thickness Range (m)
1 TOPSOIL Very soft and soft dark brown and dark grey slightly sandy CLAY with occasional to frequent rootlets.	Absent to 0.4	0.0 to 0.4
2 MADEGROUND Firm and stiff brown and grey CLAY with rare glass, plastic, ceramic and metal fragments, gravels of brick, concrete, coal and sandstone and cobbles of concrete and brick. Locally black woven geotechnical membrane between 0.25 and 0.5 m bgl. NOTE – Possible re-engineering of Glacial Deposits has occurred with Colliery waste in NW quarter of site - refer to RC101, RC106 and TP214 for example	Absent to 2.82 Generally Absent to 1.37 m	0.0 to 2.82
3 GLACIAL TILL DEPOSITS Firm dark grey mottled brown CLAY with rare cobbles of quartzite and gravels of chert, quartzite, sandstone and coal. AND Brown mottled grey fine and medium SAND with occasional pockets of clay.	0.1 to 2.7	0.6 to 4
4 WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION Firm brown mottled grey CLAY/SILT with gravels of coal, siltstone, mudstone and sandstone and rare gravel sized lenses of sand, black gravel sized carbonaceous inclusions and gravel sized mudstone lithorelicts. AND Black sandy GRAVEL of coal.	0.9 to 4.8	0.2 to 3.4
5 PENNINE MIDDLE COAL MEASURES FORMATION Extremely weak becoming strong grey MUDSTONE locally interlayered with very weak to strong brown and grey SILTSTONE, strong grey SANDSTONE and medium strong black COAL. AND Strong dark grey MUDSTONE with occasional to frequent coalified plant fragments and locally interlayered strong and very strong grey SILTSTONE and medium strong black COAL.	0.7 to 5.3	>19.5

4.2 Topsoil

Topsoil was encountered across the north-western and central thirds of the site at ground level and was found to generally be between 0.1 and 0.4 m thick; the locations where it was recorded at 21 No. of 51 No. total investigation positions as shown on Figure 3.

Topsoil comprises a very soft and soft dark brown and dark grey slightly sandy CLAY with occasional to frequent rootlets. Due to the limited thickness of Topsoil, no in-situ testing was undertaken.

Figure 3 Topsoil Occurrence



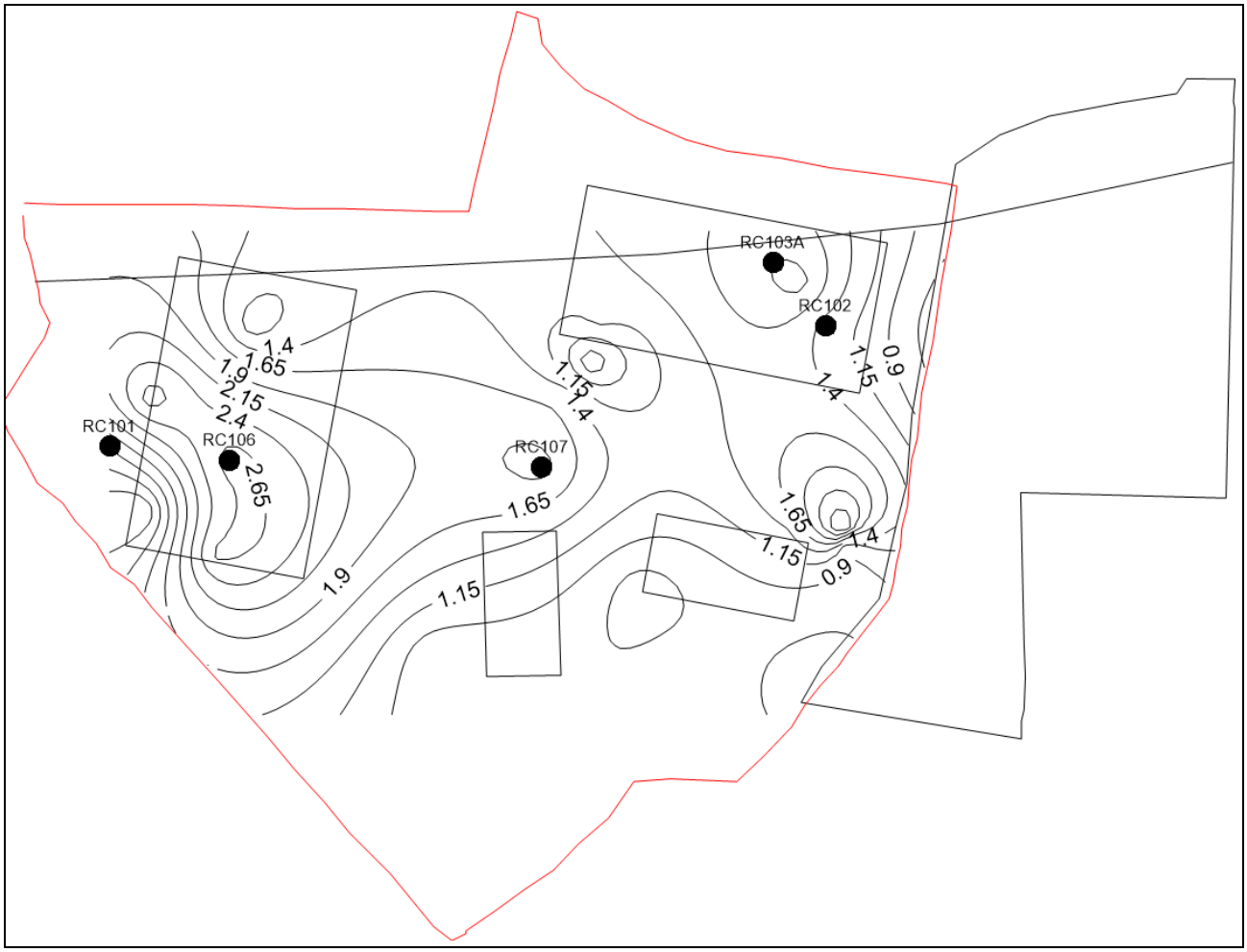
4.3 Made Ground

Made Ground was encountered across the site varying in thickness between 0.2 m and 2.82 m locally; the locations where it has been provisionally identified at 26 No. of 51 No. total investigation positions as shown on the figure below.

It is understood that filling took place from a neighbouring development, though no details of it are available.

It is important to recognise that a good proportion of the site appears to have been filled by both anthropogenic materials mixed with natural Glacial Deposits and weathered Pennine Middle Coal Measures and some areas appear on their own to be re-worked natural materials that may have been compacted in-place. No record of this 'filling' has been provided during the current investigation.

Figure 4 Provisional Assessment Made Ground thickness (on site)



The Made Ground was predominantly cohesive derivations of either Glacial Deposits or weathered Pennine Middle Coal Measures (firm brown and grey slightly gravelly slightly sandy CLAY) together with variable content of anthropogenic gravels of:

1. brick, concrete, coal, granite, white pottery, glass, colliery spoil (coal ash and gravel), ceramic, plastic, wood and metal fragments, fibrous dark brown PEAT with frequent logs and roots, geotechnical membrane and clinker.

Granular Made Ground was found sporadically (RC101, RC108, TP306 and TP314) comprising clayey fine SAND, of coal, mudstone.

The Made Ground where present is also shown in cross sections A-A', B-B', C-C' in Appendix B.

Standard Penetration Testing (SPT) undertaken within the Made Ground returned SPT N values of between 4 and 50 for the cohesive deposits, indicating this material is very soft to very stiff though on average is firm.

A summary of the results of laboratory testing are presented in Table 5 and in full in Appendix E.

Table 5 Summary of DCE geotechnical laboratory tests – cohesive Made Ground

	No. of Tests	Units	Minimum	Maximum
Moisture Content	6	%	20	40
Liquid Limit	5	%	45	67
Plastic Limit	5	%	18	28
Plasticity Index	5	%	21	39
Optimum Moisture Content	1	%	19	19
Maximum Dry Density	7	Mg/m^3	1.64	1.64

Based on the laboratory testing carried out on the cohesive Made Ground and summarized above, it is of medium volume change potential and may be considered predominantly non-frost susceptible, with localized frost susceptible areas.

Granular Made Ground may be considered predominantly frost susceptible though where present is mainly below 1.3 m depth, with localized non-frost susceptible areas.

A single compaction test indicates an optimum moisture content of 19 % and Maximum Dry Density of 1.64 Mg/m^3. Moisture contents ranging from 20% to 40% and an average of 30% suggest that moisture conditioning will be required where Made Ground is proposed for earthworks structural filling purposes.

The earthworks properties of the Made Ground materials are discussed further in Section 9.

4.4 Poor Sample Recovery Conditions Immediately below Made Ground

The following table identifies those locations where rotary boreholes identified poor recovery and so implies softer zones at the base of Made Ground at the interface of either Glacial Till Deposits or Pennine Middle Coal Measures, and are largely concentrated within about 100 m wide corridor south of the conjectured Worsley 4 foot subcrop. Such poorer materials will need to be assessed further to determine their extent so that a decision can be made regarding their treatment by grouting or by ground improvement. The further assessment can be achieved by trial pits and shallow cable tool boreholes, though there may be an opportunity to use CPTs or dynamic probing.

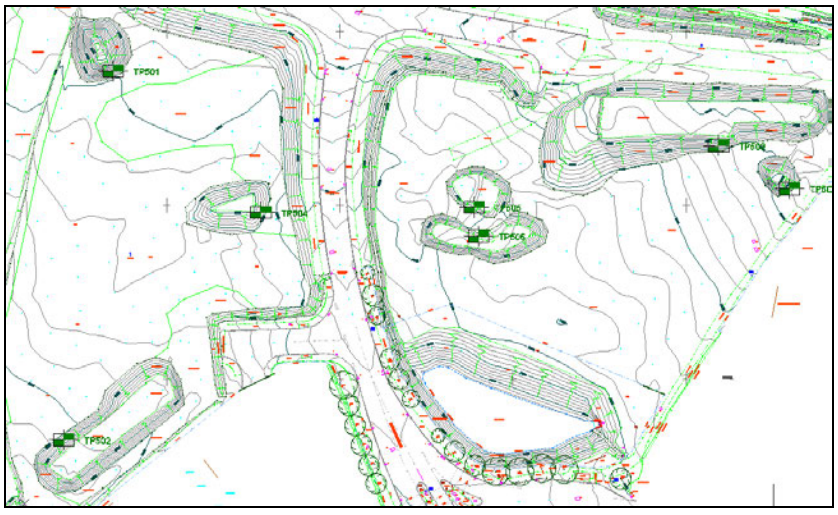
Table 6 Poor Sample Recovery Conditions Immediately below Made Ground

PointID	Depth	GEOL BASE	THICKNESS	Poor recovery base depth	GEOL_DESC
RC101	3	4.87	1.87	4.5	Black sandy clayey angular to subrounded fine to coarse GRAVEL of mudstone and coal. Sand is medium and coarse. (PROBABLY PENNINE MIDDLE COAL FORMATION) Note: Poor recovery between 3.3 - 4.5 m bgl. Drillers noted: "Very little resistance on drill head possibly worked coal seam onto a grey clay."
RC102	3.75	4.5	0.75	4.5	Grey clayey angular fine and medium GRAVEL of mudstone. (PROBABLY PENNINE MIDDLE COAL MEASURES FORMATION) Note: Poor recovery between 3.9 - 4.5 m bgl.
RC103A	1.9	3	1.1	3	Stiff grey slightly gravelly slightly sandy CLAY. Gravel is angular fine and medium of mudstone. (POSSIBLE GLACIAL TILL DEPOSITS) Note: Poor recovery between 2.2 - 3.0 m bgl.
RC106	4.8	5	0.2	5	Black slightly clayey angular fine and medium GRAVEL of coal, mudstone and siltstone. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION) Note: Poor recovery.
RC107	3.2	4	0.8	4	Weathered grey MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Firm brown slightly gravelly and gravelly slightly sandy CLAY. Gravel is angular fine to coarse of mudstone and coal. Note: Poor recovery between 3.6 - 4.0 m bgl.

4.5 Stockpiles - Made Ground

A total of 7 No. shallow trial pits were undertaken in the south and south-eastern parts of the site at the request of BE Design at the end of the due diligence fieldwork. The locations of the trial pits are shown below.

Figure 5 Stockpile Areas of Made Ground



The current work comprises a limited appraisal based on logging descriptions only. The area and volume have been determined from the topographical evidence and the BED Formation model provided.

4.5.1 TP501 (300 m^2 plan area, 460 m^3 estimate to BED Formation)

MADE GROUND: Firm dark brown slightly gravelly slightly sandy CLAY with low cobble content. Sand is medium and coarse. Gravel is angular to rounded fine to coarse of quartzite, coal, chert and brick. Cobble is angular and subangular of brick and concrete.

4.5.2 TP502 (840 m^2 plan area, 640 m^3 estimate to BED Formation)

MADE GROUND: Soft to firm grey and brown slightly gravelly slightly sandy CLAY. Gravel is angular fine to coarse of brick and concrete. Sand is medium and coarse.

4.5.3 TP503 (2500 m^2 plan area, 7400 m^3 estimate to BED Formation)

MADE GROUND: Soft dark grey slightly gravelly slightly sandy CLAY with rare boulder of concrete and low cobble content. Sand is fine to coarse. Gravel is angular fine to coarse of brick and chert. Cobble is angular of brick.

MADE GROUND: Firm dark brown slightly gravelly slightly sandy CLAY with rare ceramic fragments and low cobble content. Sand is fine and medium. Gravel is angular fine to coarse of chert and brick. Cobble is angular of brick and concrete.

MADE GROUND: Soft brown slightly gravelly CLAY with occasional ceramic fragments and roots . Gravel is angular to subrounded fine to coarse of brick, chert, quartzite and coal.

4.5.4 TP504 (830 m^2 plan area, 230 m^3 estimate to BED Formation)

MADE GROUND: Firm dark grey locally orange-brown and grey slightly gravelly slightly sandy CLAY with low cobble content. Gravel is angular fine to coarse of brick, chert, mudstone and coal. Cobble is angular of brick. Sand is medium and coarse.

4.5.5 TP505 and TP 506 (650 m^2 plan area, 1100 m^3 estimate to BED Formation)

MADE GROUND: Soft becoming firm brown mottled slightly gravelly CLAY with low cobble content and rare ceramic and glass fragments. Gravel is angular to subrounded fine to coarse of quartzite, chert, coal and sandstone. Cobble is subangular of brick.

MADE GROUND: Soft dark brown sandy CLAY with rare cinderblock, glass, plastic, ceramic and wood fragments. Sand is fine and medium.

MADE GROUND: Soft dark grey slightly gravelly slightly sandy CLAY with rare plastic fragments. Sand is medium and coarse. Gravel is angular fine to coarse of brick and chert.

4.5.6 TP507 (62 m^2 plan area, 127 m^3 estimate to BED Formation)

MADEGROUND: Soft dark grey slightly gravelly sandy CLAY with rare ceramic, metal and glass fragments. Gravel is angular of brick. Sand is fine to coarse.

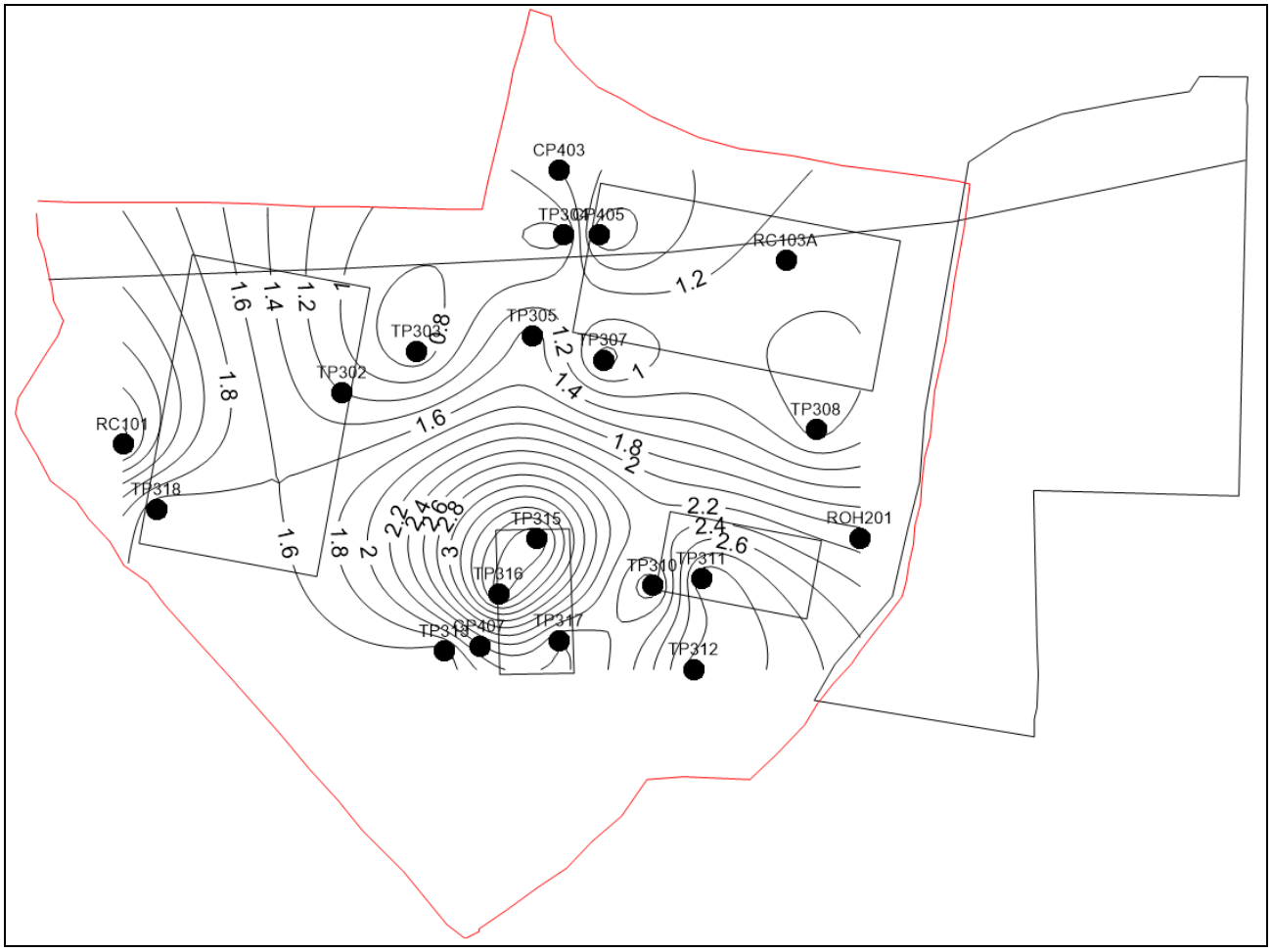
4.5.7 Summary of Stockpile Materials

The materials present in the stockpiles appears to be both Made Ground and of Glacial Deposits or weathered Pennine Middle Coal Measures, and so is representative of those conditions found elsewhere on side. The re-use of all these materials for structural earthworks purposes will therefore need to consider their current moisture condition and whether the materials are to be screened and moisture conditioned beforehand. Further investigations will be needed to characterise the stockpiles in more detail for the nature of that treatment to be identified, though for the current appraisal it should be assumed that all materials in the stockpiles will need treatment by moisture conditioning, given that they are stockpiles that do not appear to have been placed, managed and sealed against the weather.

4.6 Glacial Deposits

Glacial Deposits were encountered across the subject site between 0.1 and 2.7 m depth and between 0.6 and 4 m thickness with an average of 1.9 m thickness, as shown in Figure 6.

Figure 6 Provisional Glacial Deposits thickness (on site)



The Glacial Deposits generally comprised firm to very stiff brown mottled grey slightly gravelly slightly sandy CLAY. Gravel is angular and subangular fine and medium of coal, quartzite and mudstone and black gravels sized carbonaceous inclusions. Gravel is angular and subangular fine and medium of coal and quartzite.

Occasionally (RC107) the Glacial Deposits comprise a soft brown mottled grey slightly sandy CLAY.

The Glacial Deposits are also shown in cross sections A-A', B-B', C-C' in Appendix B.

Standard Penetration Testing (SPT) undertaken returned SPT N values of between 4 and 37 though the lower value(s) are not typical and an average SPT N value of 25 (very stiff) is more representative.

A summary of the results of laboratory testing are presented in Table 5 and in full in Appendix E.

Table 7 Summary of DCE geotechnical laboratory tests – cohesive Made Ground

	No. of Tests	Units	Minimum	Maximum
Moisture Content	9	%	18	58
Liquid Limit	8	%	27	75
Plastic Limit	8	%	14	31
Plasticity Index	8	%	7	44
Optimum Moisture Content	4	%	15	18
Maximum Dry Density	4	Mg/m^3	1.51	1.70

Based on the laboratory testing carried out the Glacial Deposits are mainly of medium volume change potential, with localized exceptions (PI 7% and 44%) indicating low and a high-volume change potential. Such conditions are currently considered to be outliers, though will need to be confirmed by further investigation.

4 No. compaction tests indicate an average optimum moisture content of 16 % and average Maximum Dry Density of 1.63 Mg/m^3. Moisture contents ranging from 18 % to 58 % suggest moisture conditioning will be required. However, just 1 No. moisture content at 0.4 m depth at TP304 skews the overall average, and by removing it from the dataset the average is 18 % and within an acceptable range for compaction without treatment. The isolated high moisture content result does indicate that moisture content can increase quickly as a result of inclement weather.

The earthworks properties of the Glacial Deposits are discussed further in Section 9.

4.7 Weathered Pennine Middle Coal Measures (Boundary at Extremely Weak)

The underlie the superficial deposits, site-wide and were found in the cable tool boreholes recovered as soft (from the upper shallow depths) to very stiff greyish brown and yellow slightly gravelly slightly sandy CLAY with low cobble content and occasional gravel sized pockets of sand. Gravel is angular fine and medium of mudstone and sandstone. Cobble is angular of sandstone.

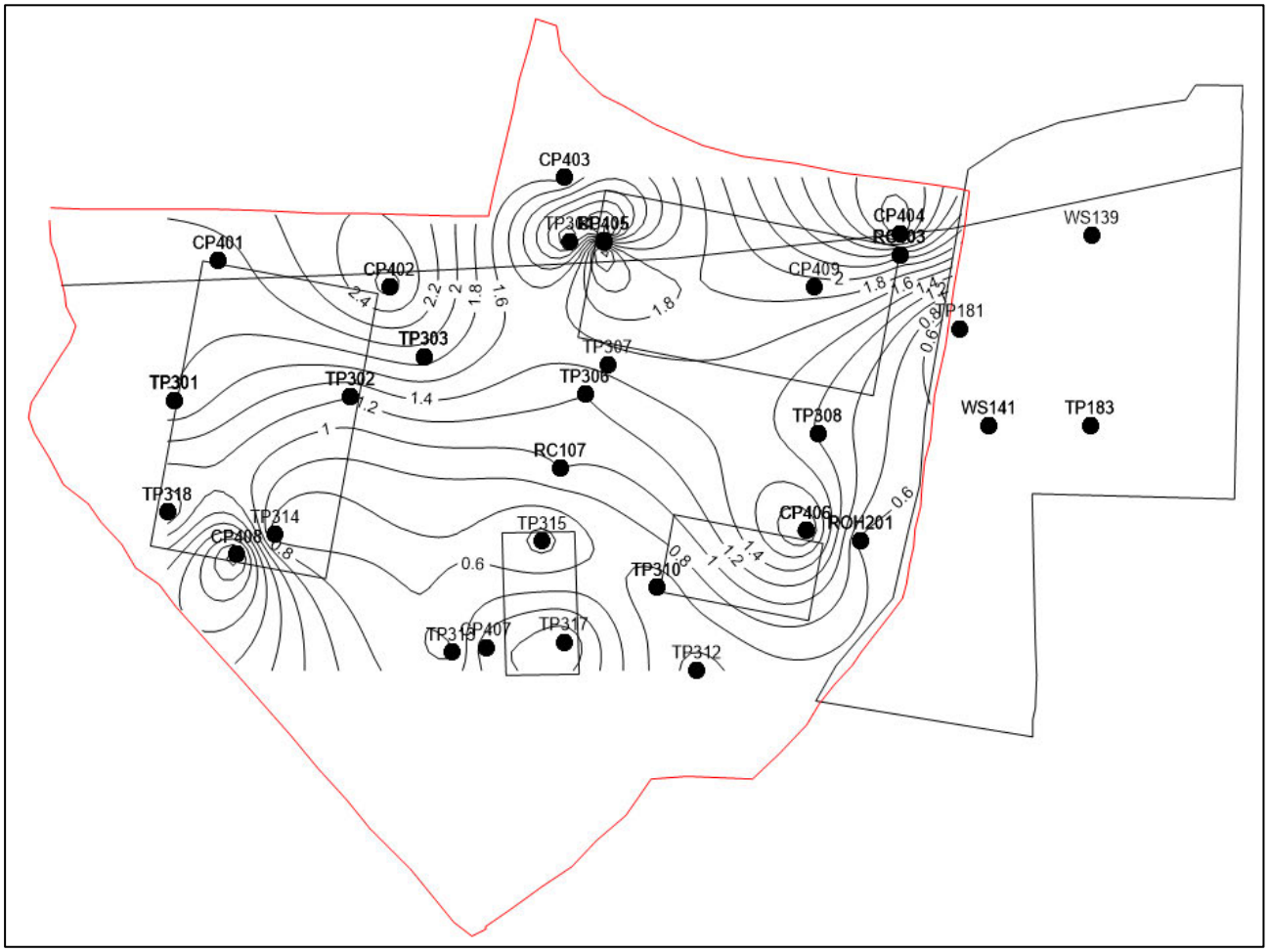
The weathered Pennine Middle Coal Measures (WPMCM) were also found to include:

1. Fine and medium gravel of mudstone, sandstone and siltstone;
2. Very weak highly weathered coal; and
3. Rare pockets of orange gravel sized sand.

The boundary to the Pennine Middle Coal Measures stratum to the 'rock' interface has been defined as the rock strength approaching 'Extremely Weak' and it is this boundary that determines the start of the 'cover' for grout depth calculations.

The weathered Pennine Middle Coal Measures were encountered across the site between 0.1 and 2 m depth and between 0.4 and 2.26 m thickness with an average of 1.37 m thickness, as shown Figure 7.

Figure 7 Weathered Pennine Middle Coal Measures thickness



SPT testing undertaken within the Weathered Pennine Upper Coal Measures returned SPT N values of between 4 and 375 (extrapolated), though the lower values at shallow depth and the high values at the transition point with rockhead.

Laboratory geotechnical testing was undertaken on 14 No. samples of the WPMCM, the results of which are summarised in Table 8.

Table 8 Summary of DCE geotechnical laboratory tests – Weathered PUCM

	No. of Tests	Units	Minimum	Maximum
Moisture Content	14	%	13	29
Liquid Limit	12	%	37	62
Plastic Limit	12	%	14	24
Plasticity Index	12	%	23	41
Optimum Moisture Content	2	%	18	18
Maximum Dry Density	2	Mg/m^3	1.62	1.69

Compaction testing on 2 No. samples of the WPMCM indicate maximum dry density values of between 1.62 Mg/m^3 and 1.69 Mg/m^3, with optimum moisture content values of 18 %.

Overall, the optimum moisture content range suggests limited moisture conditioning or treatment may be required to the WPMCM where it is cut for earthworks. 3 No. positions only (TP303, TP304 and CP409) indicate that WPMCM will be encountered at cut formation where ground levels are to be reduced between 2 and 2.5 m.

The earthworks properties of the WPMCM are discussed further in Section 9.

4.8 Pennine Middle Coal Measures Formation

The primary purpose of the cored boreholes has been not only to identify the 'rockhead' which has been determined as being the point where soil becomes a rock at the description of 'extremely weak' but also to identify the Worsley 4 Foot coal seam and the workings associated with it. Thereafter the zone that will need to be treated by grouting has been identified. The following section covers the PMCM in isolation of the Worsley 4 Foot coal seam, with the seam covered in Section 5.

The site is underlain by Pennine Middle Coal Measures Formation (PMCM) bedrock comprising:

1. Extremely weak grey MUDSTONE;
2. Very weak dark grey MUDSTONE with rare very thin bed (20 mm) of ironstone;
3. Medium strong black COAL;
4. Weak dark grey SILTSTONE;
5. Strong dark grey SILTSTONE with rare coarse gravel sized siderite nodule;
6. Very strong grey SANDSTONE with occasional veins of coal; and
7. Strong locally very strong to extremely strong dark grey SILTSTONE with rare coalified plant fragments and locally very thin (50 mm) bed of coal.

The PMCM core retrieved was generally highly fractured and variable core. Although reference should be made to the individual borehole log for details, a summary of the range of observations and records obtained of the discontinuities during the fieldwork.

A summary of the discontinuities is presented below therefore as a general guide to the variable conditions encountered only:

1. Non-intact core recovered as: Soft brown mottled grey slightly gravelly CLAY. Gravel is angular fine and medium of coal;

2. Solid core;

3. Medium spaced (340 - 370 mm) subhorizontal fracture orientated between 12 - 14 degrees undulating rough and clean;

4. Probably open random orientated fractures with clay infill;

5. Open (3 mm) subvertical to vertical fracture orientated at 75 - 90 degrees planar smooth and rough with quartz vein infill;

6. Closely spaced (90 - 150 mm) subhorizontal fracture orientated at 12 - 18 degrees planar smooth and clean;

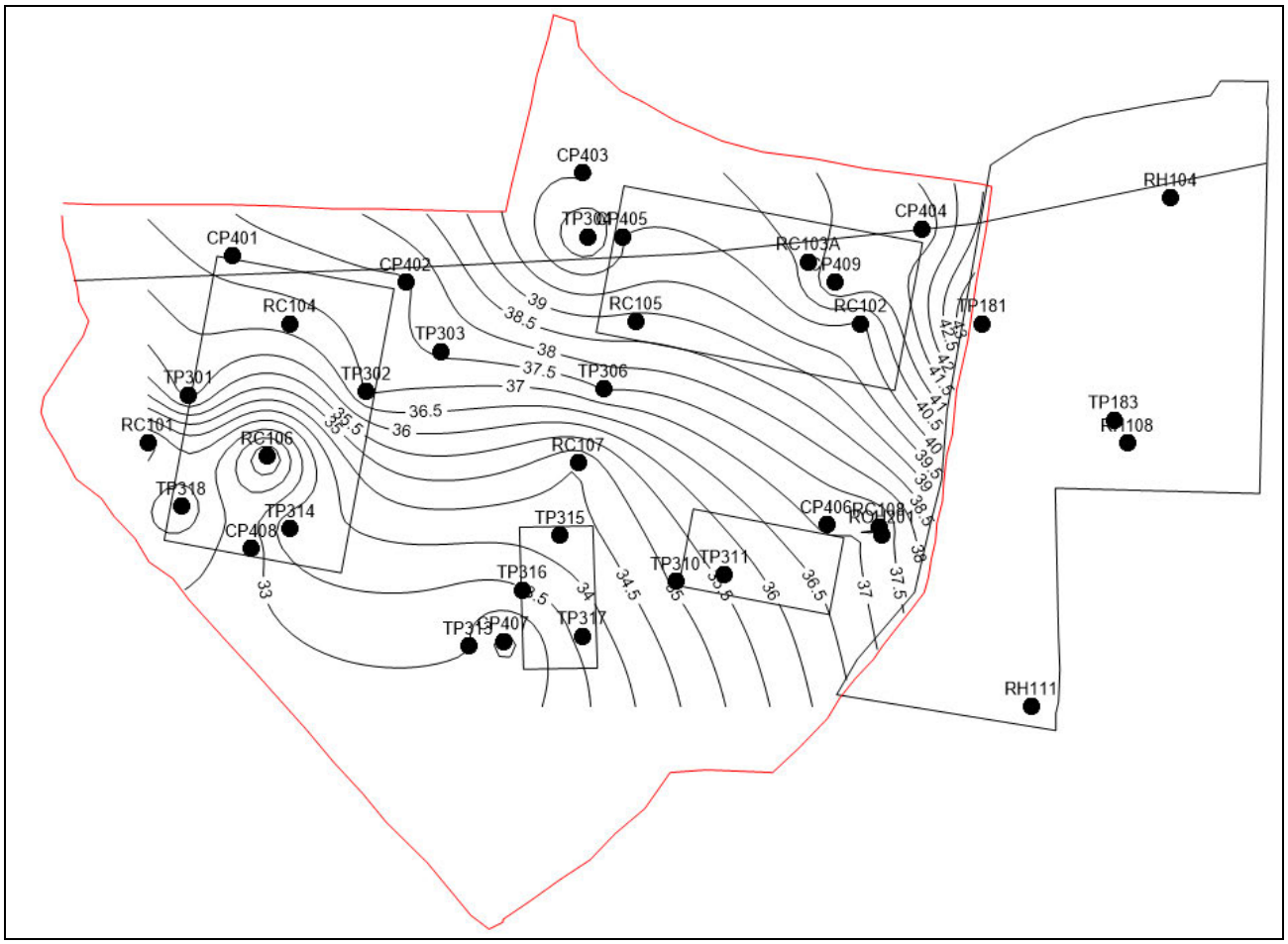
7. Very closely spaced (35 - 50 mm) subhorizontal fracture oreientated between 8 - 10 degrees planar smooth and clean; and

8. 3 orthogonal joint sets producing small cubic blocks: J1: closely very closely space (40 - 60 mm) horizontal planar smooth and clean. J2: Subvertical fracture orientated at 82 degrees planar smooth with partial clay infill and orange staining. J3: Vertical fracture orientated at 78 degrees planar smooth clean.

The interface between soil either Made Ground, Glacial Deposits or weathered Pennine Middle Coal Measures and rock of the Pennine Middle Coal Measures has been provisionally contoured in terms of elevation and is shown in the figure below.

The rockhead has also been shown on the cross sections presented as Sections A-A', B-B' and C-C' in Appendix B.

Figure 8 Pennine Middle Coal Measures Rockhead Elevation (Extremely Weak)



As a result of the primary purpose of the fieldwork being to identify rockhead and the location of the Worsley 4 Foot coal seam, this due diligence investigation has not undertaken any laboratory testing of the PMCM rock core.

SPT testing undertaken within the PMCM between 2 and 5 m depth returned SPT N values of between 61 and 500 (extrapolated), averaging 61, indicating the material in the shallow part tested extremely weak to very weak rock.

Compaction testing has not been undertaken on the PMCM as it is not proposed that this stratum is to be included to any great extent in the earthworks.

5 WORSLEY 4 FOOT COAL SEAM

The Worsley 4 Foot coal seam was identified in RC107 at an elevation of 28.40 m AOD. The seam is at 105 m south from the subcrop, with drift being about 1.5 m thickness (from nearby TP304), making the Worsley 4 Foot seam at about 41.15 m AOD and so the dip at about 7 degrees and in a southerly direction. The published dip of the seam is 11.3 degrees in a southerly direction.

NOTE - The 'theoretical' Worsley 4 Foot coal seam (11.3 degrees southerly, has been plotted for information only on the sections in Appendix B.

From the evidence retrieved it has been concluded that the Worsley 4 Foot coal has been subject to underground mining throughout the site. There have been only limited indicators that the seam once existed. RC107 found what appears to be a pillar with coal 1.6 m thickness described as indicated below in Table 9:

Table 9 Worsley 4 Foot Coal Seam at RC107

PointID	Depth	Elvn TOP	GEOL_BASE	Elvn BOT	Coal Thickness	GEOL_DESC
RC107	10.1	28.400	10.2	26.800	1.6	Possibly extremely weak black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION) Medium strong black thinly laminated (<1 - 5 mm) COAL. (PENNINE MIDDLE COAL MEASURES FORMATION) Medium strong black thickly laminated (10 - 12 mm) COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)

For estimates to be made of the safe cover thickness above a seam for grouting and for development of foundations a rock cover ratio of 10:1 has been adopted in general accordance with accepted practice.

The following table presents the information that has been used to 'model' the provisional contour of the top of the Worsley 4 Foot coal seam. Loss of flush and poor recovery during drilling has also been reconciled at the possible elevation for the Worsley 4 foot coal seam (ROH201) and is summarised in Table 10.

Table 10 Provisional Assessment Worked Worsley 4 Foot Coal Seam

PointID	Depth	Elvn TOP	Elvn BOT	GEOL_DESC
ROH201	18.2	22.590	21.790	Soft material (no flush) (PENNINE MIDDLE COAL MEASURES FORMATION)
ROH201	19	21.790	21.690	Hard material (no flush) (PENNINE MIDDLE COAL MEASURES FORMATION)

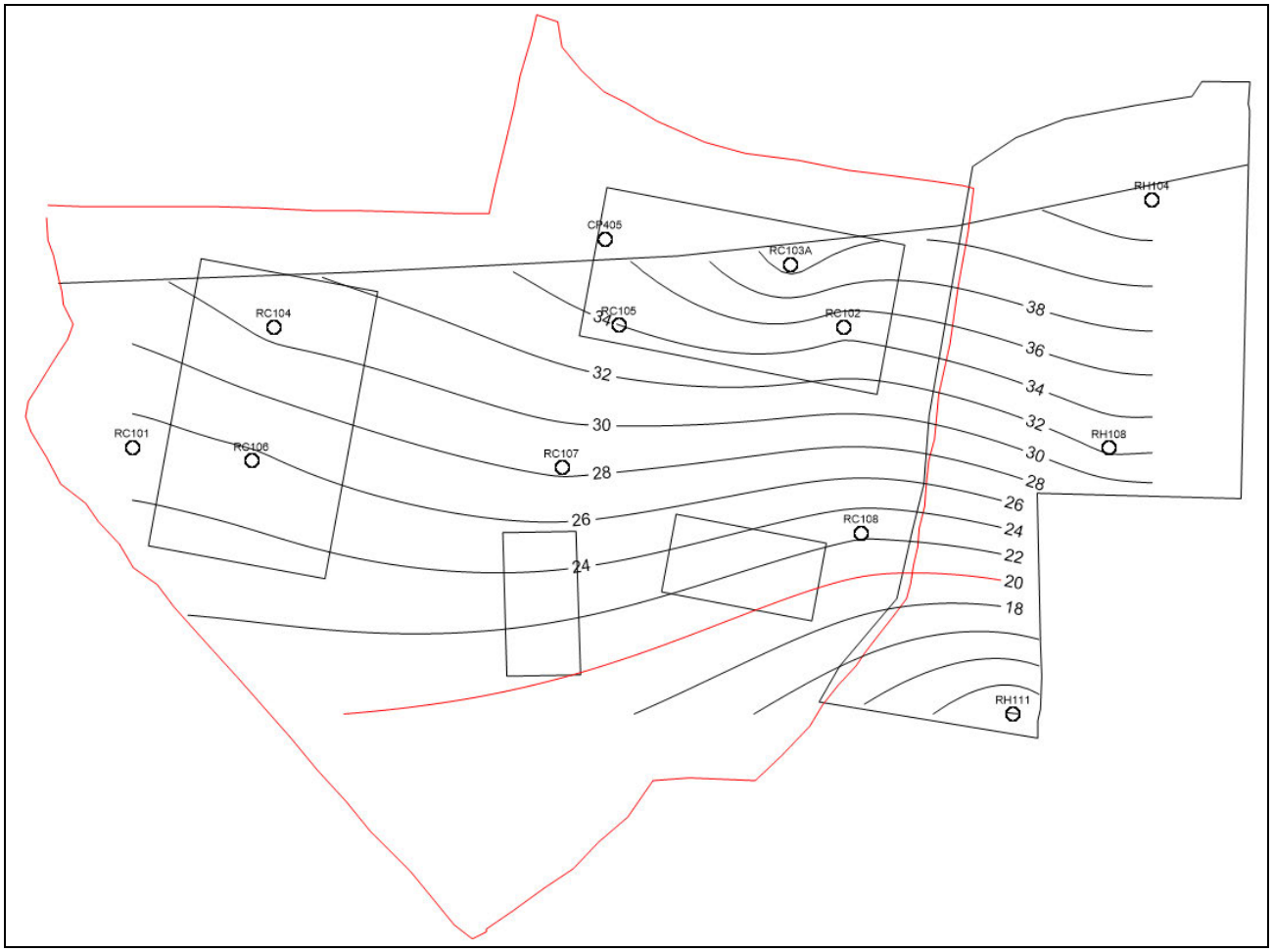
ROH201	19.1	21.690	21.290	Soft material (no flush) (PENNINE MIDDLE COAL MEASURES FORMATION)
RC102	10.92	32.700	34.620	Very strong dark grey SILTSTONE with locally at 10.82 m bgl thin (70 mm) bed of mudstone and ironstone. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Poor recovery between 11.62 - 12.0 m bgl.
CP405	4.8	5.12	36.312	Probably extremely weak black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Black gravelly medium and coarse SAND. Gravel is angular fine and medium of coal.
RC102	7.65	8.4	33.510	Strong locally extremely weak between 7.72 - 7.75 m bgl black and dark grey MUDSTONE occasional thin laminations (<1 mm) of coal between 7.65 - 7.75 m bgl and frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)
RC105	5.9	6	35.200	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)
RC105	7.05	7.2	34.050	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)
RC106	14.53	14.63	23.570	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)
RC107	10.9	11.7	27.742	Medium strong black thickly laminated (10 - 12 mm) COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)
RH104	2.7	4	43.720	Coal (Intact)
RH108	13.2	13.5	32.480	Coal (Intact)
RH111	31	31.7	9.760	Coal (Intact)

The dip identified is shallower than the published dip and so the risk associated with the workings is more onerous for the shallower dip and will extend the zone affected by mine workings further down-dip (south).

The evidence for the presence of the Worsley 4 foot coal seam (other than RC107) has therefore come from close appraisal of the rock core, any ‘soft’ zones during the fieldwork, loss of flush and poor core recovery. The borehole logs from the adjacent LKC site to the east have been used where appropriate to assist the assessment, which has generally confirmed the shallower dip.

Cross sections A-A’, B-B’ and C-C’ show the location of the PMCM in Appendix B.

Figure 9 Worsley 4 Ft Seam Elevation Contour (with southerly extent of grouting 20m AOD)



With the seam thickness being recorded to be 1.6 m thickness, although it is recorded at 1.2 m (4 feet), there needs to be 16 m of rock cover above it treated by grouting and so a provisional contour of 20 m AOD is proposed for the grouting zone, which is shown on the red contour in Figure 9.

5.1 Groundwater Conditions

Groundwater was generally not encountered during the fieldwork, with the exception CP402 between 1.5 and 2 m in the Glacial Deposits. Gas and groundwater standpipes were installed in 4 No. rotary holes and 6 No. cable tool holes.

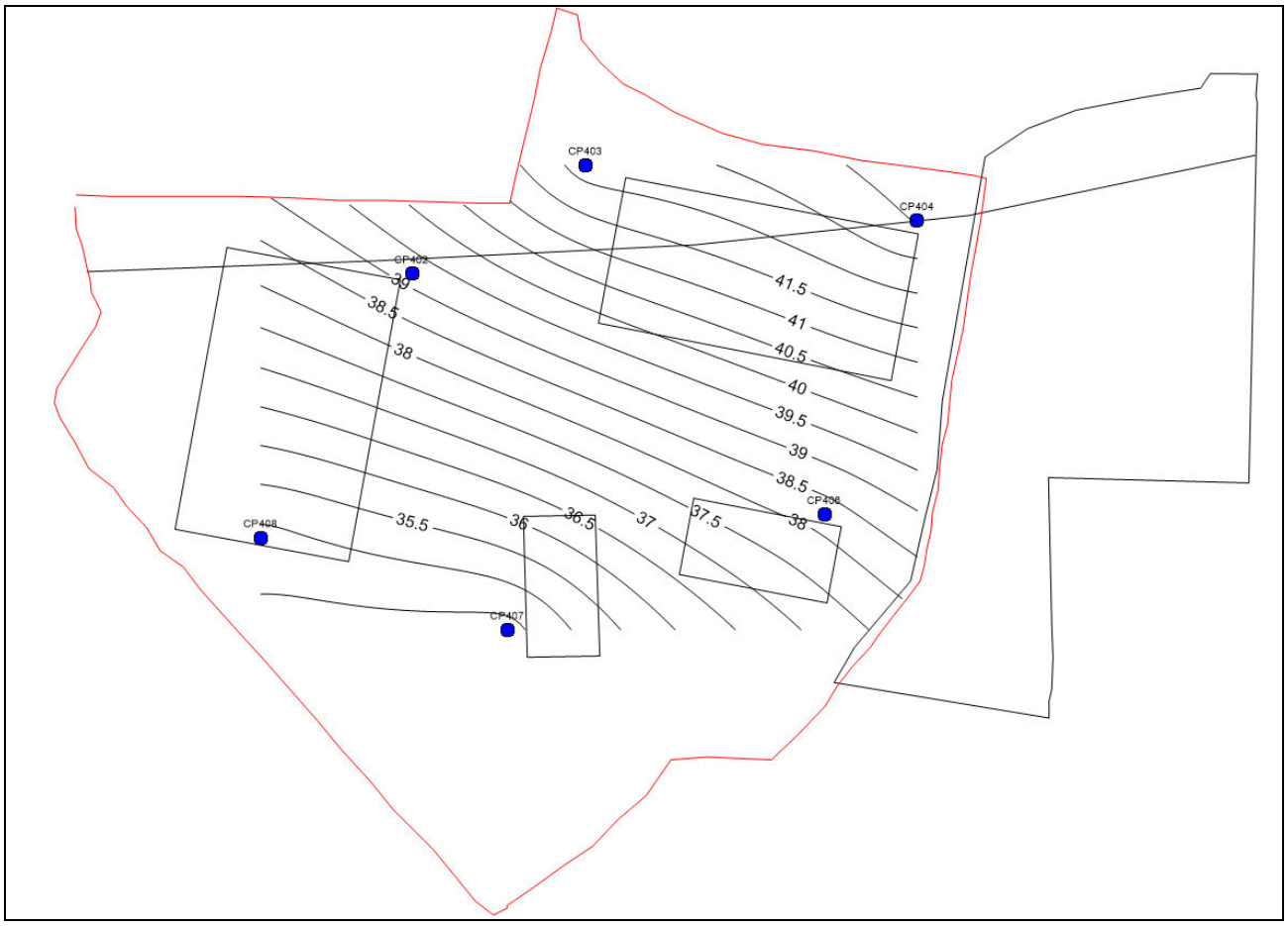
Four return groundwater monitoring and sampling visits are underway with two so far completed, with the following table indicating the depth to groundwater from the instruments from a visit on 5 May 2022 for the Glacial Till only. The groundwater profile for the Pennine Middle Coal Measures has not been plotted at this time.

Table 11 Groundwater Depths Glacial Till (5 May 2022)

CP402	CP403	CP404	CP406	CP407	CP408
1.20	0.66	1.53	2.40	1.49	0.86

Of the rotary holes installed with response zones in the PMCM, a variable groundwater has been recorded from 0.64 to 6.94 m depth. Inspection of the groundwater data suggests at this stage that a discrete shallow groundwater table (average 1.4 m depth) is present within the Glacial Deposits as shown in Figure 10.

Figure 10 Glacial Till Groundwater Elevations (2022-05-05)



6 CONTAMINATED LAND ASSESSMENT

6.1 Legislation and Approach

Contaminated Land is defined in Part 2A of the Environmental Protection Act 1990 as "any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused".

It should be noted that under the Water Act 2003, part (b) of the above definition is to be amended to also include the word "significant".

Land contamination and its risk to human health is a material consideration under the planning regime as it applies to the intended use of a site which requires that risk assessment for planning purposes should be consistent with the requirements under Part 2A and that as a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as ***Contaminated Land*** under Part 2A of the EPA 1990.

The National Planning Policy Framework (NPPF - 2012) puts the onus on local planning authorities to develop their own guidance and processes for dealing with potentially contaminated land under planning. This was revised and updated in 2019.

The key paragraphs from NPPF - 2019 relating to planning and dealing with land contamination are listed below.

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should,
f) wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
g) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

178. Planning policies and decisions should ensure that:
   a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
   b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
   c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Therefore, early engagement with the local authority and their environmental health/pollution control staff is advised.

A risk based approached is taken in the assessment of contaminated land which takes account of the proposed (or existing) use of a site. The key stages are as follows:

1. **Development of a Site Conceptual Model** – This is key to the establishment of viable pollutant linkages from a hazardous source (e.g. hydrocarbon contamination) to a sensitive receptor (e.g. a river) through a viable pathway (e.g., groundwater flow) which allows the hazard to reach the receptor. On some occasions the lack of a viable pollutant linkage will result in no further assessment being necessary

2. **Generic Quantitative Risk Assessment** – This comprises a screening exercise comparing measured chemical data against published data which are based on numerous assumptions regarding the nature of the source, pathway and receptor which are valid or err on the side of safety for the current site in question. Typically for human health risk assessment this involves comparing chemical data with published Generic Assessment Criteria. For controlled waters assessment this typically comprises the direct comparison of chemical tests on leachate or groundwater with Environmental Quality Standards (EQS) or other suitable assessment criteria.

3. **Detailed Quantitative Risk Assessment** – Should contaminants of concern be present at the site at concentrations exceeding the Generic Assessment Criteria, further detailed quantitative assessment can be carried out which accounts for the specific exposure conditions at the site (with respect to human health assessment) or models the

degradation, dilution and attenuation of contaminants during transport from source to receptors.

4. **Evaluation** – The final stage in the process is to appraise the findings of the Risk Assessment and determine the need or otherwise for additional assessment or remediation.

6.2 Conceptual Site Model

The CSM and plausible pollutant linkages are defined below based on the desk study review of publicly available information collated in the previous sections. A preliminary conceptual model is generally of an open field which has a history of underground mining activity.

There is 1 No. known shaft in the southeast corner near the boundary.

There is 1 No. shallow worked coal seam called the Worsley 4 Foot, which subcrops east-west in the northern quarter of the site.

Made Ground was suspected to be present and this has been confirmed by the current DCE due diligence investigation works.

6.3 Sources

A review of the site's history and environmental setting has identified a potential presence of Made Ground with an unknown composition. It is therefore considered plausible that contaminants of concern (CoCs) and as such a source of contamination maybe present as summarised below. The list of contaminants has been established through a review of Annexe 3 in the Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008 Volume 2.

Potential CoCs include:

- Metals - arsenic, cadmium, chromium, chromium VI, copper, lead, mercury, nickel, selenium, zinc;
- Polycyclic Aromatic Hydrocarbons (PAH);
- Total Petroleum Hydrocarbons (TPH); and
- Ground gas (carbon dioxide and methane).

6.4 Pathways

The key pathway for migration of CoCs include the following:

6.4.1 Human Health

1. Ingestion of source soils or groundwaters;
2. Inhalation of source dusts and vapours; and
3. Direct skin exposure (dermal contact) with soils.

6.4.2 Environmental

As the site is situated overlying a Secondary A and Secondary (Undifferentiated) Aquifer, the potential for infiltration, leaching and dissolution of ground source chemicals into underlying groundwater is possible, therefore, the following potential environmental pathways exist:

1. On-site vertical leaching of CoCs in soils to shallow groundwater; and
2. Lateral migration of impacted groundwater towards surface water receptors.

6.5 Receptors

The key potential receptors identified are:

Human Health

1. Current and future site users; and
2. Site development and maintenance workers.

Environmental

1. Groundwater directly beneath the site; and
2. Water courses on-site.

6.5.1 Potential Pollutant Linkages

There is a possibility based on previous investigations that contaminated Made Ground and previous mine-workings may have the potential to affect human health and wider environmental receptors. This includes the potential for ground gases and/or mine gases to affect future buildings and their occupants.

- In order to assess the risks to human health chemical testing data from soils were screened using published generic assessment criteria (GACs) as these account for the various likely exposure routes for humans in a commercial end-use scenario which will be protective of human receptors.

- Risks to controlled waters were assessed by screening soil-leachate and groundwater data against published environmental quality standards (EQS) and Drinking Water Standards (DWS) to determine the level of impact and therefore the likely risk.

- Risks from ground gases/mine gases was undertaken in general agreement with CIRIA C665 and BS 8485:2015 and A1:2019, whereby ground gas concentrations were combined with ground gas flow rates in order generate a gas screening value (GSV) for each set of readings from which the gas regime (in terms of a characteristic situation rating) can be determined and the level of risk estimated.

6.6 Risk Evaluation - Proposed End Use

The potential pollutant linkages risks have been evaluated. The majority of risks were identified as **MODERATE-LOW**. A number of **MODERATE** and **MODERATE-LOW** risks for future site users, proposed buildings/foundations/services and controlled waters have been identified which warrant investigation, these are summarised in Table 2.

Such investigation should include a suitable number of exploratory hole locations from which samples should be recovered (both soil and water) and analysed for the suite of contaminants listed in Section 6.3. The exploratory holes should be completed with gas and groundwater monitoring wells sufficient to characterise the ground gas regime and groundwater flow direction.

It should be noted that the risks summarised in Table 2 are based on contamination being generally present across the whole site. However, it is anticipated from the site history that the extent of any contamination is likely to be isolated with generally low source concentrations.

Table 12 Pollutant Linkages Rated Greater than LOW

Source Description	Pathway Description	Receptor Description	Risk Rating
Ground Gas	Inhalation	Future Commercial	MODERATE
Ground Gas	Migration/entry into voids, basements, enclosed spaces	Future Commercial	MODERATE
Ground Gas	Migration/entry into voids, basements, enclosed spaces	Buildings, Foundations	MODERATE
INORGANIC contamination in Soil/Made Ground	Ingestion	Future Commercial	MODERATE-LOW

Source Description	Pathway Description	Receptor Description	Risk Rating
ORGANIC contamination in Soil/Made Ground	Ingestion	Future Commercial	MODERATE-LOW
INORGANIC contamination in Soil/Made Ground	Inhalation	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Inhalation	Future Commercial	MODERATE-LOW
INORGANIC contamination in Soil/Made Ground	Direct skin exposure (dermal contact)	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Direct skin exposure (dermal contact)	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Direct Contact	Buildings, Foundations	MODERATE-LOW
ORGANIC contamination in GW	Direct Contact	Buildings, Foundations	MODERATE-LOW
Other Inorganic contamination in soil	Direct Contact	Buildings, Foundations	MODERATE-LOW
Other Inorganic contamination in GW	Direct Contact	Buildings, Foundations	MODERATE-LOW
INORGANIC contamination in GW	Migration	River/Stream	MODERATE-LOW
ORGANIC contamination in GW	Migration	River/Stream	MODERATE-LOW
Other Inorganic contamination in GW	Migration	River/Stream	MODERATE-LOW

6.7 Risk Evaluation – Current Users

The risk to current users has been assessed as **LOW**.

6.8 Risk Evaluation – Site Development and Maintenance Workers

Several risks greater than **LOW** have been identified with respect to site development and site maintenance workers as detailed in Appendix E. Ground investigation works are recommended to confirm and quantify the risk which is likely to be mitigated through provision of appropriate PPE. During the construction phase the potential risks to workers will be dealt with under the Health and Safety at Work Act (1974) and regulations made under the act. The investigation should include a suitable number of exploratory hole locations from which both soil and water samples can be recovered and analysed for the suite of the contaminants listed.

6.9 Statutory Risks

Under Part 2A of the Environmental Protection Act 1990 (Section 78A(2)) ***Contaminated Land*** is defined as:

> *"any land which appears to the LOCAL AUTHORITY in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that –*

"(a) SIGNIFICANT HARM is being caused or there is a SIGNIFICANT POSSIBILITY of such harm being caused; or

"(b) POLLUTION OF CONTROLLED WATERS is being, or is likely to be, caused".

The significant possibility of significant harm (SPOSH) is difficult to define and at the time of writing DEFRA has begun a consultation and review in order to clarify what SPOSH means. Notwithstanding, SPOSH must be defined and applied by the relevant local authority or by the EA in the case of special sites (typically, heavily polluted sites such as large gas works, military sites, etc.). From the preliminary evaluation of risks, it is unlikely that the land at the site would be determined by the local authority as Contaminated Land under the Part 2A regime.

The National Planning Policy Framework (NPPF - 2012) puts the onus on local planning authorities to develop their own guidance and processes for dealing with potentially contaminated land under planning. This was revised and updated in 2019.

The key paragraphs from NPPF - 2019 relating to planning and dealing with land contamination are listed below.

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- h) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- i) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- j) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- k) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- l) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should,
- m) wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- n) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

178. Planning policies and decisions should ensure that:
- d) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- e) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- f) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where

a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Therefore, early engagement with the local authority and their environmental health/pollution control staff is advised.

6.10 Generic Human Health Quantitative Risk Assessment

The results of the chemical testing on soils were compared with published Generic Assessment Criteria (GAC) as an initial screen to determine if more detailed assessment is required.

Full details of the screening exercise are presented in Appendix D. None of the results exceeded their relevant screening criteria.

6.11 Generic Human Health Assessment Discussion and Conclusions

None of the determinands tested for exceeded their relevant GAC for a commercial end use. Therefore, no remediation of site soils is required to bring the site into use as a commercial development. Further testing is considered appropriate as part of a detailed investigation of the site.

6.12 Generic Controlled Waters Quantitative Risk Assessment

6.12.1 Controlled Waters – Leachate

The results of the chemical testing on leachate were compared with published Environmental Quality Standards (EQS) or UK Drinking Water Standards (UK DWS) as an initial screen to determine if more detailed assessment is required. Full details of the screening exercise are presented in Appendix G and summarised in Table 13.

Table 13 Leachate Results Exceeding Controlled Waters Screening Values

Determinands	Screen Value (µg/l)	Source of Screening Value	Location	Depth (m bgl)	Concentration(µg/l)
Lead	4	EQS	TP311	0.74	4.8
Selenium	10	UK DWS	TP302	2.5	15

No other Contaminants of Concern were identified at a concentration exceeding its controlled waters screening value.

6.12.2 Controlled Waters – Groundwater

The results of the chemical testing on groundwater were compared with published Environmental Quality Standards (EQS) or UK Drinking Waters Standards (UK DWS) as an initial screen to determine if more detailed assessment is required. Full details of the screening exercise are presented in Appendix G and summarised in Table 14.

Table 14 Groundwater Results Exceeding Controlled Waters Screening Values

Determinands	Screen Value (µg/l)	Source of Screening Value	Location	Depth (m bgl)	Concentration(µg/l)
Chromium	5	EQS	RC106	4.62	6.7

No other Contaminants of Concern were identified at a concentration exceeding its controlled waters screening value.

6.13 Generic Controlled Waters Assessment Discussion and Conclusions

Lead

1 No. leachate sample obtained from TP311 at 0.74 m bgl was found to exceed the screening value of lead of 4 µg/l with a concentration of 4.8 µg/l. Whilst this is in exceedance of the screening value, it presents a **VERY LOW** risk to controlled waters due to it being a slight exceedance for the more stringent EQS screening value and does not exceed the equivalent UK DWS of 10 µg/l.

Selenium

1 No. leachate sample obtained from TP302 at 2.5 m bgl was found to exceed the screening value of lead of 10 µg/l with a concentration of 15 µg/l. Whilst this is in exceedance of the screening value, it presents a **LOW** risk to controlled waters due to it being a slight exceedance in only one position and due to the unproductive nature of the underlying strata.

Chromium

1 No. groundwater sample obtained from RC106 at 4.62 m bgl was found to exceed the screening value of lead of 5 µg/l with a concentration of 6.7 µg/l. Whilst this is in exceedance of the screening value, it presents a **VERY LOW** risk to controlled waters due to it being a slight exceedance for the more stringent EQS screening value and does not exceed the equivalent UK DWS of 50 µg/l.

While concentrations of contaminants of concern were identified within water samples obtained from the site, the risk to controlled waters is **LOW**, and no further action is required.

6.14 Ground Gas Assessment

Ground gas assessment has been undertaken to assess risks associated with carbon dioxide, carbon monoxide and methane to new buildings and their users. The first monitoring round undertaken on 5 May 2022 with a further 9 No. readings taken at regular intervals up to 7 October 2022. The wells were developed on 18 May 2022.

To date, a total period of 6 months monitoring has taken place. Atmospheric pressures recorded over the duration of the monitoring visits at the site range between 1005 mb and 1018 mb.

Gas monitoring from within the Made Ground together with Glacial Till and separately from within Pennine Middle Coal Measures (PMCM) and the monitoring of each is discussed in the following sections.

6.14.1 Gas monitoring of Made Ground and Glacial Till

The results of the gas monitoring in the Made Ground and Glacial Till are summarised in Table 15 below for locations where response zones have been placed within these stratums. Full details of the ground gas and groundwater monitoring are presented in Appendix A.

Table 15 Summary of Gas Monitoring – Made Ground and Glacial Till

Well	Methane (CH_4) % v/v	Carbon Dioxide (CO_2) % v/v	Oxygen (O_2) %v/v	Hydrogen Sulphide (H2S) %v/v	Carbon Monoxide (CO) ppm	Flow Rate l/hr (steady unless noted otherwise)
CP403	0.0	3.2	11.9	0.0	3	0.0
CP407	0.0	4.9	10.2	0.0	6	1.3 (initial) 0.0 (steady)
CP408	0.0	1.8	16.1	0.0	7	-19 (initial) 0.0 (steady)

Interpretation of gas monitoring has been carried out in accordance with the recommendations contained within CIRIA 665 (2007) '*Assessing risks posed by hazardous ground gases to buildings*' and BS8485 (2019) '*Code of Practice for The Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings'*.

The guidance includes the calculation of volumetric flow rates of ground based on maximum recorded gas concentrations and maximum recorded gas flow rates. Limiting factors are applied to the gas monitoring results and a characteristic situation is then applied to the site. The worst-case volumetric flow rates for response zones within the Made Ground and Glacial Till are presented in Table 18.

Table 16 Gas Monitoring Characteristic Values – Made Ground and Glacial Till

Well	Maximum CH_4 %v/v	Maximum CO_2 %v/v	Maximum Flow Rate (l/hr)	CH_4 Volumetric Flow Rate (l/hr)	CO_2 Volumetric Flow Rate (l/hr)
CP403	0.0	3.2	<0.1 (steady)	<0.0001	<0.0032
CP407	0.0	4.9	<0.1 (steady)	<0.0001	<0.0049
CP408	0.0	1.8	<0.1 (steady)	<0.0001	<0.0018

* Actual maximum flow rate recorded was 0.0 l/hr. Accuracy of monitoring equipment is to +/- 0.1 l/hr

The results for locations with response zones within the Made Ground and Glacial Till only indicate that the site be categorised as Characteristic Situation 1(using BS8485 (2019) and Wilson and Card CIRIA C665) given that maximum carbon dioxide levels are below 5% and volumetric flow rates are at less than 0.07 l/hr.

6.14.2 Gas Monitoring of Pennine Middle Coal Measures

The results of the gas monitoring are summarised in Table 17 below are for locations where response zones were within the PMCM, including Weathered Pennine Middle Coal Measures. Full details of the ground gas and groundwater monitoring are presented in Appendix A.

Table 17 Summary of Gas Monitoring – Pennine Middle Coal Measures (PMCM)

Well	Methane (CH_4) % v/v	Carbon Dioxide (CO_2) % v/v	Oxygen (O_2) %v/v	Hydrogen Sulphide (H2S) %v/v	Carbon Monoxide (CO) ppm	Flow Rate l/hr (steady unless noted otherwise)
CP402	0.0	6.6	9.8	0.0	3	0.0
CP404	0.0	6.5	8.1	0.0	4	0.0
CP406	0.0	8.9	1.8	0.0	3	0.0
RC101	0.0	10.4	0.7	0.0	8	0.0
RC102	0.0	7.4	0.0	10.0	4	51.4 (initial) 29.1 (steady)
RC104	0.0	0.6	19.3	0.0	8	66 (initial) 0.0 (steady)
RC105	0.0	0.9	16.2	0.0	17	1.0 (initial) 0.0 (steady)
RC106	0.0	3.2	9.7	0.0	2	0.0
RC107	0.0	7.2	2.0	0.0	6	0.0
RC108	0.0	5.2	12.5	2.8	6	0.0

Interpretation of gas monitoring has been carried out in accordance with the recommendations contained within CIRIA 665 (2007) '*Assessing risks posed by hazardous ground gases to buildings*' and BS8485 (2019) '*Code of Practice for The Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings'*.

The guidance includes the calculation of volumetric flow rates of ground based on maximum recorded gas concentrations and maximum recorded gas flow rates. Limiting factors are applied to the gas monitoring results and a characteristic situation is then applied to the site. The worst-case volumetric flow rates for response zones within the PMCM are presented in Table 18.

Table 18 Gas Monitoring Characteristic Values – Pennine Middle Coal Measures (PMCM)

Well	Maximum CH_4 %v/v	Maximum CO_2 %v/v	Maximum Flow Rate (l/hr)	CH_4 Volumetric Flow Rate (l/hr)	CO_2 Volumetric Flow Rate (l/hr)
CP402	<0.1	6.6	<0.1	<0.0001	<0.0066
CP404	<0.1	6.5	<0.1	<0.0001	<0.0065
CP406	<0.1	8.9	<0.1	<0.0001	<0.0089
RC101	<0.1	10.4	<0.1	<0.0001	<0.0104
RC102	<0.1	7.4	29.1 (steady)	<0.0291	2.1534
RC104	<0.1	0.6	<0.1 (steady)	<0.0001	<0.0006
RC105	<0.1	0.9	<0.1 (steady)	<0.0001	<0.0009
RC106	<0.1	3.2	<0.1	<0.0001	<0.0032
RC107	<0.1	7.2	<0.1	<0.0001	<0.0072
RC108	<0.1	5.2	<0.1	<0.0001	<0.0052

* Actual maximum flow rate recorded was 0.0 l/hr. Accuracy of monitoring equipment is to +/- 0.1 l/hr

The gas monitoring within PMCM recorded initially high that quickly diminish (RC102, RC104 and RC105) or low flow rates with a longer monitoring period. RC102 recorded a maximum steady flow rate of 29.1 l/hr on 1st June 2022, however since then whilst there have been initial readings above detection limit the steady readings have remained at <0.1 l/hr similar to other installations within the PMCM. A maximum volumetric flow rate for carbon dioxide of 2.1534 l/hr equates to a classification of Characteristic Situation 2 (using BS8485 (2019) and Wilson and Card CIRIA C665) for the site.

6.14.3 Gas Monitoring – Overall Characteristic Situation

Taking all monitoring data into consideration, an overall Characteristic Situation of 2 is considered appropriate for the site. A maximum volumetric flow rate of 2.15 l/hr was recorded at the site in RC102 (within the PMCM), with all other calculated volumetric flow rates (from both Made Ground / Glacial Till and PMCM) equate to a Characteristic Situation 1 classification. Whilst this could indicate a hotspot around RC102 where Characteristic Situation 2 is appropriate, given the general trend of maximum carbon dioxide readings recorded from other locations of above 5%, an increase to Characteristic Situation 2 is deemed appropriate for the site.

Nevertheless, ground gas monitoring should be undertaken both during and post completion of any earthworks to confirm that this Characteristic Situation remains appropriate.

6.15 Excavations

Groundwater monitoring to date indicates groundwater to be absent or at levels around 1.4 m bgl. Observations during inclement weather during the fieldwork suggest that surface and near surface conditions will be subject to seasonal variation and it is considered likely that groundwater levels would rise to around 1 m bgl during wet periods.

Excavations below this depth for services or foundation construction are likely to need groundwater control measures to be implemented. Excavation sides were found to be generally stable during

trial pitting, though the presence of shallow groundwater will make sides unstable for which support will be required.

6.16 Sulphate Assessment

The classification of the site in terms of concrete in aggressive ground is based on the guidance provided within the BRE Special Digest 1 (BRE SD1). The characteristic chemical laboratory test results for soil samples recovered are presented in Table 199.

Table 19 Characteristic soil chemistry results for soil classification

Determinand	Units	Glacial Till	Weathered Pennine Middle Coal Measures
pH	pH Units	8.50	7.5
Magnesium (Water Soluble)	g/l	0.00	< 0.010
Sulphate (2:1 Water Soluble) as SO4	g/l	0.03	0.034
Total Sulphur	%	0.14	0.099
Chloride (Water Soluble)	g/l	0.01	< 0.010
Nitrate (Water Soluble)	g/l	0.02	< 0.010
Sulphate (Acid Soluble)	%	0.04	0.011

Chemical testing of samples recovered from the Glacial Till and weathered Pennine Middle Coal Measures indicates that both of these materials are classified as Design Sulphate class DS-1 with corresponding Aggressive Chemical Environment for Concrete AC-1. Further testing is advised during the detailed investigation.

7 GEOTECHNICAL ENGINEERING ASSESSMENT

7.1 Development Proposal

It is understood that the site will be used for the construction of 4 No. industrial plot, each inclusive of warehouses and office space, parking, associated hardstanding yard areas and green open space. The proposed development layout is shown in Figure 1 below which includes the total site (Blue line).

Figure 11 Proposed Development Layout



No loading information is currently available though as indicated earlier a cut-fill formation model has been developed BED.

7.2 Ground Strength Profile

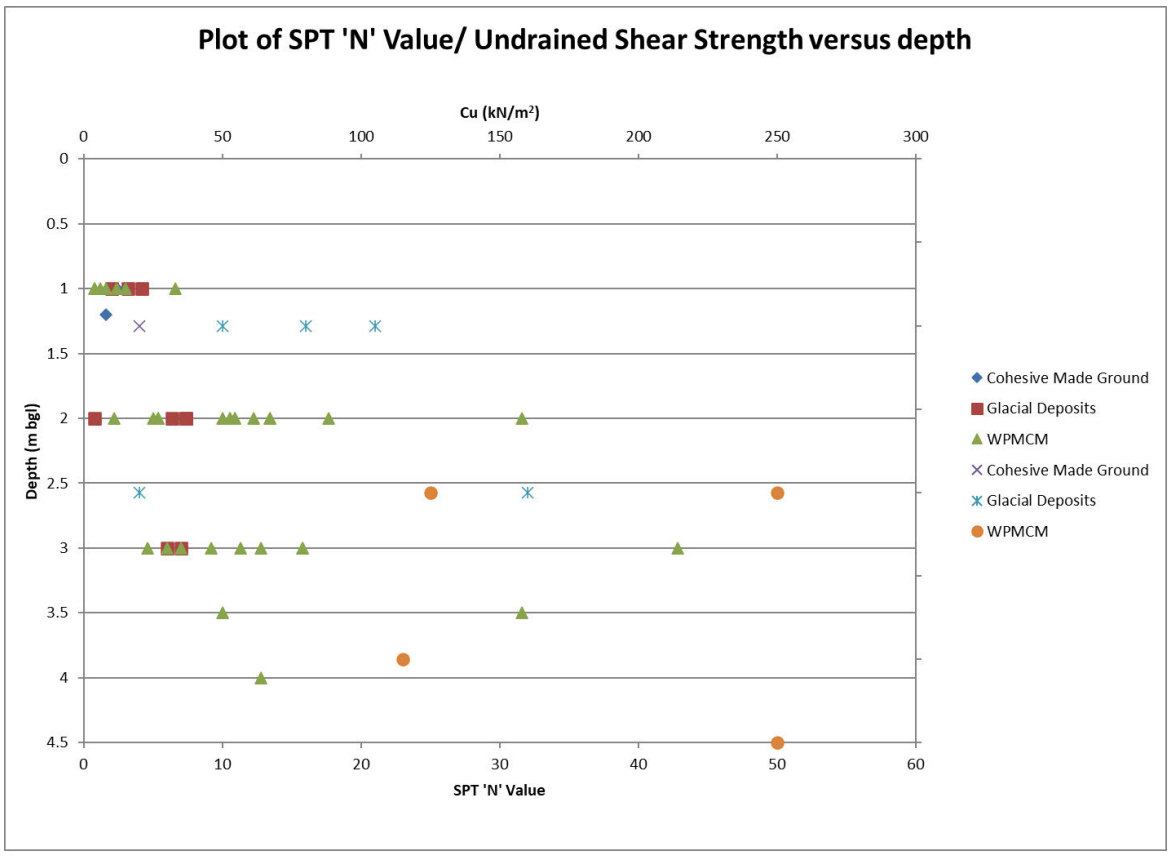
Standard Penetration Testing (SPT) results from across the site indicate that the Made Ground is variable in strength from soft to stiff (locally indicated to be very stiff due to cobbles).

The Glacial Deposits being generally firm locally stiff.

The Weathered PMCM CLAY are indicated to be stiff becoming very stiff with depth, with the underlying PMCM indicated to be mainly extremely weak to very weak, though has been shown in siltstone and sandstone horizons to be strong and very strong.

Figure 12 shows a the SPT values with depth. It is important to recognise however, that there exists location specific conditions that are not evident for such a plot and so the following sections are an attempt at describing the variable conditions and the viable treatment and ground improvement options available.

Figure 12 SPT 'N' values with depth



7.3 Spread Foundations

Based on the BED formation model, foundations elevations for Units 1 and 2 to be placed on Made Ground or fill in the southern half of the units while potentially in Glacial Deposits and weathered Pennine Middle Coal Measures in the northern half.

There are also transition areas (along the cut-fill line) where Made Ground, Glacial Till or weathered PMCM are present.

Indicative allowable bearing capacity values for each stratum encountered on site are given in the following sections but are not a replacement for plot specific design. Differential settlement estimates can be made only on a plot design basis and so are not quoted herein.

The Made Ground is not suitable to support spread foundations without improvement being undertaken to a designed and specified standard. Where Made Ground after cut is up to 1 m thickness remaining it is considered a viable option to use heavy compaction plant to proof roll the surface and combine that with stabilisation to achieve the required CBR value(s). Where Made Ground is deeper, Rapid Impact Compaction or similar may be considered also combined with stabilisation. A schematic indication of where such options may be appropriate are shown on Drawing 21133J-5 in Appendix B.

7.3.1 Spread Foundations – Placed Fill

Placed fill should be engineered to a specification with a minimum stiffness of 15 MPa to provide a suitable allowable bearing capacity and settlement characteristics for spread foundations. The earthworks are to be designed to limit differential settlement between foundations on placed fill and detailed assessment undertaken where foundations and their depth of influence are not exclusively on placed fill.

7.3.2 Spread Foundations – Glacial Till Deposits

Shallow foundations may be placed within the Glacial Till deposits and although locally soft Glacial Deposits have been identified and will need to be moisture conditioned to be re-used, using an undrained shear strength of 50 kN/m^2, an allowable bearing capacity of 100 kN/m^2 is suitable for a pad foundation up to 4 m by 4m placed a minimum of 1 m below the top of the Glacial Deposits. This will limit total settlement to less than 25 mm.

The presence of hedge and tree line areas will require localised deepening of foundations to compensate for the effects of clay shrinkage and swelling.

7.3.3 Spread Foundations – Weathered Pennine Middle Coal Measures

Shallow foundations are likely to locally be placed within the Weathered PMCM CLAY. Using an undrained shear strength of 100 kN/m^2 an allowable bearing capacity of 200 kN/m^2 is considered appropriate for a pad foundation up to 4 m by 4 m placed a minimum of 1 m below the top of the Weathered PUCM in order to limit settlement to less than 25 mm.

7.3.4 Spread Foundations – Pennine Middle Coal Measures

Based on the proposed earthworks model, shallow foundations may be placed in PMCM only in the northeast part of Unit 1. For these foundations an allowable bearing capacity of 250 kN/m^2 is considered appropriate for a pad foundation up to 4 m by 4 m placed a minimum of 1 m below the top of the PUCM rock. This will limit settlement to less than 25 mm.

7.3.5 Spread Foundations – Differential Settlement Risk

Due to the variability in formation material type and stiffness across each building footprint, it is important that allowable bearing capacity and stiffness is assessed on a foundation by foundation basis by the designer in order to adequately consider differential settlement.

7.4 Pile Foundations

Based on the ground conditions encountered and proposed earthworks, piling is considered only where Made Ground is not improved or should exceptionally high loads be proposed for the structures.

7.5 Floor Slab

Based on the proposed earthworks and development model, it is likely that building floor slabs will be constructed across both cut in-situ material, improved Made Ground and/or engineered fill.

Although the floor slabs will be across cut and fill areas for which differential settlement needs to be considered the magnitude of each is such that about 2.5 m of cut and 2.5 m of fill across the unit areas are not expected to cause large heave/settlement risks and so it is not anticipated that a period to elapse between earthworks and floor slab construction will be necessary.

For a ground bearing floor slab placed a minimum of 0.5 m below the top of existing material a Modulus of Subgrade Reaction of 35 MN/m^2/m considered appropriate and this alongside the other materials meeting their design stiffnesses will limit differential settlement to less than 1 in 500 and to support loads up to 50 kN/m^2.

7.6 Slope Stability & Retaining Walls

Earthworks operations slopes are to be created around the perimeter of the site and retaining walls are expected across the site between development plateaus.

Cut slopes are expected to be in Glacial Deposits, with fill slopes in Made Ground fill. In consideration of the exposed natural Glacial Till in Cut and the re-engineered materials of the similar property materials, a safe slope angle of 1:3 is considered appropriate in both cases. This should be confirmed with the designer as it may be possible to increase the steepness of slopes.

Location specific slope stability analysis may be necessary to determine the factor of safety against failure for both cut and upfilled areas.

Based on the ground investigation data and laboratory test results, the following parameters are considered appropriate for slope stability assessment and retaining wall design. A detailed slope assessment and design and retaining wall design should be undertaken by the earthworks designer.

Table 20 Slope stability & retaining wall design parameters

Strata	Undrained Shear Strength kN/m^2	Bulk Weight Mg/m^3	Phi' Degrees	Drained Cohesion kN/m^2
Made Ground*	75	1.9	30	2
Glacial Till	60	2.0	26	2
Weathered PMCM	60	1.9	30	2
PMCM Rock	600	2.1	28	5

*- Made Ground without improvement should not be left insitu below any embankment or left untreated in any cut face. Values stated are post treatment/improvement

7.7 Ground Improvement

7.7.1 Vibro Stone Columns

Ground improvement in the form of vibro stone columns may be considered viable in localised areas of deeper Made Ground, though generally this technique is expected to be cost-effective over larger and deeper areas requiring improvement.

The presence of soft clays within the Made Ground may however present problems with "necking" of the stone columns whereby the low lateral support provided by the soft clay can result in failure of the column.

Typically, treatment by stone columns would improve the ground to allow ground bearing floor slab loadings of around 50 kN/m^2 and foundation loadings in the region of 125 kN/m^2. If higher values are required for the development these should be considered in detail by the designer.

Where stone columns are to be considered further, it is recommended that the advice of a specialist contractor is sought prior to detailed design.

7.7.2 Rapid Impact Compaction / Dynamic Compaction

Light dynamic compaction (minimum 9 tonne Rapid Impact Compaction) is considered more viable in granular Made Ground or mixed cohesive soils. Where Made Ground is deeper than 1m or so, Rapid Impact Compaction or similar may be considered also combined with stabilisation. Consultation with a specialist may elicit favourable offerings to improve the predominantly cohesive Made Ground (potentially considered to be mixed soils), though it is expected that limited benefit with shallow Glacial Deposits groundwater on the subject site.

Where suitable conditions are present a characteristic friction angle of 35 degrees, characteristic Youngs modulus throughout the treated material of around 15 MN/m^2 and bulk density of 1.8 Mg/m^3 may be achievable. Note higher values may in fact be achievable so the advice of specialist subcontractors should be sought.

A schematic indication of where such options may be appropriate are shown on Drawing 21133J-5 in Appendix B.

Conventional heavy dynamic compaction would also technically be suitable at the site, however issues associated with vibration and flying debris affecting the nearby housing and footpath areas would be more pronounced and are likely to make the process unsuitable overall.

7.7.3 High Energy Impact Compaction (HEIC) or Polygonal 26T roller

Ground improvement by rolling dynamic compaction (such as High Energy Impact Compaction) may be considered as an alternative in non-structural areas (yards and roads) to minimise long term differential movements under pavements and where granular Made Ground is present to a maximum of say 1.5-2 m thickness.

Where Made Ground after cut is up to 1 m thickness remaining it is considered a viable option to use heavy compaction plant to proof roll such as the Polygonal 26 T roller also the surface and combine that with stabilisation to achieve the required CBR value(s).

A schematic indication of where such options may be appropriate are shown on Drawing 21133J-5 in Appendix B.

If this is adopted, it is recommended that the upper 450 mm is placed (replaced) as engineered fill conventionally compacted. HEIC is not generally considered suitable for materials intended to support foundation loadings.

HEIC may be considered for thick layer compaction works for the general earthworks upfill, providing suitable validation testing regime is agreed.

If HEIC is to be considered further the advice of a specialist contractor should be sought prior to design finalisation.

7.7.4 Lime / Cement Modification

Where material to be placed during earthworks operations requires drying to achieve optimum moisture content, consideration may be given to the use of lime or cement modification. Material across the site is generally indicated to be suitable for lime or cement treatment, with the exception of localised areas of Made Ground which have Organic Carbon levels of greater than 2 %. These areas should be identified by ongoing laboratory testing (details to be confirmed by the designer) during works and may require additional treatment.

The need or otherwise for adoption of lime or cement modification should be considered by the earthworks contractor following additional assessment. If lime or cement treatment is to be considered further the advice of a specialist contractor should be sought and a suitable programme of suitability and design testing would need to be carried out to confirm stabilisation mix designs in accordance with the recommendations presented in Design Manual for Roads and Bridges Volume 4 Section 1 Part 6 - HA74/04.

It should be noted that the slope angle of constructed slopes could be increased if stabilised earthworks are employed. The details of any slope stability should be confirmed by the designer.

7.8 Pavement Design

Laboratory classification test results generally indicate that the predominant earthworks materials comprise Glacial Deposits or weathered PMCM comprise CLAY materials both with an average PI of 29% and so an equilibrium CBR value of between 3 % and 4% may be considered appropriate at optimum moisture content.

Laboratory testing indicates the materials to be used on site are not frost susceptible, with occasional low plasticity results indicating frost susceptibility. Further testing would be necessary to determine the risk overall though only about 9% of the samples tested suggest the materials to be frost susceptible.

7.9 Excavations and Dewatering Risk and Requirements

Groundwater monitoring has identified shallow groundwater within the Glacial Till. During cut operations and foundation excavations in the northern part of Units 1 and 2, shallow groundwater may be encountered for which an allowance will be necessary to control water, the details of which will need to be confirmed by both the permanent and temporary works designers. The relevant discharge permits will also be required.

The advice should be sought of a specialist hydrogeologist and dewatering expert should be sought.

During trial pitting the CLAY across the site proved to be generally stable and limited inflows of water were noted.

8 EARTHWORKS

The following section is discussed in the context of the Manual of Contract Documents for Highways works, Volume 1, Series 600 Specification for Highways works.

8.1 Earthworks Considerations

The earthworks testing and site investigation data so far indicate that the highest risk earthworks material comprises the Made Ground due to its highly variable nature and moisture content and so will prove to be challenging should wholesale re-engineering be proposed.

The prospective earthworks contractor will need to carry out their own investigations to gain further understanding of the nature of the Made Ground soils and from such works make appropriate allowance for any processing measures considered necessary.

The re-use by improvement of the Made Ground on site can be considered by excavating it, moisture conditioning of the same and then re-compacting it.

Lime and or cement stabilisation will be required to a high proportion of Made Ground where it is excavated for re-use. Selected near surface natural materials (Glacial Deposits and weathered PMCM) proposed for re-use will also be subject to moisture conditioning for the performance requirements to be met. A programme of suitability and design testing would need to be carried out to confirm stabilisation mix designs in accordance with the recommendations presented in Design Manual for Roads and Bridges Volume 4 Section 1 Part 6 – HA74/04.

Groundwater is generally shallow and so much of the deeper Made Ground is below groundwater and thereby only accessible for excavation if groundwater is controlled (even though groundwater inflows were low in trial pits).

As a guide to the 'excavatability' of the limited area in the northeast parts of Units 1 and 2 based on the logs it is expected that PMCM will require 'easy' ripping techniques for the shallow extremely

Based on current groundwater data groundwater levels are generally below 1.4 m from existing ground levels and in some areas shallower groundwater is present, particularly during prolonged periods of inclement weather.

Further earthworks classification testing of the onsite materials will be needed for design purposes though currently majority of Made Ground (Glacial Till and weathered PMCM mixtures) with those natural soils (Glacial Till, Weathered Weathered PMCM) are expected to classify in grading terms mostly as a Classes 2 and 7 material.

The engineered fill proposed at the subject site is expected to be subject to end product performance requirements rather than method compaction and so a preliminary guide to SHW Appendix 6/1 is presented below, though is subject to design development.

Moisture content control during earthworks will be of importance for materials used as Class 7A1 soils as the acceptable moisture content window is likely to be in a window of approximately 4 % in order to meet the class 7A1 end product compaction criteria.

It should be noted that the actual earthworks classification of a particular material is dependent on its grading, other material parameters (detailed in Table 6/1 of Series 600) AND on how the materials are used and compacted. Material classification is not solely based on the material properties.

Presented below are limits for incorporation into Table 6/1 of an earthworks specification for Class 7A1, 6N or 6P materials are given in the table below. Note that a full earthworks design and specification should be prepared as part of detailed design works.

Table 21 SHW- Table 6/1 Class 7A1 requirements

Class	General Material Description	Typical Use	Permitted Constituents (All Subject to Requirements of Clause 601)	Material Properties for Acceptability (in Addition to use of Fill Materials in Clause 601 and Testing in Clause 631)				Compaction Requirements, Table 6/4 of SHW Series 600, Clause 612
				Property (See Exemptions in Previous Column)	Defined & Tested in Accordance with:	Acceptable Limits Within:*		
						Lower	Upper	
7A1	Selected Cohesive Fill	Fill to structures	Any material or combination of materials, other than argillaceous rock and materials designated as Class 3 in the Contract	(i) grading (ii) mc (iii) Plasticity Index (iv) Liquid Limit (v) Undrained shear strength by hand shear vane	BS 1377: part 2 BS 1377: part 4 BS1377: Part 2 BS1377: Part 2 BS 1377: part 7	Tab 6/2 To suit end product 75 kPa	Tab 6/2 To suit end product 45 - 65	End product: Minimum requirement of 100 % of maximum dry density of BS1377: Part 4 (2.5kg rammer method) or a dry density corresponding to 5 % air voids at field moisture content whichever is lower. 90 % of results to achieve dry density/ air voids/ requirement and no result to fall below 10 % air voids or 90 % maximum dry density. Plate bearing test on 600 mm dia plate to settle less than 4 mm across stress range zero to 200 kN/m^2

9 SUMMARY AND RECOMMENDATIONS

The findings of the current investigations can be summarised as follows:

1. The site occupies a parcel of land approximately 12.5 Hectares (ha) and is largely level at c. 35 m Above Ordnance Datum (AOD), divided into six portions primarily by hedgerows, and is used by the general public with footpaths and bridleways going through site;

2. The site is underlain by Glacial Till overlying weathered then Pennine Middle Coal Measures rock. Made Ground is present across most of the site, some it is suspected under license by neighbouring developer(s);

3. The Made Ground in places is up to 5.3 m depth and is variable composition and strength. Glacial Till is predominantly cohesive and firm to stiff. Weathered Pennine Middle Coal Measures mainly stiff to very stiff CLAY. Pennine Upper Coal Measures rock is generally extremely weak and very weak, though siltstone and sandstone horizons are locally strong and very strong;

4. The Worsley 4 Foot coal seam subcrops on the site and has been positively identified in RC107 at an elevation of 28.40 m AOD. The seam dip has been calculated to be about 7 degrees and in a southerly direction. Loss of flush, poor recovery during drilling and evidence from drilling on the site to the east has confirmed provisionally the dip angle and direction. The published dip of the seam is 11.3 degrees in a southerly direction;

9. A former mineshaft is located close to the southern boundary though its treatment details are not known; conveyance recorded 18-Dec-2009 to Peel Investments (North) Limited. Site investigation and assessment of the risks posed by the mine shaft is expected to be part of a detailed investigation;

10. Although groundwater has generally not encountered during drilling instruments installed have identified a variable groundwater regime in the underlying PMCM, a groundwater regime appears within the Glacial Till at an average of 1.4 m below ground level;

11. There have been no soil contaminant exceedances in soil, though some additional testing is underway;

12. Based on the current gas monitoring information, the site overall is Characteristic Situation 2 for ground gas however this should be reassessed once earthworks have been completed;

13. Made Ground extends across most of the site and is not suitable without treatment to support the development loads without risk of unacceptable settlements taking place. The excavation and moisture conditioning of Made Ground where it is below structures is considered to be the better option though limited use of ground improvement techniques such as High Energy Impact Compaction or Rapid Impact Compaction may be considered;

14. Both Made Ground and localised areas of natural ground will need moisture conditioning with lime or cement to be compacted to a suitable performance specification;

15. Engineered fill will need to be placed to a suitable stiffness (15 MN/m^2) provide a suitable allowable bearing capacity and limit differential settlement;

16. Traditional pad foundations are expected to be suitable for the site once Made Ground has been treated and any higher moisture content natural materials have been conditioned and re-compacted to a performance specification with a drained stiffness of 15 MPa;

17. Piled foundations are not expected to be necessary unless the development is not subject to ground improvement or structures have exceptionally high loads;

18. Equilibrium CBRs of between 3 and 4 % are considered appropriate for all material types. Further testing is needed to confirm materials are non-frost susceptible;

19. Shallow groundwater means dewatering techniques may be needed for which the advice of a specialist hydrogeologist and dewatering expert should be sought;

20. The site currently classifies as DS-1 though further testing is considered appropriate to confirm this classification; and

21. The majority of material on site classifies as Class 2 or 7 material for earthworks and is to be confirmed by detailed investigation.

9.1 Recommendations

1. Site investigation and assessment of the risks posed by the mine shaft on the south east boundary is expected to be part of consultation with the client, Coal Authority and a detailed investigation;

2. The Worsley 4 Foot coal seam has been worked-out across the site and has been identified provisionally using ‘loss of flush’, ‘poor recovery’, neighbouring investigation data and the evidence from RC107 which identified a pillar at a Dip angle of 7 degrees in a southerly

direction which is less than the published dip of 11.3 degrees. Further investigation is necessary to confirm the dip and the scope of the grouting works which are more substantial at the lower dip angle and so are conservative currently;

3. Further trial pitting for earthworks classification testing is considered necessary where Made Ground thicknesses have been identified in the northern parts of the site. Some boreholes also identified poor recovery and so implies softer zones at the base of Made Ground at the interface of either Glacial Till Deposits or Pennine Middle Coal Measures, and are largely concentrated within about 100 m south of the conjectured Worsley 4 foot subcrop. Such poorer materials will need to be assessed further to determine their extent so that a decision can be made regarding their treatment by grouting or by ground improvement. The further assessment can be achieved by trial pits and shallow cable tool boreholes, though there may be an opportunity to use CPTs or dynamic probing; and

4. Taking all monitoring data into consideration, an overall Characteristic Situation of 2 is considered appropriate for the site given the recorded carbon dioxide levels across the site and maximum volumetric flow rate calculated within borehole RC102. Nevertheless, ground gas monitoring should be undertaken both during and post completion of any earthworks to confirm that this remains appropriate.

For **Discovery CE Limited**

[redacted]

APPENDIX A - FIGURES AND TABLES

GAS AND GROUNDWATER MONITORING DATA

Discovery Geotechnical & Environmental Engineers

SITE	Astley Park Way, Wigan
PROJECT No.	21133J
Carried Out by:	JJ
Date:	05-May-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit	**Ground Surface Conditions**
Ranged from1014-1018	wet grass
Atmospheric Pressure Trend Over Previous 24hrs	**Weather Conditions**
Ranged from 1014-1013during pervious 24 hours	light rain low wind

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
RC107	0.31	50	0	0	0	0	0	0	0.0	0.0	0.0	3.8	3.8	9.2	9.2	0.0	0.0	6.0	3.0	180	0.0	0.0	NR	NR	1018	6.63	11.79	
RC104	0.36	50	66	34	45	20	0	0	0.0	0.0	0.0	0.0	0.0	20.5	20.8	0.0	0.0	4.0	1.0	180	0.0	0.0	NR	NR	1016	0.28	9.70	
RC105	0.29	50	0	0	0	0	0	0	0.0	0.0	0.0	0.5	0.5	19.7	19.7	0.0	0.0	17.0	14.0	180	0.0	0.0	NR	NR	1014	3.21	7.05	
RC106	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	20.6	20.9	0.0	0.0	2.0	0.0	180	0.0	0.0	NR	NR	1017	3.01	15.86	
CP402	0.33	50	0	0	0	0	0	0	0.0	0.0	0.0	0.3	0.3	20.7	20.7	0.0	0.0	2.0	1.0	180	0.0	0.0	NR	NR	1015	0.87	1.55	
CP403	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	0.6	0.6	20.1	20.1	10.0	0.0	1.0	0.0	180	0.0	0.0	NR	NR	1016	0.32	0.91	
CP404	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	1.1	1.1	20.0	20.0	0.0	0.0	4.0	2.0	180	0.0	0.0	NR	NR	1014	1.19	1.67	
CP406	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	1.3	1.3	16.9	16.9	0.0	0.0	3.0	1.0	180	0.0	0.0	NR	NR	1016	2.05	2.14	
CP407	0.34	50	0.6	2	0	0	0	0	0.0	0.0	0.0	0.0	0.0	20.7	20.7	0.0	0.0	3.0	1.0	180	0.0	0.0	NR	NR	1016	1.15	2.16	
CP408	0.32	50	-2.7	-11	-1.4	-5	0	0	0.0	0.0	0.0	0.5	0.5	20.2	20.2	0.0	0.0	7.0	7.0	180	0.0	0.0	NR	NR	1018	0.54	1.62	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

GAS AND GROUNDWATER MONITORING DATA

Discovery
Geotechnical & Environmental Engineers

SITE	Astley Park Way, Wigan
PROJECT No.	21133J
Carried Out by:	JM
Date:	18-May-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit	Ground Surface Conditions
1011-1018	wet grass
Atmospheric Pressure Trend Over Previous 24hrs	**Weather Conditions**
Ranged from 1014-1008 during previous 24hrs	warm/light winds

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.33	50	0	0	0	0	0	0	0.0	0.0	0.0	1.6	1.5	20.3	20.3	0.0	0.0	0.0	0.0	180	0.0	0.0	0.0	0.0	1018	0.98	1.63	
CP403	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	1.6	1.6	16.5	16.5	0.0	0.0	0.0	0.0	180	0.0	0.0	0.0	0.0	1018	DRY	1.02	
CP404	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	3.0	3.0	18.0	18.0	10.0	0.0	1.0	0.0	180	0.0	0.0	NR	NR	1010	1.57	2.06	
CP406	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	4.4	4.4	6.6	6.6	0.0	0.0	2.0	1.0	180	0.0	0.0	NR	NR	1013	2.40	2.56	
CP407	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	0.3	0.2	20.5	20.6	0.0	0.0	6.0	3.0	180	0.0	0.0	NR	NR	1013	1.56	2.56	
CP408	0.32	50	-19	-7	-6	-1	0	0	0.0	0.0	0.0	0.4	0.4	20.4	20.4	0.0	0.0	7.0	4.0	180	0.0	0.0	NR	NR	1014	0.89	2.00	
RC101	0.30	50	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	20.7	20.8	0.0	0.0	8.0	0.0	180	0.0	0.0	NR	NR	1016	4.70	5.92	
RC102	0.30	50	26.4	225	24.1	197	16.3	111	0.0	0.0	0.0	3.5	3.5	0.5	0.5	0.0	0.0	4.0	3.0	180	0.0	0.0	NR	NR	1011	4.38	9.19	
RC104	0.36	50	-2	-14	-24	-10	0	0	0.0	0.0	0.0	0.4	0.4	20.4	20.4	0.0	0.0	8.0	7.0	180	0.0	0.0	NR	NR	1018	0.60	10.11	
RC105	0.29	50	1	0	0	0	0	0	0.0	0.0	0.0	0.1	0.1	20.7	20.8	0.0	0.0	8.0	0.0	180	0.0	0.0	NR	NR	1011	3.41	7.01	
RC106	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	2.4	1.5	15.7	18.0	0.0	0.0	2.0	0.0	180	0.0	0.0	NR	NR	1015	3.38	16.28	
RC107	0.31	50	0	0	0	0	0	0	0.0	0.0	0.0	0.3	0.2	20.5	20.5	0.0	0.0	6.0	3.0	180	0.0	0.0	NR	NR	1015	7.12	12.16	
RC108	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	0.6	0.3	19.8	19.8	0.0	0.0	2.0	1.0	180	0.0	0.0	NR	NR	1012	9.25	19.15	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

GAS AND GROUNDWATER MONITORING DATA

Discovery
Geotechnical & Environmental Engineers

SITE	Astley Park Way, Wigan
PROJECT No.	21133J
Carried Out by:	JJ
Date:	01-Jun-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit: 1011-1015

Ground Surface Conditions: dry/wet grass

Atmospheric Pressure Trend Over Previous 24hrs: Ranged from 1008-1013 during previous 24hrs

Weather Conditions: warm/cold

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	3.1	2.3	19.0	19.3	0.0	0.0	1.0	0.0	180	0	0	NR	NR	1010	1.48	1.92	
CP403	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	2.3	2.3	15.8	15.8	0.0	0.0	3.0	2.0	180	0	0	NR	NR	1011	DRY	1.33	
CP404	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	0.7	0.7	20.4	20.4	0.0	0.0	4.0	3.0	180	0	0	NR	NR	1012	1.85	2.04	no top hat cover or bung
CP406	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	0.9	1.0	18.0	17.6	0.0	0.0	2.0	1.0	180	0	0	NR	NR	1012	1.40	2.54	
CP407	0.34	50	1.3	3	0	0	0	0	0.0	0.0	0.0	0.6	0.6	20.4	20.4	0.0	0.0	2.0	0.0	180	0	0	NR	NR	1015	1.76	2.56	
CP408	0.32	50	0	0	0	0	0	0	0.0	0.0	0.0	0.9	0.9	19.4	19.4	0.0	0.0	1.0	0.0	180	0	0	NR	NR	1013	1.38	2.00	
RC101	0.30	50	0	0	0	0	0	0	0.0	0.0	0.0	3.1	2.3	19.0	19.3	0.0	0.0	1.0	0.0	180	0	0	NR	NR	1014	4.84	5.92	
RC102	0.3	50	51.4	679	44.5	500	29.1	266	0.0	0.0	0.0	5.5	5.5	0.0	0.0	0.0	0.0	2.0	1.0	180	0	0	NR	NR	1011	19.09	9.18	no top hat cover
RC104	0.36	50	-47	-23	-36	-17	0	0	0.0	0.0	0.0	0.4	0.4	20.4	20.5	0.0	0.0	7.0	4.0	180	0	0	NR	NR	1010	0.90	10.11	Muddy
RC105	0.29	50	-1.2	-4	-1.2	-3	-1.2	-4	0.0	0.0	0.0	0.0	0.0	20.8	20.8	0.0	0.0	4.0	2.0	180	0	0	NR	NR	1011	3.60	7.01	
RC106	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	2.9	1.3	13.5	17.6	0.0	0.0	3.0	0.0	180	0	0	NR	NR	1012	3.35	16.26	
RC107	0.31	50	0	0	0	0	0	0	0.0	0.0	0.0	2.6	2.6	13.4	13.4	0.0	0.0	1.0	0.0	180	0	0	NR	NR	1012	7.36	12.16	lock on floor maybe tampered with
RC108	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	0.9	1.0	17.6	17.6	0.0	0.0	6.0	2.0	180	0	0	NR	NR	1012	9.49	19.14	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

GAS AND GROUNDWATER MONITORING DATA

Discovery
Geotechnical & Environmental Engineers

SITE	Astley Park Way, Wigan
PROJECT No.	21133J
Carried Out by:	JJ
Date:	09-Jun-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit	Ground Surface Conditions
Ranged from 1006-1010 during visit.	Damp and wet
Atmospheric Pressure Trend Over Previous 24hrs	**Weather Conditions**
Ranged from 1005-1009 during previous 24hrs	Rainy

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	-3	-4	0	0	0	0	0.0	0.0	0.0	3.4	3.4	18.4	18.4	0.0	0.0	0.0	0.0	180	0.0	0.0	2.0	0.0	1006	1.21	1.60	WST 1.89m. Purged 1.7L.
CP403	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	2.6	2.6	15.7	15.7	0.0	0.0	0.0	0.0	180	0.0	0.0	3.0	0.0	1008	DRY	0.99	No WST taken
CP404	0.30	50	0	0	0	0	0	0	0.0	0.0	0.0	3.8	3.8	16.4	16.4	0.0	0.0	0.0	0.0	180	0.0	0.0	2.0	1.0	1008	1.64	1.79	No WST taken
CP406	0.30	50	0	0	0	0	0	0	0.0	0.0	0.0	5.3	5.3	4.3	4.3	0.0	0.0	0.0	0.0	180	0.0	0.0	1.0	0.0	1006	2.15	2.30	No WST taken
CP407	0.31	50	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	20.8	20.8	0.0	0.0	0.0	0.0	180	0.0	0.0	0.0	0.0	1010	1.12	2.26	WST 2.37m. Purged 6L
CP408	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	1.0	1.0	18.2	19.3	0.0	0.0	0.0	0.0	180	0.0	0.0	2.0	1.0	1008	1.01	1.64	WST 2.01m. Purged 3L.
RC101	0.33	50	0	0	0	0	0	0	0.0	0.0	0.0	0.3	0.0	20.7	20.7	0.0	0.0	0.0	0.0	180	0.0	0.0	3.0	0.0	1007	4.58	5.53	WST 5.70m. Purged 5L. Re
RC102	0.32	50	0	0	0	0	0	0	0.0	0.0	0.0	0.5	0.5	18.8	18.8	0.0	0.0	0.0	0.0	180	0.0	0.0	1.0	0.0	1007	4.16	8.85	No WST taken
RC104	0.34	50	-43	-18	-30	-12	0	0	0.0	0.0	0.0	0.4	0.4	20.4	20.4	0.0	0.0	0.0	0.0	180	0.0	0.0	7.0	6.0	1005	0.80	9.53	WST 1.45m. Purged 54L. R
RC105	0.34	50	-1.2	-3	-1	-3	-1.2	-3	0.0	0.0	0.0	0.1	0.0	20.8	20.8	0.0	0.0	0.0	0.0	180	-1.2	-3.0	0.0	0.0	1007	3.33	6.44	WST 5.24m. Purged 17L
RC106	0.29	50	0	0	0	0	0	0	0.0	0.0	0.0	2.2	0.8	14.0	18.5	0.0	0.0	0.0	0.0	180	0.0	0.0	1.0	0.0	1008	3.03	16.35	WST 4.62m. Purged 78L. R
RC107	0.36	50	0	0	0	0	0	0	0.0	0.0	0.0	4.1	4.1	11.2	11.2	0.0	0.0	0.0	0.0	180	0.0	0.0	3.0	2.0	1010	7.07	11.99	WST 7.78m. Purged 26L. R
RC108	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	0.5	0.3	20.5	20.5	0.0	0.0	0.0	0.0	180	0.0	0.0	4.0	0.0	1007	9.26	19.18	WST 4.87m. Purged 57 L. I

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

GAS AND GROUNDWATER MONITORING DATA

Discovery
Geotechnical & Environmental Engineers

SITE	Astley Park Way, Wigan
PROJECT No.	21133J
Carried Out by:	jm
Date:	17-Jun-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit: range from 1009-1014

Ground Surface Conditions: dry grass

Atmospheric Pressure Trend Over Previous 24hrs: Range from1019-1012 during previous 24hrs

Weather Conditions: sunny/low wind

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	4.3	4.1	17.3	17.7	0.0	0.0	0.0	0.0	180	0.0	0.0	6.0	1.0	1009	2.26	1.83	
CP403	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	3.2	2.7	11.9	16.1	10.0	0.0	0.0	0.0	180	0.0	0.0	7.0	2.0	1009	dry	1.17	
CP404	0.30	50	0	0	0	0	0	0	0.0	0.0	0.0	4.2	4.2	13.7	13.7	0.0	0.0	0.0	0.0	180	0.0	0.0	7.0	6.0	1009	dry	1.92	
CP406	0.30	50	0	0	0	0	0	0	0.0	0.0	0.0	3.9	3.9	12.1	12.1	0.0	0.0	0.0	0.0	180	0.0	0.0	0.0	0.0	1009	dry	2.51	
CP407	0.31	50	0	0	0	0	0	0	0.0	0.0	0.0	3.8	3.8	14.1	14.1	0.0	0.0	0.0	0.0	180	0.0	0.0	3.0	0.0	1013	1.41	2.50	
CP408	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	1.2	1.2	19.3	19.3	0.0	0.0	0.0	0.0	180	0.0	0.0	1.0	0.0	1012	1.43	1.91	
RC101	0.33	50	0	0	0	0	0	0	0.0	0.0	0.0	3.6	3.3	8.6	11.1	0.0	0.0	0.0	0.0	180	0.0	0.0	0.0	0.0	1010	4.98	5.79	
RC102	0.32	50	21.4	158	0	0	0	0	0.0	0.0	0.0	4.9	4.8	2.7	2.7	0.0	0.0	0.0	0.0	180	0.0	0.0	4.0	3.0	1010	5.26	9.04	
RC104	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	0.4	0.4	20.7	20.7	0.0	0.0	0.0	0.0	180	0.0	0.0	8.0	6.0	1011	1.08	10.03	
RC105	0.34	50	0	0	0	0	0	0	0.0	0.0	0.0	0.4	0.3	19.9	19.9	0.0	0.0	0.0	0.0	180	0.0	0.0	2.0	1.0	1009	3.76	6.86	
RC106	0.29	50	0	0	0	0	0	0	0.0	0.0	0.0	3.2	0.9	9.7	17.0	0.0	0.0	0.0	0.0	180	0.0	0.0	0.0	0.0	1014	3.31	16.21	
RC107	0.36	50	0	0	0	0	0	0	0.0	0.0	0.0	3.5	3.5	13.0	13.1	0.0	0.0	0.0	0.0	180	0.0	0.0	2.0	0.0	1013	7.44	12.02	
CP402	0.35	50	0	0	0	0	0	0	0.0	0.0	0.0	0.4	0.4	12.5	12.5	0.0	0.0	0.0	0.0	180	0.0	0.0	3.0	3.0	1009	9.50	18.83	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

GAS AND GROUNDWATER MONITORING DATA

Discovery
Geotechnical & Environmental Engineers

SITE	wigan
PROJECT No.	21133J
Carried Out by:	JM
Date:	22-Jun-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit: Range from 1008-1012

Ground Surface Conditions: slightly wet grass

Atmospheric Pressure Trend Over Previous 24hrs: Rangef from 1012-1012 during previous 24hours

Weather Conditions: sunny/low wind

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0	0	0	0	0	0	0	0	0	5.0	5.0	14.7	14.7	0.0	0.0	0	0	180	0.0	0	0.0	0.0	1012	dry	1.83	water at ground level
CP403	0.34	50	0	0	0	0	0	0	0	0	0	2.8	2.8	16.6	16.6	0.0	0.0	0	0	180	0.0	0	4.0	0.0	1009	dry	1.22	
CP404	0.34	50	0	0	0	0	0	0	0	0	0	4.7	4.7	11.1	11.1	0.0	0.0	0	0	180	0.0	0	3.0	0.0	1009	dry	2.00	water at ground level
CP406	0.35	50	0	0	0	0	0	0	0	0	0	6.3	6.3	5.5	5.5	0.0	0.0	0	0	180	0.0	0	3.0	2.0	1007	dry	2.51	water at ground level
CP407	0.34	50	0	0	0	0	0	0	0	0	0	3.1	3.1	15.3	15.4	0.0	0.0	0	0	180	0.0	0	2.0	0.0	1012	1.39	2.59	muddy at base
CP408	0.32	50	0	0	0	0	0	0	0	0	0	1.3	1.3	19.2	19.3	10.0	0.0	0	0	180	0.0	0	2.0	2.0	1012	1.41	1.88	
RC101	0.30	50	0	0	0	0	0	0	0	0	0	2.3	2.3	13.6	12.6	0.0	0.0	0	0	180	0.0	0	1.0	0.0	1012	4.99	5.77	
RC102	0.32	50	15.7	100	13.6	81	0	0	0	0	0	6.6	6.6	0.0	0.0	10.0	0.0	0	0	180	0.0	0	3.0	2.0	1008	4.75	9.08	
RC104	0.36	50	-4.3	-20	-3.7	-17	0	0	0	0	0	0.4	0.4	20.4	20.5	0.0	0.0	0	0	180	0.0	0	9.0	8.0	1011	1.15	10.04	
RC105	0.29	50	0	0	0	0	0	0	0	0	0	0.5	0.2	16.5	19.4	0.0	0.0	0	0	180	0.0	0	3.0	2.0	1009	3.83	6.68	muddy at base
RC106	0.34	50	0	0	0	0	0	0	0	0	0	2.5	0.7	12.7	18.3	0.0	0.0	0	0	180	0.0	0	2.0	0.0	1013	3.28	16.22	
RC107	0.31	50	0	0	0	0	0	0	0	0	0	0.6	0.6	20.1	20.1	0.0	0.0	0	0	180	0.0	0	1.0	0.0	1012	7.62	12.01	muddy at base
RC108	0.35	50	0	0	0	0	0	0	0	0	0	1.4	1.4	16.4	16.4	0.0	0.0	0	0	180	0.0	0	6.0	4.0	1008	9.80	18.81	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

GAS AND GROUNDWATER MONITORING DATA

Discovery
Geotechnical & Environmental Engineers

SITE	wigan
PROJECT No.	21133J
Carried Out by:	JM
Date:	04-Jul-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit	Ground Surface Conditions
Range from 1012-1015 mba	Dry grass
Atmospheric Pressure Trend Over Previous 24hrs	**Weather Conditions**
Range from 1012-1016 mba	sunny /windy

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0	0	0	0	0	0	0	0	0	6.6	6.6	9.8	16.1	0.0	0.0	3	3	180	0.0	0	0.0	0.0	1013	1.28	10.13	
CP403	0.34	50	0	0	0	0	0	0	0	0	0	3.0	3.0	17.3	17.3	0.0	0.0	3	1	180	0.0	0	0.0	0.0	1012	Dry	0.98	Silty at base
CP404	0.34	50	0	0	0	0	0	0	0	0	0	6.5	6.5	84.0	84.0	0.0	0.0	2	2	180	0.0	0	0.0	0.0	1012	Dry	1.76	
CP406	0.35	50	0	0	0	0	0	0	0	0	0	2.3	2.3	18.0	18.0	0.0	0.0	3	2	180	0.0	0	0.0	0.0	1013	Dry	2.26	
CP407	0.34	50	0	0	0	0	0	0	0	0	0	3.5	3.5	16.1	16.1	0.0	0.0	3	2	180	0.0	0	0.0	0.0	1013	1.51	2.35	
CP408	0.32	50	0	0	0	0	0	0	0	0	0	1.3	1.3	19.2	19.2	0.0	0.0	0	0	180	0.0	0	0.0	0.0	1015	1.49	1.66	
RC101	0.30	50	0	0	0	0	0	0	0	0	0	1.1	1.1	17.2	17.2	10.0	0.0	2	0	180	0.0	0	0.0	0.0	1015	5.10	5.57	
RC102	0.32	50	0	0	0	0	0	0	0	0	0	7.4	7.4	0.0	0.0	0.0	0.0	4	1	180	0.0	0	0.0	0.0	1013	4.80	8.86	
RC104	0.36	50	-9.3	-54	-8.1	-42	0	0	0	0	0	0.4	0.4	20.3	20.3	10.0	10.0	11	8	180	0.0	0	0.0	0.0	1013	1.26	9.78	
RC105	0.29	50	0	0	0	0	0	0	0	0	0	0.6	0.3	18.7	18.8	0.0	0.0	0	0	180	0.0	0	0.0	0.0	1014	4.03	6.49	
RC106	0.34	50	0	0	0	0	0	0	0	0	0	2.5	0.7	13.0	18.7	0.0	0.0	0	0	180	0.0	0	0.0	0.0	1013	3.36	15.98	
RC107	0.31	50	0	0	0	0	0	0	0	0	0	3.9	3.9	13.8	13.9	0.0	0.0	1	0	180	0.0	0	0.0	0.0	1012	7.83	12.58	Silty at base
RC108	0.35	50	0	0	0	0	0	0	0	0	0	5.2	5.2	12.3	13.3	0.0	0.0	2	0	180	0.0	0	0.0	0.0	1013	9.97	19.07	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

GAS AND GROUNDWATER MONITORING DATA

Discovery Geotechnical & Environmental Engineers

SITE	Wigan
PROJECT No.	21133J
Carried Out by:	EW
Date:	17-Aug-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit

Ranged from 1009-1015mb during visit.

Ground Surface Conditions

Wet

Atmospheric Pressure Trend Over Previous 24hrs

Ranged from 1002-1008mb during previous 24hrs (Liverpool John Lennon Airport Station)

Weather Conditions

Cloudy

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0.3	2	0	0	0	0	0	0	0	4.2	4.2	18.1	18.1	0.0	0.0	0	0	180	0.0	0	NR	NR	1009	DRY	1.93	
CP403	0.34	50	0	0	0	0	0	0	0	0	0	2.2	2.2	19.1	19.1	0.0	0.0	0	0	180	0.0	0	NR	NR	1011	DRY	1.33	
CP404	0.34	50	0	0	0	0	0	0	0	0	0	4.8	4.8	16.1	16.1	0.0	0.0	0	0	180	0.0	0	NR	NR	1015	2.02	2.06	
CP406	0.35	50	0	0	0	0	0	0	0	0	0	8.9	8.9	1.8	1.8	0.0	0.0	0	0	180	0.0	0	NR	NR	1013	2.51	2.56	
CP407	0.34	50	0	0	0	0	0	0	0	0	0	4.9	4.9	10.2	10.2	0.0	0.0	0	0	180	0.0	0	NR	NR	1010	2.03	2.80	
CP408	0.32	50	0	0	0	0	0	0	0	0	0	1.8	1.8	19.4	19.4	0.0	0.0	0	0	180	0.0	0	NR	NR	1010	1.94	2.01	
RC101	0.30	50	0	0	0	0	0	0	0	0	0	1.0	1.0	17.4	17.4	0.0	0.0	0	0	180	0.0	0	NR	NR	1007	4.52	4.94	
RC102	0.32	50	0	0	0	0	0	0	0	0	0	6.3	6.3	0.0	0.0	0.0	0.0	0	0	180	0.0	0	NR	NR	1013	5.35	9.20	
RC104	0.36	50	0	0	0	0	0	0	0	0	0	0.6	0.6	19.7	19.7	0.0	0.0	0	0	180	0.0	0	NR	NR	1011	1.70	12.18	
RC105	0.29	50	0	0	0	0	0	0	0	0	0	0.9	0.3	19.5	19.5	0.0	0.0	0	0	180	0.0	0	NR	NR	1011	4.57	6.83	
RC106	0.34	50	0	0	0	0	0	0	0	0	0	1.2	0.7	19.0	19.0	0.0	0.0	0	0	180	0.0	0	NR	NR	1009	4.01	6.34	
RC107	0.31	50	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Unable to record- Gypsies
RC108	0.35	50	0	0	0	0	0	0	0	0	0	0.2	0.2	20.9	20.9	0.0	0.0	0	0	180	0.0	0	NR	NR	1011	10.44	19.56	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

GAS AND GROUNDWATER MONITORING DATA

Discovery CE
Geotechnical & Environmental Engineers

SITE	wigan
PROJECT No.	21133J
Carried Out by:	ET
Date:	09-Sep-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit	Ground Surface Conditions
Varied between 1006 - 1011	Generally dry, some shallow puddles on hardstanding
Atmospheric Pressure Trend Over Previous 24hrs	**Weather Conditions**
1006 - 1003	Overcast

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0.1	1	0	0	0	0	0	0	0	3.9	3.9	18.9	19.2	0.0	0.0	0	0	180	0.0	0	NR	NR	1006	DRY	1.92	
CP403	0.34	50	0	0	0	0	0	0	0	0	0	2.0	2.0	19.2	19.5	0.0	0.0	0	0	180	0.0	0	NR	NR	1010	DRY	1.30	
CP404	0.34	50	0	0	0	0	0	0	0	0	0	4.2	4.0	16.4	16.4	0.0	0.0	0	0	180	0.0	0	NR	NR	1011	2.00	2.04	
CP406	0.35	50	0	0	0	0	0	0	0	0	0	7.3	7.0	3.0	3.0	0.0	0.0	0	0	180	0.0	0	NR	NR	1008	2.45	2.56	
CP407	0.34	50	0	0	0	0	0	0	0	0	0	3.9	3.8	12.4	12.7	0.0	0.0	0	0	180	0.0	0	NR	NR	1006	1.99	2.80	
CP408	0.32	50	0	0	0	0	0	0	0	0	0	1.5	1.3	18.9	19.5	0.0	0.0	0	0	180	0.0	0	NR	NR	1007	1.90	2.01	
RC101	0.30	50	0	0	0	0	0	0	0	0	0	0.9	0.7	18.3	18.9	0.0	0.0	0	0	180	0.0	0	NR	NR	1010	4.38	4.94	
RC102	0.32	50	0	0	0	0	0	0	0	0	0	5.7	5.5	0.0	0.0	0.0	0.0	0	0	180	0.0	0	NR	NR	1011	5.22	9.20	
RC104	0.36	50	0	0	0	0	0	0	0	0	0	0.5	0.4	19.9	20.0	0.0	0.0	0	0	180	0.0	0	NR	NR	1008	1.62	12.18	
RC105	0.29	50	0	0	0	0	0	0	0	0	0	0.7	0.5	19.6	20.0	0.0	0.0	0	0	180	0.0	0	NR	NR	1008	4.41	6.83	
RC106	0.34	50	0	0	0	0	0	0	0	0	0	1.0	0.9	19.3	19.5	0.0	0.0	0	0	180	0.0	0	NR	NR	1007	3.90	16.34	
RC107	0.31	50	0	0	0	0	0	0	0	0	0	3.3	3.1	14.2	14.4	0.0	0.0	0	0	180	0.0	0	0.0	0.0	1010	7.71	12.58	Silty at base
RC108	0.35	50	0	0	0	0	0	0	0	0	0	0.1	0.1	20.3	20.5	0.0	0.0	0	0	180	0.0	0	NR	NR	1009	10.31	19.56	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

GAS AND GROUNDWATER MONITORING DATA

Discovery CE
Geotechnical & Environmental Engineers

SITE	Wigan
PROJECT No.	21133J
Carried Out by:	EW
Date:	07-Oct-22
Instrument Details	GFM-430 & Dip Meter

Atmospheric & Ground Conditions

Atmospheric Pressure Variations During Visit	**Ground Surface Conditions**
Ranged from 1008mb to 1011mb during visit.	Wet
Atmospheric Pressure Trend Over Previous 24hrs	**Weather Conditions**
Ranged from 1015mb to 1019mb during previous 24hrs.	Cloudy/ Light showers

Well No.	Cover Height (m agl)	Well Diameter (mm)	Flow Rate (l/hr) Initial	Differential Pressure (Pa) Initial	Flow Rate (l/hr) 15 s	Differential Pressure (Pa) 15 s	Flow Rate (l/hr) Steady	Differential Pressure (Pa) Steady	CH4 (% v/v)		CH4 Steady LEL (%)	CO2 (% v/v)		O2 (% v/v)		H2S (ppm)		CO (ppm)		Duration (secs)^	Flow Rate (l/hr)	Differential Pressure (Pa)	PID (ppm)		Atmospheric Pressure (mb)	Water Level (m bgl)	Depth of Pipe (m bgl)	COMMENTS
									Peak	Steady		Peak	Steady	Min	Steady	Peak	Steady	Peak	Steady				Peak	Steady				
CP402	0.34	50	0	0	0	0	0	0	0	0	0	4.8	4.8	16.8	16.8	0.0	0.0	0	0	180	0.0	0	NR	NR	1008	1.88	1.93	
CP403	0.34	50	0	0	0	0	0	0	0	0	0	1.9	1.9	16.2	16.2	0	0	0	0	180	0.0	0	NR	NR	1008	DRY	1.34	
CP404	0.34	50	0	0	0	0	0	0	0	0	0	4.7	4.7	8.1	8.1	0	0	0	0	180	0.0	0	NR	NR	1008	2.03	2.06	
CP406	0.35	50	0	0	0	0	0	0	0	0	0	4.8	4.8	7.5	7.5	0	0	0	0	180	0.0	0	NR	NR	1008	2.49	2.55	
CP407	0.34	50	0	0	0	0	0	0	0	0	0	0.0	0.0	19.7	19.7	0	0	0	0	180	0.0	0	NR	NR	1011	1.22	2.55	
CP408	0.32	50	0	0	0	0	0	0	0	0	0	0.6	0.6	19.7	19.7	0	0	0	0	180	0.0	0	NR	NR	1010	1.95	2.00	
RC101	0.30	50	0	0	0	0	0	0	0	0	0	10.4	10.4	0.7	0.7	0	0	0	0	180	0.0	0	NR	NR	1009	5.17	5.92	
RC102	0.32	50	0	0	0	0	0	0	0	0	0	4.9	4.9	0.1	0.1	0	0	0	0	180	0.0	0	NR	NR	1008	5.66	9.23	
RC104	0.36	50	3.7	17	2	10	0	0	0	0	0	0.4	0.4	19.3	19.3	0	0	0	0	180	0.0	0	NR	NR	1008	1.76	10.15	
RC105	0.29	50	0	0	0	0	0	0	0	0	0	0.2	0.2	19.3	19.3	0	0	0	0	180	0.0	0	NR	NR	1008	4.87	6.84	
RC106	0.34	50	0	0	0	0	0	0	0	0	0	0.7	0.7	17.7	17.7	0	0	0	0	180	0.0	0	NR	NR	1010	3.99	16.30	
RC107	0.31	50	6.2	52	6	50	0	0	0	0	0	7.2	7.2	2.0	2.0	0	0	0	0	180	0.0	0	NR	NR	1009	8.44	12.32	
RC108	0.35	50	0	0	0	0	0	0	0	0	0	4.1	4.1	2.8	2.8	0	0	0	0	180	0.0	0	NR	NR	1009	10.56	19.20	

Notes: NR = Not Recorded ^ For measurement of gas concentrations > = Above LEL WST = Water Sample Taken GL = Ground Level

IMS 061

APPENDIX B - DRAWINGS

N

CP401
CP402
CP403
CP404
CP405
CP406
CP407
CP408
CP409
RC101
RC102
RC103
RC103A
RC104
RC105
RC106
RC107
RC108
ROH201
TP301
TP302
TP303
TP304
TP305
TP306
TP307
TP308
TP309
TP310
TP310 New
TP311
TP312
TP313
TP314
TP315
TP316
TP317
TP501
TP502
TP503
TP504
TP505
TP506
TP507
Onsite Mine Entry

30 0 30 60 90 120 150 m

General Notes

Legend to Symbols

updated locns

RC

ROH

TP

CP

TP 500 series1

Bldgs

Gas Line +Wayleave

Onsite Mine Entry

Coal Outcrop

Title:
EXPLORATORY LOCATIONS

Site:
ASTLEY, WIGAN

Client:
BE DESIGN LTD/PLP

Discovery
Geotechnical & Environmental Engineers

Date:	Drawing No.:	Scale:
02/06/2022	21133J-01	1:1,853
Drawn By:	Checked By:	Sheet Size:
JDN	PDS	A3

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N

CP401
CP402
CP403
CP404
CP405
CP406
CP407
CP408
CP409
RC101
RC102
RC103
RC103A
RC104
RC105
RC106
RC107
RC108
ROH201
TP301
TP302
TP303
TP304
TP305
TP306
TP307
TP308
TP309
TP310
TP310 New
TP311
TP312
TP313
TP314
TP315
TP316
TP317
TP501
TP502
TP503
TP504
TP505
TP506
TP507
Onsite Mine Entry

30 0 30 60 90 120 150 m

General Notes

Legend to Symbols

updated locns

RC

ROH

TP

CP

TP 500 series1

Bldgs

Gas Line +Wayleave

Onsite Mine Entry

Coal Outcrop

Title:
EXPLORATORY LOCATIONS

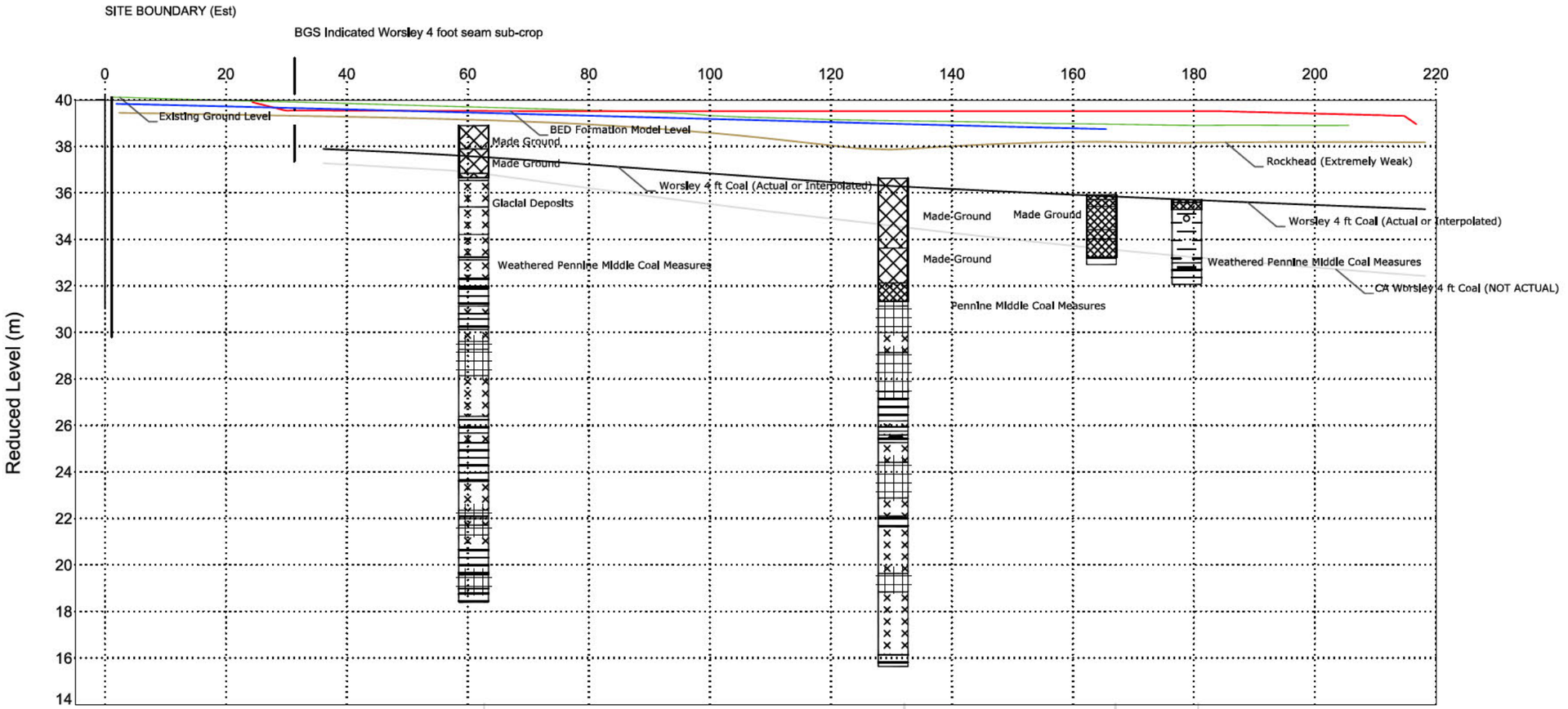
Site:
ASTLEY, WIGAN

Client:
BE DESIGN LTD/PLP

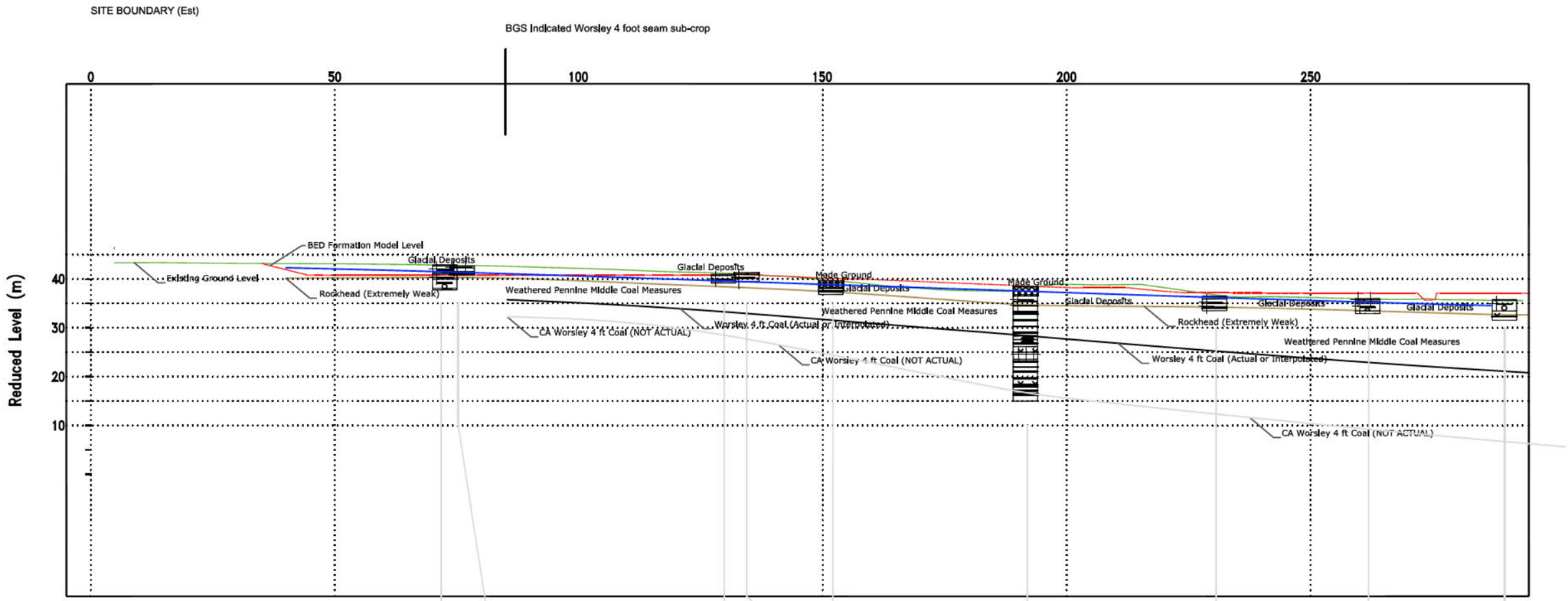
Discovery
Geotechnical & Environmental Engineers

Date:	Drawing No.:	Scale:
02/06/2022	21133J-01	1:1,853
Drawn By:	Checked By:	Sheet Size:
JDN	PDS	A3

Z:\21133J BE Design Ltd Astley, Wigan\GIS\Astley4-Amended Rotary included AND MIDWAY ACTUAL SI LOCNs+BED TPs.qgs

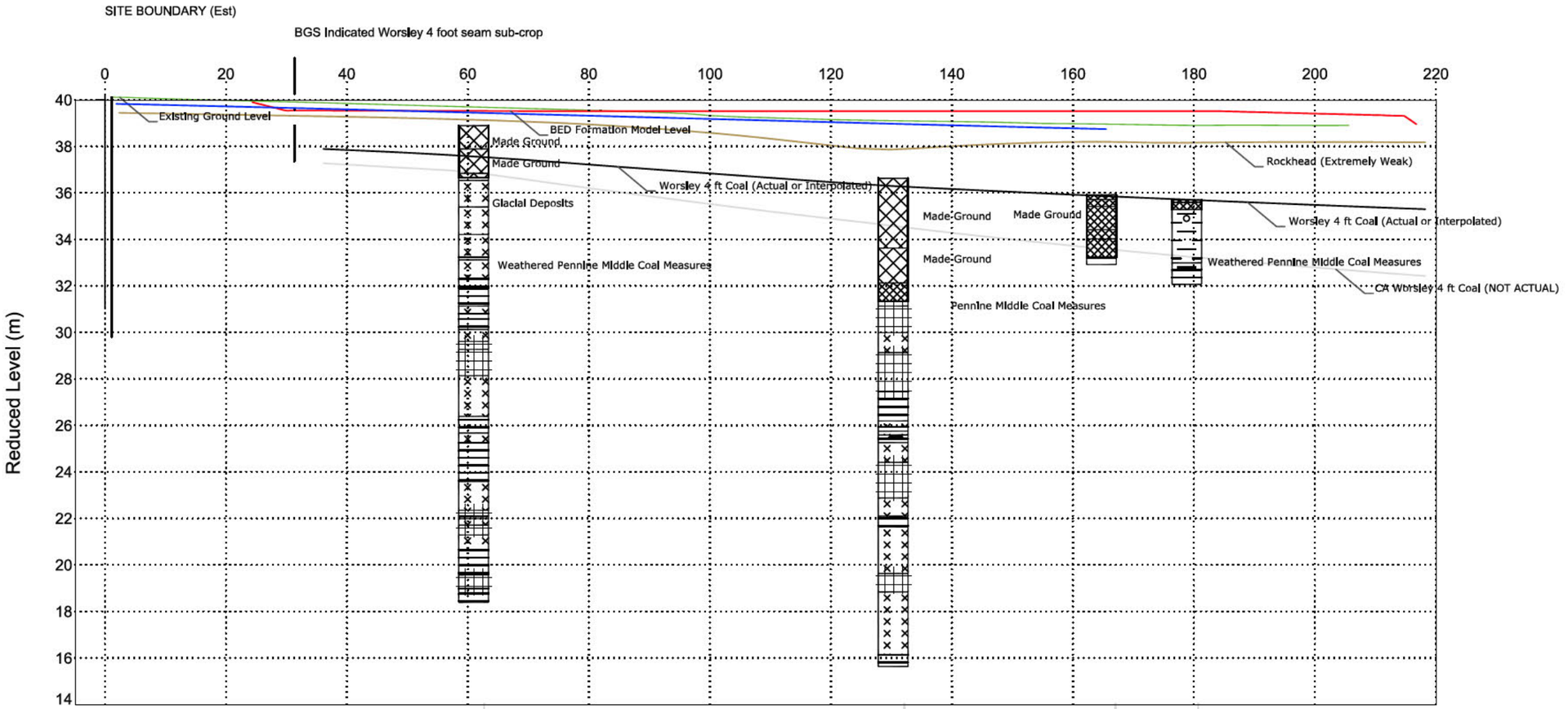

SITE BOUNDARY (Est)
BGS Indicated Worsley 4 foot seam sub-crop
Reduced Level (m)
Existing Ground Level
BED Formation Model Level
Made Ground
Made Ground
Glacial Deposits
Weathered Pennine Middle Coal Measures
Worsley 4 ft Coal (Actual or Interpolated)
Made Ground
Made Ground
Made Ground
Pennine Middle Coal Measures
Rockhead (Extremely Weak)
Worsley 4 ft Coal (Actual or Interpolated)
Weathered Pennine Middle Coal Measures
CA Worsley 4 ft Coal (NOT ACTUAL)

| | | |

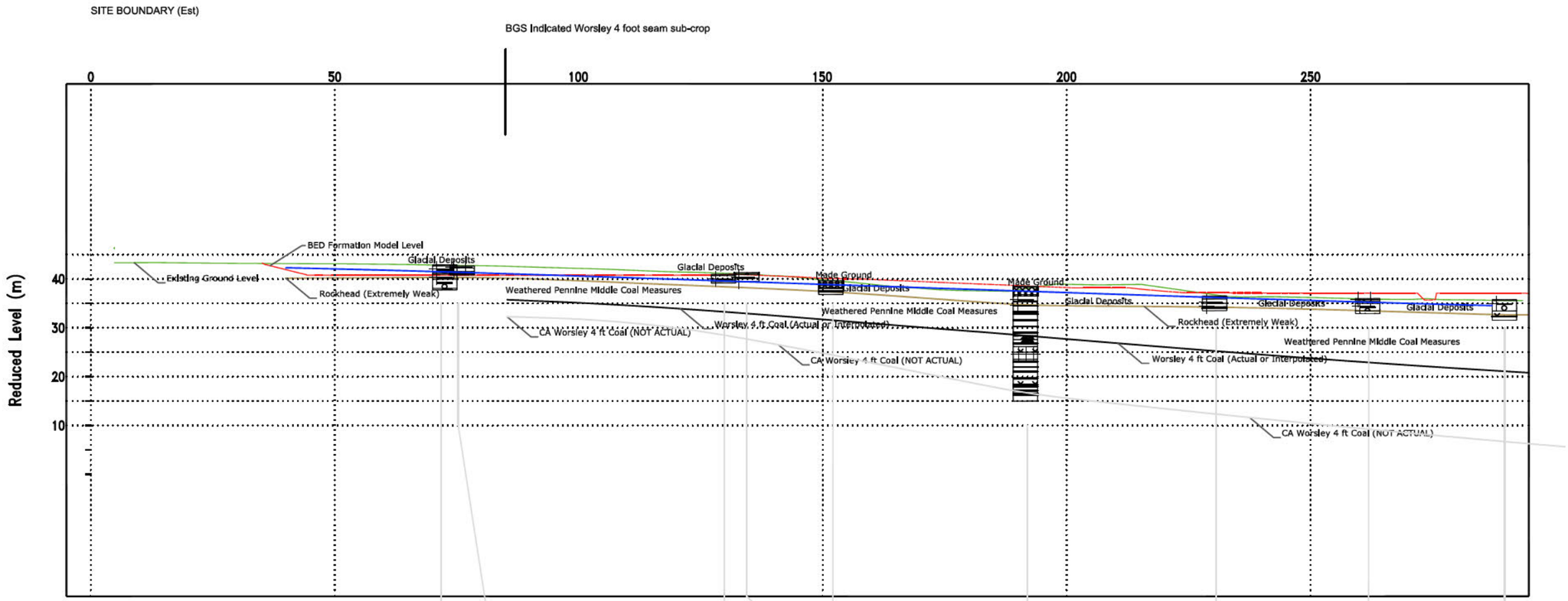

SITE BOUNDARY (Est)
BGS Indicated Worsley 4 foot seam sub-crop
0
50
100
150
200
250
Reduced Level (m)
40
30
20
10
BED Formation Model Level
Existing Ground Level
Rockhead (Extremely Weak)
Glacial Deposits
Weathered Pennine Middle Coal Measures
Worsley 4 ft Coal (Actual or Interpolated)
CA Worsley 4 ft Coal (NOT ACTUAL)
Made Ground

| Chainage | | |

| | | |


SITE BOUNDARY (Est)
BGS Indicated Worsley 4 foot seam sub-crop
Reduced Level (m)
Existing Ground Level
BED Formation Model Level
Made Ground
Made Ground
Glacial Deposits
Weathered Pennine Middle Coal Measures
Worsley 4 ft Coal (Actual or Interpolated)
Made Ground
Made Ground
Made Ground
Pennine Middle Coal Measures
Rockhead (Extremely Weak)
Worsley 4 ft Coal (Actual or Interpolated)
Weathered Pennine Middle Coal Measures
CA Worsley 4 ft Coal (NOT ACTUAL)

| | | |


SITE BOUNDARY (Est)
BGS Indicated Worsley 4 foot seam sub-crop
0
50
100
150
200
250
Reduced Level (m)
40
30
20
10
BED Formation Model Level
Existing Ground Level
Rockhead (Extremely Weak)
Glacial Deposits
Weathered Pennine Middle Coal Measures
Worsley 4 ft Coal (Actual or Interpolated)
CA Worsley 4 ft Coal (NOT ACTUAL)
Made Ground

| Chainage | | |

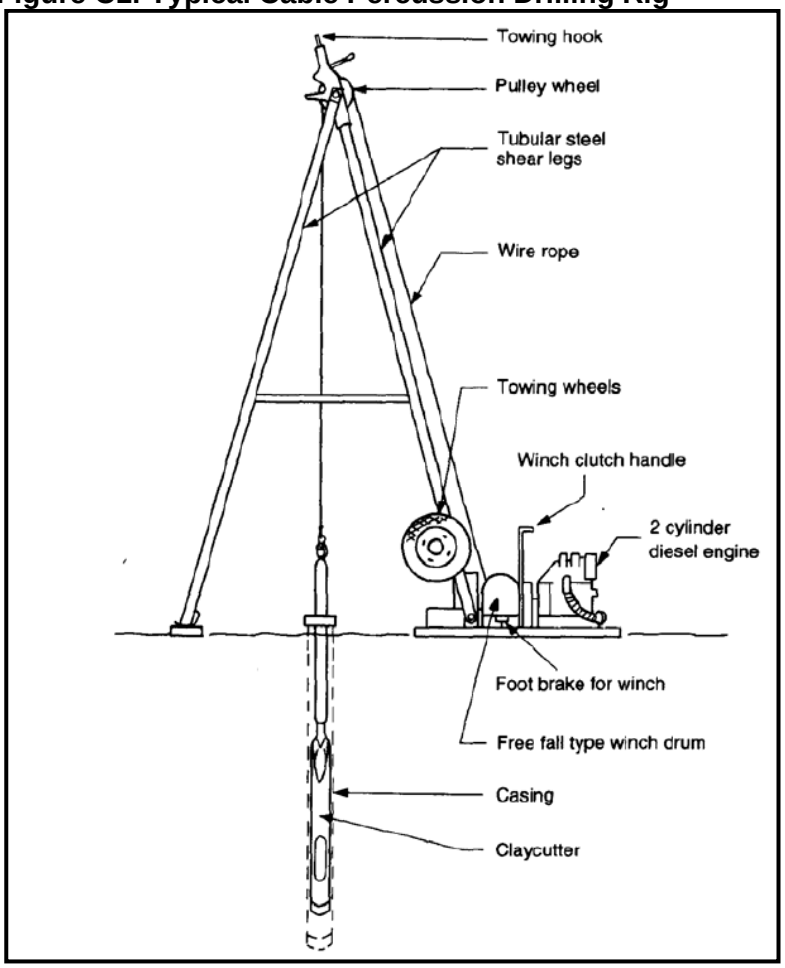
| | | |

APPENDIX C - FIELDWORK METHODOLOGY

Cable Percussion Boreholes

Cable percussion boreholes were put down at the locations shown on the exploratory hole location plan (Appendix B) using a standard cable percussion drilling rig (Figure C1). Details of the Cable percussion drilling method is described in the following sections.

Figure C1: Typical Cable Percussion Drilling Rig



The boreholes are formed in 150 mm diameter using conventional light cable percussion techniques. In cohesive soils a clay cutter is used which involves dropping the tool into the clay and recovering the sample wedged inside the tool. In granular deposits a “shell” is used to advance the borehole. This operates efficiently only in the presence of water which is added to the borehole if the ground is dry. The shell is then “surged” by moving up and down by around 300 mm which has the effect of loosening the bottom of the borehole and causing the soil to go into suspension. Dropping the shell on the bottom of the borehole then forces the loosened soil up the tube of the shell, past a non return valve (or clack valve) allowing the sample to be recovered. The casing is advanced with the borehole in granular soils under its own weight or by driving.

Standard penetration testing is carried out in accordance with BS5930: 1999 using a split spoon sampler in cohesive soils and a solid 60 degree cone in granular materials. The tests are carried out generally at 1 m intervals in granular materials and generally at 2 m intervals in cohesive materials with occasional variations at the direction of the supervising engineer. The results of the standard penetration tests are presented as uncorrected "N" values on the borehole logs.

102 mm diameter "undisturbed" (U100) samples are recovered at 2 m intervals in cohesive deposits to allow detailed description and or laboratory testing to be carried out although the sampling frequency can vary. The samples are sealed with wax shortly after recovery to prevent moisture loss and stored at a temperature of greater than 4 degrees (to avoid freeze thaw effects) until despatch to the laboratory for testing. Records of U100 samples are presented on the borehole logs.

Small and bulk disturbed samples are recovered at regular intervals in each of the boreholes for logging and testing purposes as noted on the exploratory hole logs.

On completion of the boring 50 mm internal diameter groundwater monitoring wells may be installed in selected boreholes as detailed on the exploratory hole logs which are typically completed with a lockable stop cock cover concreted into place.

Full details of the borehole including soil descriptions to BS 5930, SPT test results and samples recovered are presented on the exploratory hole logs.

Rotary Boreholes

Rotary drilling techniques are used in hard ground and if carried out their locations are shown on the exploratory hole location drawing.

The rotary holes are carried out using a tracked or lorry mounted drilling rig using open hole and coring techniques. For drilling on environmental sensitive sites "Clean drilling" techniques are adopted by advancing the borehole through previously drilled cable percussion boreholes which had been sealed with a bentonite seal placed at the sensitive interface- typically between the Made Ground and natural deposits. 155 mm diameter temporary rotary casing is then advanced through the seal and the drilling advanced using a rock roller and Odex casing system to advance the boreholes down to the desired depth.

Rock is cored using a 412 core barrel with coreliner to produce cores of nominal 76 mm diameter. Standard penetration tests (SPTs) can be undertaken at selected depth intervals between core runs. Core runs are a maximum length of 3 m but commonly 1.5 m and cores are placed in wooden core

boxes for protection during transportation and storage. The core boxes are sent to DCE's offices for photographing, logging and sub-sampling.

Rock core is logged to BS5930 including details of Total Core Recovery (TCR), Solid Core Recovery (SCR), Rock Quality Designation (RQD) and Fracture Index (FI). Full details of the rotary boreholes are presented on the exploratory hole logs.

Dynamic Continuous Sampling Boreholes

The locations of the Dynamic continuous sampling boreholes are shown on the exploratory hole location plan. They are put down using a Competitor Dart Drilling rig (Figure C2).

Figure C2: Competitor Dart Rig



The sampling is progressed by driving a hollow steel tube with a plastic inner liner into the ground. Both cohesive and granular soils are "wedged" into the tubing, relying on the friction between the soil and liner to retain the sample on withdrawal of the tubing. Sample can be lost, particularly in loose granular soils if frictional resistance is not sufficient. The technique can be used in the absence of casing in cohesive soils, although the diameter of tubing is progressively reduced from 101 mm, through 92, 79, 70, 57 and 47 mm dia to ensure that frictional resistance on the sides of the sampling tubing does not exceed the capacity of the equipment to pull the tubing from the hole. Small diameter 115 mm diameter casing can be driven simultaneously with the sampling tube in soft or loose soils

to a maximum depth of around 7 m. Standard penetration testing and recovery of "undisturbed" samples is possible in the correct conditions.

Full details of the dynamic continuous sampling holes including soil descriptions to BS 5930, SPT test results and samples recovered are presented on the exploratory hole location plan.

Trial Pitting

Trial pits are typically machine excavated using a JCB 3CX type mechanical excavator. Where hard surfacing is present at the trial pit locations, a hydraulic breaker attachment is used to penetrate the layer and allow subsequent excavation using either a 600 mm or 900 mm wide toothed excavator bucket. Excavation is progressed slowly to allow inspection of the geology revealed and samples were recovered at the discretion of the supervising engineer for subsequent laboratory analysis.

Excavations are typically taken to a maximum depth of 4 m bgl or in the event of obstructions or shallow groundwater being present, excavations are terminated at shallower depth. On completion, the trial pits are backfilled with lightly compacted arisings, tamped into place using the knuckle of the excavator bucket.

Full details of the trial pitting including soil descriptions to BS 5930 including details of samples recovered are presented in Appendix D

Gas and Groundwater Monitoring

Gas monitoring is carried out using a Gas Data GFM430 infra red gas analyser to record concentrations of Carbon Dioxide, Oxygen, Methane and record atmospheric and downhole pressures together with borehole gas flow rates.

Prior to groundwater sampling, each borehole is purged and insitu readings recovered for pH, temperature, electrical conductivity, dissolved oxygen and redox potential. Samples are recovered once the parameters measured had stabilised.

Rising head permeability testing is commonly carried out in the boreholes on a return visit to site.

Details of any gas and groundwater monitoring or permeability testing is presented in Appendix D.

Ordnance Survey National Grid and the details of surveys are presented on the exploratory hole log drawing and on the exploratory hole logs.

APPENDIX D - FIELDWORK RECORDS

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC101
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	37.67	E 370,658.4 N 401,188.4	
Contractor				Sheet
Discovery CE Ltd				1 of 3

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				37.57		0.10	MADEGROUND: Grass over brown clayey fine SAND with frequent rootlets.		
				37.07		(0.50) 0.60	MADEGROUND: Firm dark grey with occasional pockets of orange brown and grey slightly gravelly slightly sandy CLAY with low cobble content. Sand is medium and coarse. Gravel is angular fine and medium of coal, sandstone, brick and quartzite. Cobble is subangular of sandstone.		
				36.77		(0.30) 0.90	MADEGROUND: Soft dark grey slightly gravelly sandy CLAY with rare metal fragments. Sand is fine to coarse. Gravel is angular fine and medium of sandstone and coal.		
				36.67		1.00	MADEGROUND: Firm grey mottled brown slightly gravelly sandy CLAY with frequent pockets of SAND. Gravel is angular to subrounded fine to coarse of coal, sandstone and quartzite.		
1.00		N26 4,5/ 7,7,6,6		36.37		(0.30) 1.30	MADEGROUND: Stiff dark grey slightly gravelly CLAY with low cobble content. Gravel is angular medium and coarse of brick. Cobble is angular of brick.		
				36.25		1.42	PROBABLE MADEGROUND: Medium dense brown and black slightly gravelly clayey coarse SAND of coal. Gravel is angular fine of coal.		
				35.97		(0.28) 1.70	Stiff grey brown mottled orange slightly sandy CLAY with rare medium gravels of quartzite and gravel sized carbonaceous inclusions. Sand is fine. (PROBABLY GLACIAL TILL FORMATION)		
2.00		N25 3,5/ 5,7,6,7		35.17		(0.80) 2.50	Stiff brown mottled grey slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine and medium of sandstone, quartzite and coal. Sand is medium and coarse. (PROBABLY GLACIAL TILL FORMATION)		
				34.97		(0.20) 2.70	Stiff brown and dark grey slightly gravelly CLAY. Gravel is angular to subrounded medium and coarse of siltstone and mudstone. (PROBABLY GLACIAL TILL FORMATION)		
				34.67		(0.30) 3.00	Stiff dark grey mottled orange gravelly CLAY. Gravel is angular medium and coarse of siltstone and mudstone. (PROBABLY GLACIAL TILL FORMATION)		
							Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 10.5 m bgl. No GW encountered. 50 mm slotted pipe from 6 m bgl to 3 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC101
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	37.67	E 370,658.4 N 401,188.4	
Contractor				Sheet 2 of 3
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
N50 (300mm) 7,10/ 18,22,10		(50/210mm) NI	34.67		3.00	3.00 - 3.29 Non-intact core recovered as: Soft brown mottled grey slightly gravelly CLAY.	Black sandy clayey angular to subrounded fine to coarse GRAVEL of mudstone and coal. Sand is medium and coarse. (PROBABLY PENNINE MIDDLE COAL FORMATION)		
		NI				3.29 - 3.30 Non-intact core recovered as: Dark grey angular coarse GRAVEL. 3.30 - 4.50 No recovery.	Note: Poor recovery between 3.3 - 4.5 m bgl.		
	20 (0) 0	NR			(1.87)		Drillers noted: "Very little resistance on drill head possibly worked coal seam onto a grey clay."		
4.50									
	100 (18) 0	NI	32.80		4.87	4.50 - 4.87 Non-intact core recovered as: Brown and black sandy clayey angular fine to coarse GRAVEL.			
5.00		SC				4.87 - 4.96 Solid core.	Extremely weak and very weak brown SANDSTONE with rare coal veins, gravels sized ironstone nodules and occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI				4.96 - 5.22 Non-intact core recovered as: Dark grey and brown sandy clayey angular fine to coarse GRAVEL.			
	100 (93) 93				(0.79)	5.22 - 6.28 Medium spaced (340 - 370 mm) subhorizontal fracture orientated between 12 - 14 degrees undulating rough and clean.			
		70 340 370	32.01		5.66	Second fracture at 5.66 - 5.85 m bgl subvertical orientated at 68 degrees undulating rough and clean.	Strong grey SANDSTONE with rare coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
6.00					(0.62)				
			31.39		6.28				
		RO				6.28 - 6.32 Probably open random orientated fractures with clay infill.	Weak grey MUDSTONE with rare veins of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		210 210 270			(0.52)	6.32 - 6.80 Medium spaced (210 mm) subhorizontal fracture orientated between 8 - 10 degrees planar smooth and clean.			
	91 (83) 77		30.87		6.80				
						6.80 - 7.24 Solid core.			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 10.5 m bgl. No GW encountered. 50 mm slotted pipe from 6 m bgl to 3 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC101
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	37.67	E 370,658.4 N 401,188.4	
Contractor				Sheet 3 of 3
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
		SC					Strong grey SANDSTONE with rare veins of quartzite. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
		70 70 70				7.24 - 7.37 Single subhorizontal fracture orientated at 18 degrees planar rough and clean. 7.37 - 7.50 No recovery.			
7.50		NR							
					(1.92)	7.65 - 8.72 Open (3 mm) subvertical to vertical fracture orientated at 75 - 90 degrees planar smooth and rough with quartz infill.			
	99 (97) 84	SC							
			28.95		8.72				
				× × ×		8.72 - 9.28 Closely spaced (90 - 150 mm) subhorizontal fracture orientated at 12 - 18 degrees planar smooth and clean. Second fracture between 8.77 - 8.98 m bgl subvertical fracture orientated at 76 degreres planar smooth with partial clay infill. No recovery between 8.98 - 9.0 m bgl	Strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
9.00		NR 120 150		× × ×	(0.56)				
			28.39	× × ×	9.28				
		10 10 12				9.28 - 9.50 Probably open extremely closely spaced (10 - 12 mm) subhorizontal fracture orientated at 18 - 22 degrees planar smooth with clay infill.	Weak becoming medium strong below 9.65 dark grey MUDSTONE with rare very thin bed (30 mm) of ironstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
9.50					(0.57)				
			27.82		9.85				
	99 (91) 31	NI 20 130				9.50 - 10.48 Very closely and closely spaced (35 - 130 mm) subhorizontal fracture orientated at 8 - 10 degrees planar smooth and clean. Second fracture set between 9.75 - 9.82 m bgl very closely spaced (20 - 30 mm) horizontal orientated at 0 - 2 degrees planar smooth and clean.	Strong dark grey and black MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
					(0.65)				
10.50			27.17		10.50				
		NR				Non-intact core between 9.82 - 9.85 m bgl recovered as: Brown angular gravel of ironstone. 10.48 - 10.50 No recovery.			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 10.5 m bgl. No GW encountered. 50 mm slotted pipe from 6 m bgl to 3 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Limited
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC101
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 2

From: GL To: 3 m



From: 3 m To: 6 m



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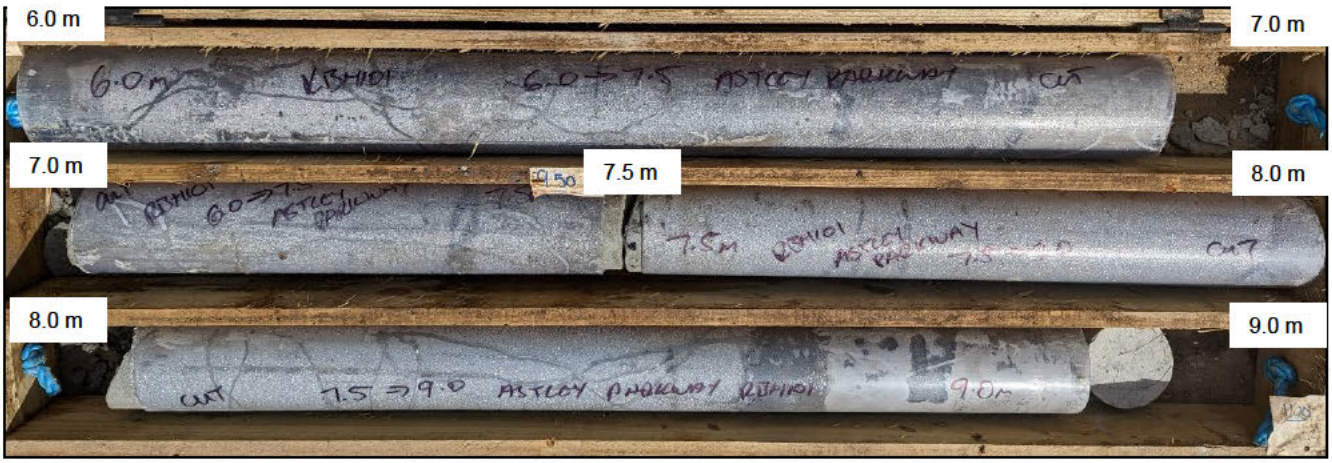
ROCK CORE PHOTO LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC101
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 2

From: 6 m To: 9 m



Note: No photo for RC101 6.0 – 9.0 m bgl

From: 9 m To: 10.5 m



Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC102
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	43.62	E 371,022.0 N 401,249.9	
Contractor				Sheet
Discovery CE Ltd				1 of 4

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				43.52		0.10	MADEGROUND: Grass over brown clayey SAND with frequent rootlets.		
				43.32		(0.20) 0.30	MADEGROUND: Soft dark grey slightly gravelly slightly sandy CLAY with rare coarse size coal fragments. Gravel is subangular medium of quartzite. Sand is fine to coarse.		
				43.02		(0.30) 0.60	MADEGROUND: Soft greyish brown mottled orange slightly gravelly slightly sandy CLAY with occasional coarse sand sized coal fragments. Gravel is angular to rounded fine to coarse of coal and quartzite. Sand is fine to coarse.		
1.00		N6 1,2/ 2,1,2,1		42.32		(0.70) 1.30	MADEGROUND: Soft brown mottled orange slightly gravelly sandy CLAY with rare black gravel sized carbonaceous inclusions. Gravel is angular and subangular fine to coarse of coal, sandstone and ironstone. Sand is fine and medium.		
				41.77		(0.55) 1.85	Orange slightly gravelly clayey fine and medium SAND. Gravel is angular and subangular fine to coarse of ironstone and coal. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
2.00		N21 4,3/ 5,4,4,8		41.02		(0.75) 2.60	Medium dense grey slightly gravelly clayey fine and medium SAND. Gravel is angular medium and coarse of sandstone. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
						(0.60)	Firm pale grey slightly gravelly SILT with occasional gravel sized siltstone lithorelics. Gravel is angular medium and coarse of siltstone. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 9 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC102
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	43.62	E 371,022.0 N 401,249.9	
Contractor				Sheet 2 of 4
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
N44 3.00 7,8/ 8,10,14,12		(44)	40.42		3.20	3.00 - 3.20 Non-intact core recovered as: Firm brown gravelly SILT. Gravel is angular fine and medium.	Firm pale grey slightly gravelly SILT with occasional gravel sized siltstone lithorelics. Gravel is angular medium and coarse of siltstone. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
	59 (0) 0	NI RO RO	39.87		(0.55) 3.75	3.20 - 3.25 Non-intact core recovered as: Brown slightly clayey angular fine and medium GRAVEL. 3.25 - 3.75 Probably open random orientated fractures with clay infill.	Brown slightly clayey angular fine and medium GRAVEL of mudstone. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
		NR	39.12		(0.75) 4.50	3.75 - 3.90 Non-intact core recovered as: Grey clayey angular fine and medium GRAVEL. 3.90 - 4.50 No recovery.	Grey clayey angular fine and medium GRAVEL of mudstone. (PROBABLY PENNINE MIDDLE COAL MEASURES FORMATION) Note: Poor recovery between 3.9 - 4.5 m bgl.		
4.50		NI 40 50 60	38.86		(0.26) 4.76	4.50 - 4.58 Non-intact core recovered as: Dark grey and grey clayey angular fine to coarse GRAVEL. 4.58 - 4.71 Random orientated fractures.	Very weak dark grey MUDSTONE with rare coarse gravel sized ironstone nodules and locally between 4.73 - 4.76 m bgl very thin (30 mm) bed of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	82 (61) 13	SC NI SC	38.24		(0.62) 5.38	4.71 - 4.73 Solid core. 4.73 - 4.76 Non-intact core recovered as: Black angular fine to coarse GRAVEL of coal. 4.76 - 4.82 Solid core. 4.82 - 5.38 Randomly orientated fractures.	Very weak brown MUDSTONE with rare veins of coal and occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		RO SC 90 SC				5.38 - 5.46 Solid core. 5.46 - 5.50 Closely spaced (90 mm) subhorizontal fracture orientated at 8 - 12 degrees planar smooth with partial silt infill. 5.50 - 5.73 Solid core.	Weak becoming strong dark grey SILTSTONE with rare coarse gravel sized ironstone nodule. (PENNINE MIDDLE COAL MEASURES FORMATION)		
6.00		NR			(1.10)	5.73 - 6.00 No recovery.			
		NI 40 80 40 50 60	37.14		6.48	6.00 - 6.18 Solid core locally non-intact core between 6.08 - 6.12 m bgl recovered as: Grey angular fine and medium GRAVEL. 6.18 - 6.48 Very closely spaced (50 - 60 mm) subhorizontal fracture orientated at 8 - 10 degrees planar rough and clean.			
	97 (83) 35	SC 10	36.89		(0.25) 6.73	Second fracture vertical orientated at 74 degrees undulating rough and clean. 6.48 - 6.73 Solid core. 6.73 - 7.22 Medium spaced (440	Very strong grey SANDSTONE with occasional veins of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns
					4.5	4				

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 9 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC102
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	43.62	E 371,022.0 N 401,249.9	
Contractor				Sheet 3 of 4
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
		20 60			(0.92)	mm) locally very closely and closely spaced at 7 m bgl (35 - 60 mm) subhorizontal fracture orientated at 22 degrees planar rough and clean. Second fracture between 7.0 - 7.06 subvertical fracture orientated at 76 degrees undulating rough with partial clay infill. Third fracture set between 6.81 - 6.90 m bgl extremely closely spaced (10 - 20 mm) subhorizontal fracture orientated at 12 degrees planar smooth with partial clay infill. 7.22 - 7.24 Non-intact core recovered as: Grey clayey angular medium and coarse GRAVEL of mudstone. 7.24 - 7.58 Very closely to closely spaced (30 - 70 mm) subhorizontal fracture orientated at 16 degrees planar smooth clean. No recovery between 7.44 - 7.5 m bgl. 7.58 - 7.69 Non-intact core recovered as: Grey and black angular fine to coarse GRAVEL. 7.69 - 8.24 Solid core locally at 7.72 - 7.75 and 7.9 - 8.04 m bgl random orientated fractures with clay infill. 8.24 - 8.40 Very closely spaced (30 - 60 mm) subhorizontal fracture orientated at 6 - 8 degrees undulating rough and clean. Second fracture set between 8.05 - 8.16 and 8.35 - 8.46 m bgl subvertical fracture orientated at 66 - 68 degrees undulating rough and clean. 8.40 - 8.95 Closely to medium spaced (50 - 240 mm) subhorizontal fracture orientated at 18 - 20 degrees undulating rough with partial clay infill. Second fracture at 8.58 m bgl subhorizontal orientated at 10 degrees planar smooth and clean. Third fracture at 8.87 m bgl very closely spaced (15 mm) subhorizontal orientated at 12 degrees undulating rough with clay infill. 8.95 - 9.00 No recovery. 9.00 - 9.30 Closely spaced (100 mm) horizontal fracture orientated at 2	Very weak becoming strong and very strong below 6.9 m bgl grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
		NI							
7.50		30 60 70	35.97		7.65				
		NI					Strong locally extremely weak between 7.72 - 7.75 m bgl black and dark grey MUDSTONE occasional thin laminations (<1 mm) of coal between 7.65 - 7.75 m bgl and frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	97 (75) 39	NI RO 150			(0.75)				
		30 50 60	35.22		8.40				
		15 95 240					Strong locally very strong to extremely strong between 9.0 - 9.5 m bgl dark grey SILTSTONE with rare coalified plant fragments and locally very thin (50 mm) bed of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
9.00		NR							
		100 100 100							
		SC			(2.32)				
	85 (70) 40	170							
		SC							
		SC							
10.50		NR 200 220	32.90		10.72				

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 9 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC102
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06-05-22 06-05-22	43.62	E 371,022.0 N 401,249.9	
Contractor				Sheet 4 of 4
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		RO				degrees planar smooth with partial silt infill. 9.30 - 9.61 Solid core. 9.61 - 9.78 Closely spaced (170 mm) subhorizontal fracture orientated at 12 degrees undulating smooth with clay infill. 9.78 - 10.05 Solid core. 10.05 - 10.10 Probably open single horizontal fracture planar smooth with clay infill. 10.10 - 10.92 Single subhorizontal fracture orientated at 20 degrees planar smooth with partial clay infill. 10.92 - 11.06 Probably open random orientated fractures with clay infill. 11.06 - 11.16 Vertical fracture orientated at 86 degrees undulating rough and clean. 11.16 - 11.57 Closely spaced (60 - 100 mm) subhorizontal fracture orientated at 8 - 12 degrees planar smooth and clean. 11.57 - 11.82 Solid core. 11.82 - 11.88 Non-intact core recovered as: Dark grey angular medium and coarse GRAVEL. 11.88 - 12.00 No recovery.	Very strong dark grey SILTSTONE with locally at 10.82 m bgl thin (70 mm) bed of mudstone and gravel sized ironstone nodules. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
	92 (84) 37	SC 60 60 100		× × × × × × × × × ×

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ROCK CORE PHOTO LOG

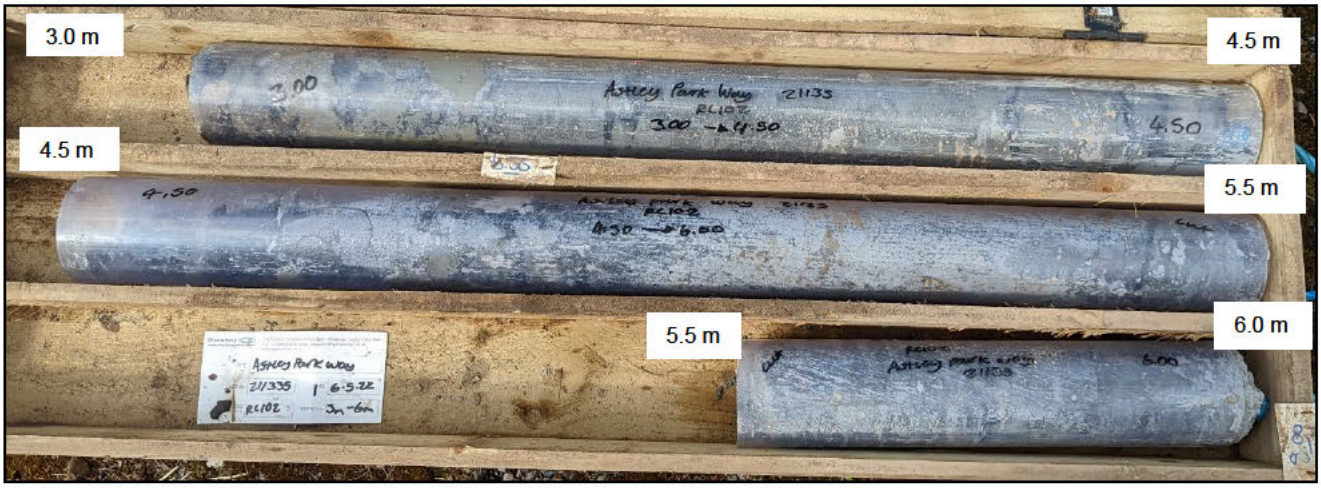
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC102
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 2

From: GL To: 3 m



From: 3 m To: 6 m



Note: No photo for RC102 3.0 – 6.0 m bgl.

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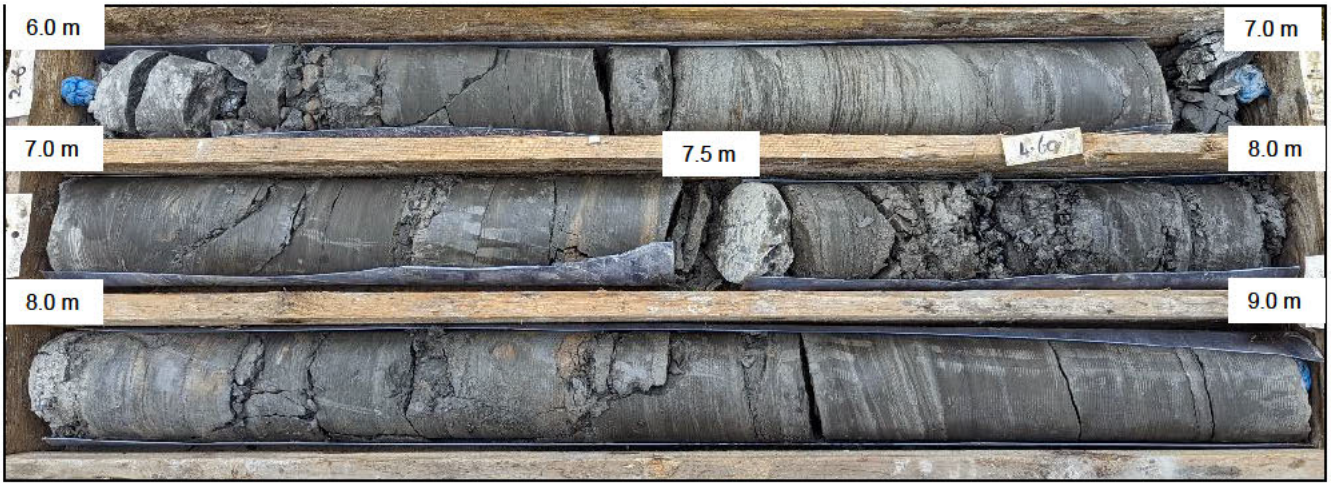
ROCK CORE PHOTO LOG

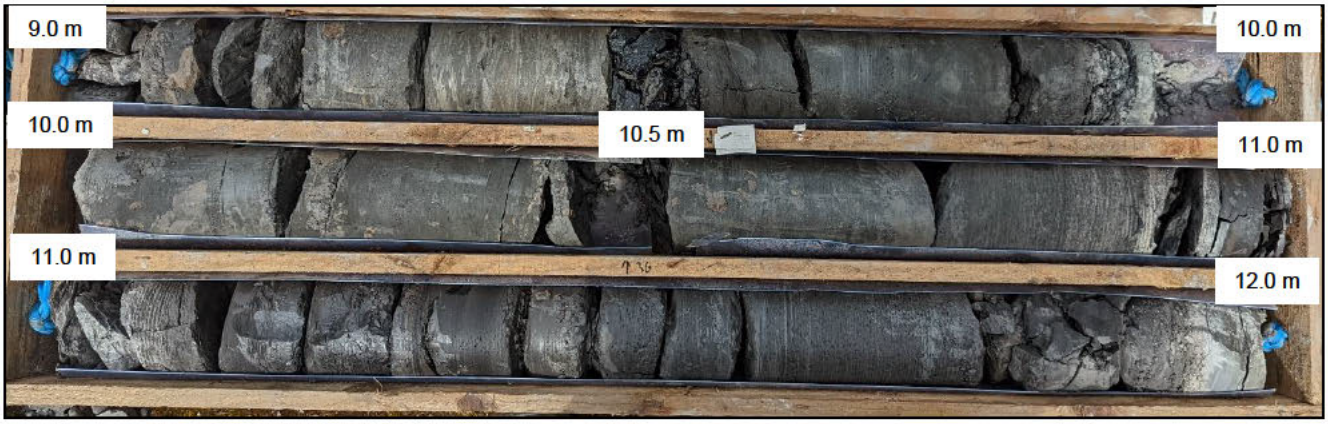
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC102
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	06/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 2

From: 6 m To: 9 m



From: 9 m To: 12 m



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DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC103
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03-04-22 04-03-22	44.36	E 371,052.9 N 401,288.1	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				44.13		(0.23) 0.23	MADEGROUND: Soft slightly gravelly slightly sandy dark grey CLAY with rare rootlets. Sand is fine. Gravel is subangular fine and medium of quartzite and brickstone.		
				43.36		(0.77) 1.00	PROBABLY MADEGROUND: Soft grey and brown mottled orange slightly sandy CLAY with occasional black gravel sized carbonaceous inclusions.		
1.00		N4 1,1/ 1,1,1,1		42.69		(0.67) 1.67	PROBABLY MADEGROUND: Soft dark grey with rare light brown slightly sandy CLAY with occasional black gravel sized carbonaceous inclusions. Sand is coarse of coal.		
				42.36		(0.33) 2.00	Stiff brown mottled grey silty CLAY with rare gravel sized mustone lithorelicts. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
2.00		N50/223mm 8,9/ 14,16,20		41.91		(0.45) 2.45	Very stiff grey and brown slightly gravelly CLAY. Gravel is angular and subangular fine and medium of mudstone. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		

GENERAL REMARKS

Window sample to 2.45 m bgl. No GW encountered. Backfilled with clean gravels upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By EW

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03-05-22 04-05-22	43.81	E 370,995.2 N 401,281.9	
Contractor				Sheet
Discovery CE Ltd				1 of 5

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				43.71		0.10	MADEGROUND: Grass over soft brown slightly gravelly sandy CLAY with frequent rootlets and rare cermaic fragments. Gravel is angular to subrounded medium and coarse of quartzite. Sand is fine and medium		
				43.56		0.25			
				43.31		(0.25) 0.50	MADEGROUND: Soft dark grey slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is angular to subrounded fine to coarse of slag, quartzite and coal.		
				43.01		(0.30) 0.80	PROBABLE MADEGROUND: Firm brown slightly gravelly CLAY. Gravel is angular to subrounded medium and coarse of chert.		
1.00		N9 3,2/ 3,2,2,2				(1.10)	PROBABLE MADEGROUND: Firm brown mottled orange and grey CLAY. PROBABLE MADEGROUND: Firm grey mottled orange slightly gravelly CLAY with rare gravel sized pockets of sand. Gravel is angular fine to coarse of coal and sandstone.		
				41.91		1.90	Stiff grey slightly gravelly slightly sandy CLAY. Gravel is angular fine and medium of mudstone. (POSSIBLE GLACIAL TILL DEPOSITS) Note: Poor recovery between 2.2 - 3.0 m bgl. Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 15 m bgl. GW encountered at 5 m bgl. Backfilled with grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03-05-22 04-05-22	43.81	E 370,995.2 N 401,281.9	
Contractor				Sheet 2 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities	Detail	Main	Geology	Instrument/ Backfill
N26 0.00 3,3/ 2,3,9,12 3.00		(26)	40.81		(1.10) 3.00			Stiff grey slightly gravelly slightly sandy CLAY. Gravel is angular fine and medium of mudstone. (POSSIBLE GLACIAL TILL DEPOSITS) Note: Poor recovery between 2.2 - 3.0 m bgl. *(continued)*		
			40.63		3.18			Grey clayey angular fine to coarse GRAVEL of mudstone and coal. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION)		
	97 (67) 30	NI NI 240 SC 40 40 50 NI				3.00 - 3.73 Non-intact core recovered as: Soft brown and grey slightly gravelly CLAY and clayey angular medium and coarse GRAVEL. Solid core at 3.18 - 3.28 and 3.4 - 3.64 m bgl. 3.73 - 3.82 Solid core. 3.82 - 4.07 Closely spaced (40 - 50 mm) subhorizontal fracture orientated at 8 -10 degrees planar smooth with partial silt infill. 4.07 - 4.13 Non-intact core recovered as: Grey angular medium and coarse GRAVEL.		Very weak grey MUDSTONE with occasional coalified plant fragments and thin beds (<100 mm) of siltstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
4.50		25 50 70			(2.82)	4.13 - 4.85 Very closely to closely (25 - 70 mm) spaced horizontal to subhorizontal fracture orientated at 2 - 12 degrees planar smooth with partial silt infill.				
	97 (54) 10	NI NI 70 150				4.85 - 5.00 Non-intact core recovered as: Grey clayey angular medium and coarse GRAVEL. 5.00 - 5.95 Very closely to closely spaced (30 - 70 mm) subhorizontal fracture orientated at 8 - 13 degrees planar smooth and clean. Locally non-intact core between 5.17 - 5.36 and 5.7 - 5.8 m bgl recovered as: Soft grey gravelly CLAY. Gravel is angular fine to coarse.				
6.00			37.81		6.00					

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 15 m bgl. GW encountered at 5 m bgl. Backfilled with grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03-05-22 04-05-22	43.81	E 370,995.2 N 401,281.9	
Contractor				Sheet 3 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		NR SC NI SC			(0.85)	5.95 - 6.00 No recovery. 6.00 - 6.04 Solid core. 6.04 - 6.12 Non-intact core recovered as: Dark grey angular medium and coarse GRAVEL. 6.12 - 6.42 Solid core. 6.42 - 6.85 Closely to medium spaced (80 - 330 mm) subhorizontal fracture orientated at 20 degrees undulating rough with partial silt infill.	Weak to medium strong dark grey MUDSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (91) 51	80 80 330	36.96		6.85				
		50 50 130	36.81		7.00	6.85 - 7.00 Very closely to closely spaced (50 - 130 mm) subhorizontal fracture orientated at 10 degrees undulating smooth with partial silt infill.	Strong grey SANDSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC					Strong dark grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
7.50		65 85 160				7.00 - 7.38 Closely spaced (65 - 85 mm) subhorizontal fracture orientated at 12 - 18 degrees undulating rough with partial silt infill. 7.38 - 7.56 Solid core. 7.56 - 7.58 Non-intact core recovered as: Dark grey angular fine and medium GRAVEL of siltstone. 7.58 - 7.73 Solid core. 7.73 - 7.81 Closely spaced (80 mm) subhorizontal fracture orientated at 8 - 12 degrees planar rough with partial silt infill. 7.81 - 7.87 Solid core. 7.87 - 8.00 Non-intact core recovered as: Dark grey angular medium and coarse GRAVEL of siltstone. 8.00 - 8.39 Solid core. 8.39 - 8.91 Medium spaced (315 mm) subhorizontal fracture orientated at 12 - 18 degrees planar smooth and clean. Second fracture at 8.60 m bgl medium spaced (300 mm) subhorizontal fracture orientated at 38 - 42 degrees planar smooth with partial silt infill. 8.91 - 9.00 Poor recovery. 9.00 - 9.54 Single subhorizontal fracture at 9.42 m bgl orientated at 35 degrees undulating smooth and clean. 9.54 - 9.79 Closely spaced (150 mm) subhorizontal fracture orientated at 12 degrees planar smooth and clean. 9.79 - 9.95 Subvertical fracture orientated at 62 degrees planar rough			
	NI SC								
	94 (82) 53	80 SC NI SC			(3.20)				
		100 200 210							
9.00		NR							
		120 420 420							
	89 (75) 26	150 SC							

Drilling Progress and Water Observations							Rotary Flush				GENERAL REMARKS
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns	
											Window sample to 2 m bgl with follow on rotary coring to 15 m bgl. GW encountered at 5 m bgl. Backfilled with grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03-05-22 04-05-22	43.81	E 370,995.2 N 401,281.9	
Contractor				Sheet 4 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
		NR	33.61		10.20	with partial clay infill. 9.95 - 10.00 Solid core. 10.00 - 10.15 Closely spaced (150 mm) subhorizontal fracture orientated at 12 degrees planar smooth with partial silt infill. 10.15 - 10.20 Non-intact core recovered as: Brown angular medium and coarse GRAVEL of mudstone. 10.20 - 10.34 Probably open single subhorizontal fracture at 10.32 m bgl orientated at 12 degrees planar smooth with clay infill. 10.34 - 10.50 Poor recovery. 10.50 - 10.63 Possbile drilling induced extremely closley spaced (5 - 12 mm) horizontal fracture planar smooth and clean. 10.63 - 10.73 Solid core. 10.73 - 10.90 Possbile drilling induced extremely closley spaced (5 - 15 mm) horizontal fracture planar smooth and clean. 10.90 - 11.02 Very closely spaced (20 - 40 mm) subhorizontal fracture orientated at 12 degrees planar smooth and clean. 11.02 - 11.10 Non-intact core recovered as: Brown angular medium and coarse GRAVEL of ironstone. 11.10 - 11.40 Single horizontal fracture at 11.15 m bgl planar smooth with partial clay infill. 11.40 - 11.60 Very closely to closely spaced (30 - 65 mm) subhorizontal fracture orientated at 18 degrees planar smooth with partial silt infill. 11.60 - 11.91 Solid core. 11.91 - 12.00 Poor recovery. 12.00 - 12.17 Solid core. 12.17 - 12.30 Closely spaced (130 mm) horizontal undulating smooth and clean. 12.30 - 12.62 Solid core. 12.62 - 12.67 Non-intact core recovered as: Grey angular coarse GRAVEL of siltstone. 12.67 - 13.26 Single horizontal fracture at 12.93 m bgl undulating rough with clay infill. 13.26 - 13.32 Closely spaced (60 mm) subhorizontal fracture orientated at 16 - 20 degrees planar smooth with			
		150					Strong dark grey and black MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
10.50		NI			(0.43)				
		20 120 120	33.18		10.63				
		NR					Strong dark grey SILTSTONE with locally at 11.02 m bgl thin bed (80 mm) of ironstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		5 5 15	32.71		(0.47) 11.10				
	94 (79) 37	SC					Strong dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		5 5 15	32.41		(0.30) 11.40				
		20 20 40	32.21		(0.20) 11.60		Strong dark grey SILTSTONE with rare coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI	32.01		(0.20) 11.80		Very weak brown MUDSTONE with freuqent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
12.00		50 250 250							
		30 30 65	31.51		(0.50) 12.30		Weak brown SILTSTONE with frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC					Medium strong becoming very strong below 12.38 m bgl grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NR							
	100 (87) 63	SC							
		130			(1.10)				
		SC							
		NI							
		260 260 330	30.41		13.40				
13.50		60					Very strong grey thin and medium interbedded (190 - 480 mm) SANDSTONE and SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC							
		SC							
		SC							

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 15 m bgl. GW encountered at 5 m bgl. Backfilled with grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03-05-22 04-05-22	43.81	E 370,995.2 N 401,281.9	
Contractor				Sheet 5 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
	100 (98) 87	SC SC SC SC 170 170 190	28.91		(1.50) 14.90	partial silt infill. 13.32 - 13.40 Solid core. 13.40 - 13.68 Solid core. 13.68 - 13.72 Single subhorizontal fracture orientated at 18 degrees undulating rough and clean. 13.72 - 14.15 Solid core. 14.15 - 14.20 Single subhorizontal fracture orientated at 18 degrees undulating rough and clean. 14.20 - 14.41 Solid core. 14.41 - 14.58 Solid core.	Very strong grey thin and medium interbedded (190 - 480 mm) SANDSTONE and SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
15.00		SC	28.81		15.00	14.58 - 14.78 Closely spaced (170 - 190 mm) horizontal to subhorizontal fracture orientataed between 4 - 8 degrees planar rough with partial silt infill. 14.78 - 15.00 Solid core.	Strong dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 15 m bgl. GW encountered at 5 m bgl. Backfilled with grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Limited
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 3

From: GL To: 3 m



From: 3 m To: 6 m



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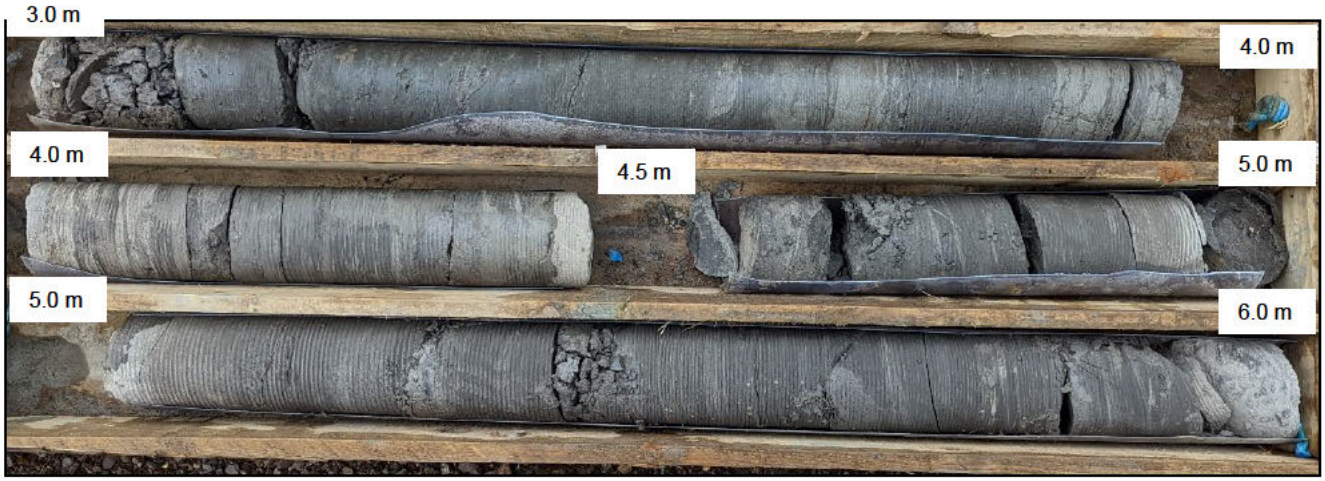
ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 3

From: 6 m To: 9 m



From: 9 m To: 12 m



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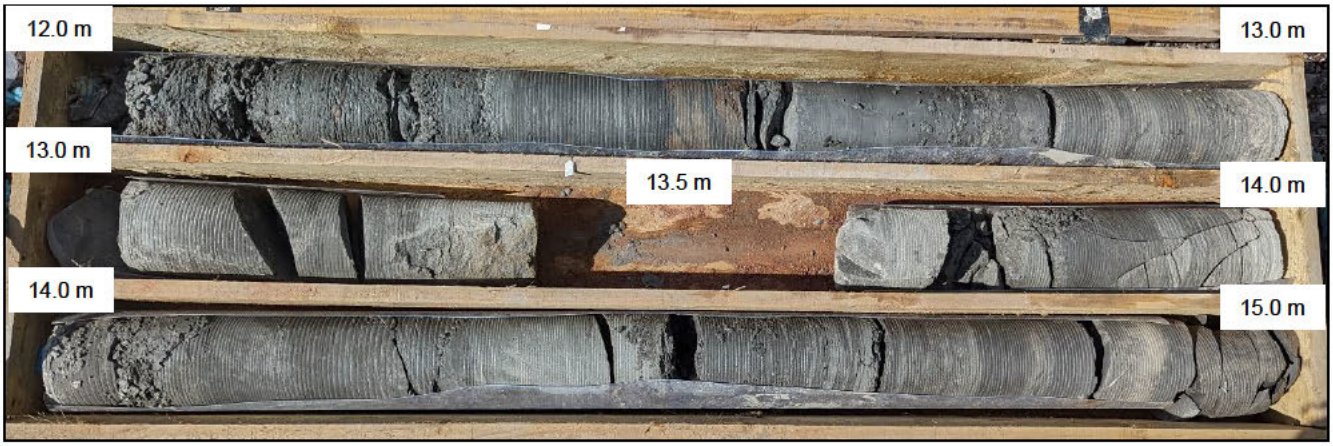
ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC103A
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	03/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				3 of 3

From: 12 m To: 15 m



Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	38.89	E 370,730.8 N 401,249.9	
Contractor				Sheet
Discovery CE Ltd				1 of 6

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				37.89		(1.00) 1.00	PROBABLE MADEGROUND: Firm brown mottled dark grey slightly gravelly sandy CLAY. Sand is fine and medium. Gravel is subangular and subrounded medium of quartzite.		
1.00		N35 6,9/ 8,9,9,9				(1.18)	Very stiff brown mottled orange slightly gravelly CLAY with frequent gravel sized lithorelicts. Gravel is angular fine of mudstone. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
							Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 20.5 m bgl. GW encountered at 8 m bgl. 50 mm slotted pipe from 10 m bgl to 5 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	38.89	E 370,730.8 N 401,249.9	
Contractor				Sheet 2 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
N30 250mm 8,17/ 30		(30/50mm) NI	36.71		2.18	2.00 - 2.18 Non-intact core recovered as: Firm grey mottled orange slightly gravelly sandy CLAY. Sand is fine and medium. Gravel is angular to subrounded medium and coarse.	Very stiff brown mottled orange slightly gravelly CLAY with frequent gravel sized lithorelicts. Gravel is angular fine of mudstone. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
			36.66		2.23	2.18 - 2.23 Non-intact core recovered as: Brown clayey angular fine to coarse GRAVEL.			
		RO	36.53		2.36	2.23 - 2.36 Probably open random orientated fractures with clay infill.	Brown clayey angular to subrounded medium to coarse GRAVEL of mudstone, siltstone and coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		20 60 100				2.36 - 2.65 Very closely to closely spaced (50 - 100 mm) horizontal fracture orientated at 0 - 2 degrees undulating rough with clay infill.			
	72 (35) 7	NI				2.65 - 2.97 Non-intact core recovered as: Grey slightly clayey angular coarse GRAVEL.	Extremley weak to very weak grey mudstone with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NR				2.97 - 3.06 Solid core. 3.06 - 3.50 No recovery.			
3.50					(2.32)	3.50 - 3.75 Single horizontal fracture at 3.64 m bgl orientated at 4 degrees undulating rough with partial clay and silt infill.	Very weak becoming strong below 3.5 m bgl dark grey SILTSTONE with rare to occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		110 110 140				3.75 - 4.68 Very closely to closely spaced (35 - 90 mm) subhorizontal orienatated at 8 - 12 degrees planar rough and clean to partial silt infill. Second fracture at 4.58 m bgl possibly open closely spaced (110 mm) subhorizontal fracture orientated at 20 - 22 degrees planar smooth with clay infill.			
	100 (97) 7	35 60 90							
			34.21		4.68	4.68 - 5.20 Single fracture at 4.79 m bgl subhorizontal fracture orientated at 2 degrees planar smooth with silt infill.	Strong becoming very strong below 5.77 grey and dark grey SILTSTONE with thinly interlaminated (1 mm) sandstone and rare thin (120 mm) bed of mudstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
5.00		40 410 410							
		35 70 90				5.20 - 5.65 Very close to closely spaced (35 - 90 mm) subhorizontal fracture orientated to 10 - 14 degrees planar smooth and clean.			
	89 (88) 13	SC			(1.91)	5.65 - 5.81 Solid core.			
		SC				5.81 - 6.34 Very closely to closely spaced (20 - 80 mm) subhorizontal			

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 20.5 m bgl. GW encountered at 8 m bgl. 50 mm slotted pipe from 10 m bgl to 5 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	38.89	E 370,730.8 N 401,249.9	
Contractor				Sheet 3 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		20 70 80				fracture orientated at 14 -18 degrees planar smooth clean.	Strong becoming very strong below 5.77 grey and dark grey SILTSTONE with thinly interlaminated (1 mm) sandstone and rare thin (120 mm) bed of mudstone. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
6.50		NR	32.30		6.59	6.43 - 6.50 No recovery. 6.50 - 6.59 Non-intact core recovered as: Dark grey angular fine to coarse GRAVEL.	Strong becoming very strong below 7.37 m bgl dark grey MUDSTONE with rare gravel sized ironstone nodules and locally between 7.76 - 8.09 m bgl thick bed (330 mm) bed of very strong dark grey SILTSTONE with rare gravel sized ironstone nodules. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	85 (71) 7	NI NI 40 140			(2.17)	6.59 - 8.76 Very closely to closely spaced (20 - 160 mm) subhorizontal fracture orientated at 6 - 10 degrees undulating smooth clean. Second fracture between 7 - 7.15 m bgl very closely spaced (20 - 25 mm) horizontal to subhorizontal fracture orientated at 2 - 8 degrees planar smooth and clean. Third fracture between 7.1 - 7.33 m bgl vertical orientated at 85 - 88 degrees planar smooth and clean. Non-intact core at 6.67 - 6.7 and 7.33 - 7.37 m bgl recovered as: Dark grey slightly clayey angular fine to coarse GRAVEL. No recovery between 7.78 - 8.0 m bgl.			
8.00		NR 8							
	96 (85) 37	50 110 160	30.13		8.76				
		110 140 140			(0.52)	8.76 - 9.01 Single subhorizontal fracture at 8.9 m bgl orientated at 12 degrees undulating rough with partial medium and coarse sand sized coal infill. 9.01 - 9.28 Medium spaced (240 mm) subhorizontal fracture orientated at 8 - 10 degrees undulating rough and clean. Second fracture at 9.17 m bgl subhorizontal orientated at 28 degrees undulating smooth and clean. Third fracture at 9.21 m bgl subvertical orientated at 82 degrees planar rough and clean. 9.28 - 9.44 Solid core. 9.44 - 9.50 No recovery.	Strong grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		110 110 160	29.61		9.28				
9.50		SC NR SC NI					Strong becoming extremely strong below 10.10 m bgl grey and dark grey SANDSTONE with rare coalified plant fragments and thin laminations (<1 mm) of siltstone becoming thinly interlaminated (<1 mm) SANDSTONE and SILTSTONE below 9.62 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION)		

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 20.5 m bgl. GW encountered at 8 m bgl. 50 mm slotted pipe from 10 m bgl to 5 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	38.89	E 370,730.8 N 401,249.9	
Contractor				Sheet 4 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
	100 (89) 66	SC 80 110 250	28.14		(1.47) 10.75	9.50 - 9.70 Solid core. 9.70 - 9.75 Non-intact core recovered as: Brown and dark grey clayey sandy angular fine to coarse GRAVEL. 9.75 - 10.08 Subvertical fracture orientated at 80 degrees undulating smooth with partial clay infill. 10.08 - 10.75 Closely to medium spaced (80 - 250 mm) subhorizontal fracture orientated at 12 - 18 degrees planar smooth and clean.	Strong becoming extremely strong below 10.10 m bgl grey and dark grey SANDSTONE with rare coalified plant fragments and thin laminations (<1 mm) of siltstone becoming thinly interlaminated (<1 mm) SANDSTONE and SILTSTONE below 9.62 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
11.00		SC				10.75 - 11.00 Solid core.	Very strong to extremely strong grey and dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (91) 63	NI 90 120 210 140 140 350			(1.90)	11.00 - 11.10 Non-intact core recovered as: Dark grey angular medium and coarse GRAVEL of siltstone. 11.10 - 11.68 Closely to medium spaced (90 - 210 mm) subhorizontal fracture orientated at 4 - 8 degrees planar smooth and clean. 11.68 - 12.25 Closely to medium spaced (140 - 350 mm) subhorizontal fracture orientatated at 22 degrees planar smooth and clean.			
12.50		NI NI 140				12.25 - 12.39 Vertical fracture orientated at 86 degrees planar smooth and clean.			
	80 (56) 25	20 35 40 NI 40 55	26.24 25.67		12.65 (0.57) 13.22	12.39 - 12.50 Non-intact core recovered as: Dark grey angular fine to coarse GRAVEL. 12.50 - 12.65 Very closely spaced (35 - 40 mm) subhorizontal fracture orientated at 8 - 11 degress planar smooth and clean. 12.65 - 13.22 Very closely spaced (40 - 55 mm) horizontal fracture orientated at 0 - 4 degrees planar smooth and clean.	Very strong dark grey MUDSTONE with rare coalfied plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
13.50		SC NR	25.25		(0.42) 13.64	Non-intact core between 12.69 - 12.71 and 12.88 - 12.95 m bgl recovered as: Dark grey angular medium and coarse GRAVEL. No recovery between 12.95 - 13.0 m bgl.	Very strong to exteremely strong dark grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	95					13.22 - 13.30 Single subvertical fracture at 13.24 m bgl orientated at 62 degrees undulating rough and			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 20.5 m bgl. GW encountered at 8 m bgl. 50 mm slotted pipe from 10 m bgl to 5 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	38.89	E 370,730.8 N 401,249.9	
Contractor				Sheet 5 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
	(91) 91	NR 110 150			(1.66)	clean. 13.30 - 13.50 No recovery. 13.50 - 15.30 Closely to medium spaced (100 - 260 mm) subhorizontal fracture orientated at 12 - 22 degrees undulating rough with partial clay infill. Second fracture set between 14.5 - 14.65 m bgl very closely to closely (50-60 mm) horizontal fracture orientated at 0 - 4 degrees planar smooth and clean. Non-intact core between 13.95 - 14.45 m bgl recovered as: Grey slightly clayey angular fine to coarse GRAVEL. No recovery between 14.45 - 14.5 m bgl.	Medium strong grey MUDSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
14.50									
	100 (87) 23	NI 50 70 90 SC	23.59		15.30				
16.00						15.30 - 15.32 Non-intact core recoverd as: Dark grey clayey angular fine and medium GRAVEL. 15.32 - 15.50 Very closely to closely spaced (50 - 90 mm) subhorizontal fracture orientated at 12 - 18 degrees planar smooth and clean. 15.50 - 15.80 Subvertical fracture orientated at 80 degrees planar smooth and clean. 15.80 - 17.18 Extremely closely spaced (10 - 20 mm) and very closely spaced to closely spaced (30 -70 mm) between 16.92 - 17.06 m bgl horizontal fracture orientated at 0 - 4 degrees undulating smooth and clean. Second fracture set between 16.11 - 16.48 m bgl closely spaced (90 - 130 mm) subhorizontal orientated at 6 - 8 degrees planar smooth and clean. Third fracture between 16.48 - 16.54 m bgl subvertical orientated at 82 degrees undulating rough and clean. Non-intact core between 16.31 -16.37 m bgl recovered as: Dark grey and brown angular fine to coarse GRAVEL of mudstone.	Very strong grey and dark grey SILTSTONE with medium to thick (80 - 240 mm) bed of strong grey sandstone and rare coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (97) 37	NI 35 130	21.71		(1.88) 17.18				
17.50		95 95 95 40 40 60 80 80 80	21.29		(0.42) 17.60 (0.65)	17.18 - 17.50 Closely spaced (95 mm) subhorizontal fractures orientated at 6 - 8 degrees planar smooth and clean. 17.50 - 17.60 Single subhorizontal fracture at 17.56 m bgl orientated at 8 degrees planar smooth and clean. 17.60 - 17.76 Single subhorizontal	Extremely strong grey and dark grey SANDSTONE with occasional thin laminations (<1 mm) SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Extremely strong dark grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 20.5 m bgl. GW encountered at 8 m bgl. 50 mm slotted pipe from 10 m bgl to 5 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	38.89	E 370,730.8 N 401,249.9	
Contractor				Sheet 6 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
	100 (87) 37	55 80 130 NI	20.64		18.25	fracture at 17.68 m bgl orientrated at 14 degrees planar smooth with clay infill. 17.76 - 18.20 Very closely to closely spaced (55 - 130 mm) subhorizontal fracture orientated at 8 - 12 degrees planar rough and clean. 18.20 - 18.25 Non-intact core recovered as: Dark grey angular slightly clayey angular coarse GRAVEL.	Very strong to extremely strong dark grey MUDSTONE with rare thin bedding (< 100 mm) of siltstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
19.00		130 140 160 NI			(1.07)	18.25 - 18.85 Closely spaced (130 - 160 mm) horizontal fracture orientated at 2 degrees planar smooth. 18.85 - 19.03 Non-intact core recoverd as brown and dark grey angular medium and coarse GRAVEL.			
	100 (79) 43	30 30 20 SC NI	19.57 18.99		19.32 (0.58) 19.90	19.03 - 19.32 Very closely spaced (20 - 25 mm) subhorizontal fracture orientated at 8 - 10 degrees planar rough and clean. 19.32 - 19.64 Solid core. 19.64 - 19.75 Non-intact core recovered as: Brown clayey medium and coarse GRAVEL.	Strong brown sandstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		20 20 40 NI	18.77		(0.22) 20.12	19.75 - 17.79 Single horizontal fracture undulating rough with clay infill. 19.85 - 19.90 Non-intact core recovered as: Dark grey and black angular medium and coarse GRAVEL.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
20.50		SC NI	18.39		(0.38) 20.50	19.90 - 20.00 Solid core. 20.00 - 20.12 Non-intact core recovered as: Dark grey and black sandy fine to coarse GRAVEL of coal. Sand is coarse. 20.12 - 20.42 Closely spaced (60 - 160 mm) subhorizontal fracture orientated at 8 degrees undulating rough with clay infill. 20.42 - 20.50 Probably open random orientated fractures with clay infill.	Weak brown MUDSTONE with occasional coalified plant fragments and rare veins (<1 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		60 60 160 RO							

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 20.5 m bgl. GW encountered at 8 m bgl. 50 mm slotted pipe from 10 m bgl to 5 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Limited
The Granary, Broadwell House Farm
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ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
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DISCOVERY CE LTD				1 of 4

From: GL To: 2 m

Note: No photo for RC104 GL – 2.0 m bgl

From: 2 m To: 5 m



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ROCK CORE PHOTO LOG

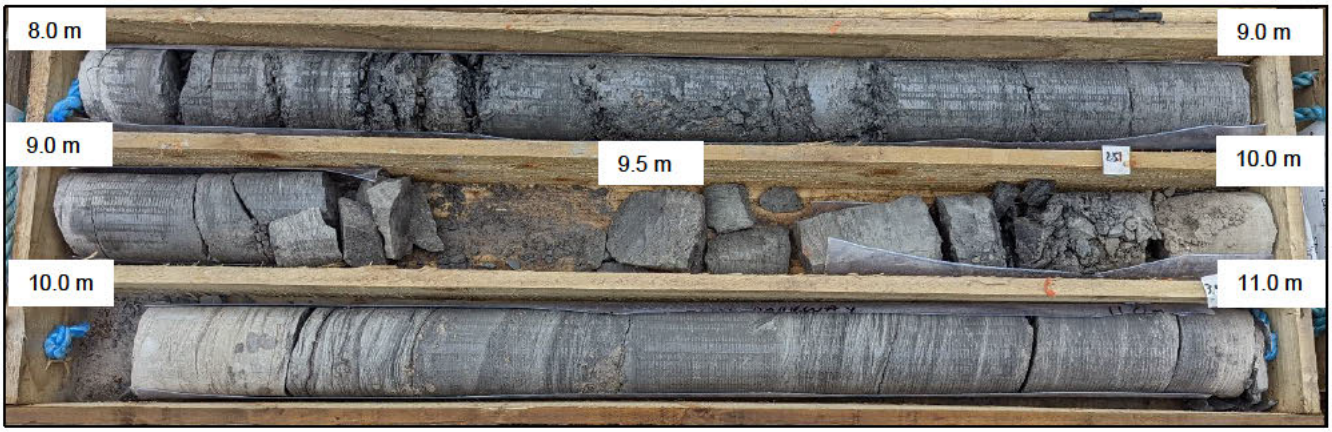
Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 4

From: 5 m To: 8 m



From: 8 m To: 11 m



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ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				3 of 4

From: 11 m To: 13.5 m



From: 13.5 m To: 16 m



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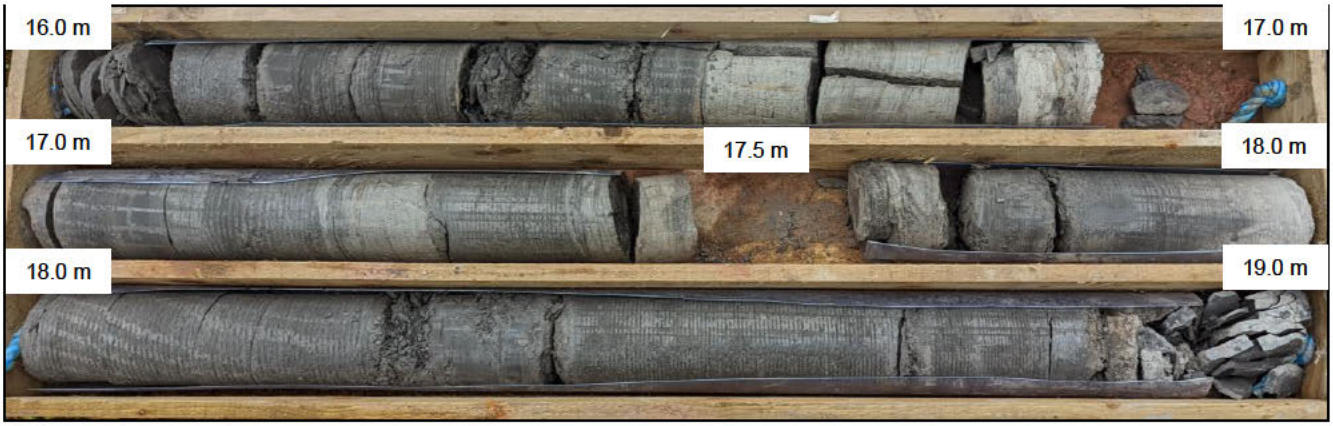
ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC104
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				4 of 4

From: 16 m To: 19 m



From: 19 m To: 20.5 m



Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	42.02	E 370,907.3 N 401,251.1	
Contractor				Sheet
Discovery CE Ltd				1 of 5

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				41.82		(0.20) 0.20	MADEGROUND: Grass over soft dark brown slightly gravelly slightly sandy CLAY with frequent rootlets. Gravel is angular fine and medium of brick. Sand is fine to coarse.		
				41.57		(0.25) 0.45	MADEGROUND: Soft dark grey slightly gravelly slightly sandy CLAY. Gravel is angular fine and medium of brick and coal. Sand is fine to coarse.		
1.00		N6 1,2/ 2,1,2,1		40.82		(0.75) 1.20	PROBABLY MADEGROUND: Soft orange brown mottled grey slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine and medium of coal and sandstone. Sand is coarse.		
				40.22		(0.60) 1.80	PROBABLE MADEGROUND: Soft to firm grey mottled yellow and orange CLAY with occasional gravel sized pockets of sand and rare gravels of mudstone and coal.		
2.00		N12 2,3/ 3,2,3,4		39.92		(0.30) 2.10	Firm reddish brown slightly gravelly CLAY with rare gravel sized pockets of sand. Gravel is angular to subangular fine and medium of sandstone. (PROBABLY WEATHERED PENNINE MIDDLE MEASURES FORMATION)		
				39.52		(0.40) 2.50	Firm grey mottled yellow slightly gravelly CLAY. Gravel is angular and subangular fine and medium of mudstone and siltstone. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
				39.02		(0.50) 3.00	Medium dense dark grey clayey angular fine and medium GRAVEL of mudstone and coal. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
							Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12.1 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 7 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	42.02	E 370,907.3 N 401,251.1	
Contractor				Sheet 2 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
N3 3.00 3,6/ 4,8,12,13		(37) NI	39.02 38.82		3.00 (0.20) 3.20	3.00 - 3.20 Non-intact core recovered as: Firm to stiff grey and dark grey slightly gravelly CLAY. Gravel is angular fine and medium of mudstone.	Firm to stiff grey and dark grey slightly gravelly CLAY. Gravel is angular fine and medium of mudstone. (PROBABLE WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
	93 (82) 82	SC 750 750 750			(1.30)	3.20 - 3.55 Solid core. 3.55 - 4.30 Widely spaced (750 mm) subhorizontal fracture orientated at 12 - 22 degrees undulating rough and clean.	Extremely weak becoming very weak below 4.1 m bgl grey MUDSTONE with rare veins (< 1 mm) of coal and occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
4.50		SC	37.52		4.50	4.30 - 4.40 Solid core. 4.40 - 4.50 No recovery.			
		NR			(0.22)	4.50 - 4.55 Solid core.	Weak grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC	37.30		4.72	4.55 - 4.72 Very closely to closley spaced (20 - 70 mm) subhorizontal fracture orientated at 8 - 12 degrees planar rough with partial silty sand infill.			
		20 60 70 SC			(0.63)	4.72 - 5.28 Solid core.	Weak grey SANDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	95 (89) 38	NI	36.67		5.35	5.28 - 5.35 Non-intact core recovered as: Grey clayey angular medium and coarse GRAVEL.			
		25 40 60			(0.55)	5.35 - 5.85 Very closely spaced (20 - 60 mm) subhorizontal fracture orientated at 12 - 20 degrees planar smooth with partial silt infill.	Very weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
			36.12		5.90	Second fracture between 5.45 - 5.75 m bgl subvertical orientated at 80 degrees undulating smooth with silt infill.			
6.00		NI	36.02		6.00	5.85 - 5.90 Non-intact core recovered as: Firm grey slightly gravelly CLAY. Gravel is angular fine and medium.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC NR				5.90 - 5.93 Solid core. 5.93 - 6.00 No recovery.	Weak dark grey MUDSTONE with rare thin laminations (<1 mm) of coal and occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	94 (63) 44	NI 190 510			(1.05)	6.00 - 7.05 Possibly drilling induced single subhorizontal fracture at 6.61 m bgl orientated at 42 degrees undulating smooth and clean. Non-intact core between 6 - 6.1, 6.8 - 6.87 and 7.01 - 7.05 m bgl. recovered as: Dark grey angular fine to coarse			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12.1 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 7 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	42.02	E 370,907.3 N 401,251.1	
Contractor				Sheet 3 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
			34.97		7.05	GRAVEL.			
		NI	34.82		7.20	7.05 - 7.23 Non-intact core recovered as: Black angular fine to coarse cubic GRAVEL of coal.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI	34.67		7.35	7.20 - 7.23 Non-intact core recovered as: Dark grey angular coarse GRAVEL.	Weak dark grey MUDSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
7.50		90 90 90							
		NI 90 120			(0.55)	7.23 - 7.35 Closely spaced (90 mm) subhorizontal fracture orientated at 12 degrees undulating smooth with partial clay infill.	Strong dark grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
			34.12		7.90	7.35 - 7.90 Very closely to closely spaced (40 - 120 mm) subhorizontal fracture orientated at 14 degrees undulating smooth with partial clay infill.			
		50 50 100			(0.30)		Medium strong dark grey MUDSTONE with rare coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	93 (67) 17		33.82		8.20	Random orientated fractures between 7.58 - 7.67 m bgl stepped rough and clean.			
		NI				Non-intact core between 7.74-7.78 m bgl recovered as: Dark grey clayey angular fine and medium GRAVEL of mudstone.	Strong dark grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		80 80 200			(0.90)	7.90 - 8.10 Very closely to closely spaced (50 - 100 mm) subhorizontal fracture orientated at 18 - 20 degrees undulating rough with partial clay infill.			
9.00		NR							
			32.92		9.10	Second fracture at 7.9 - 8.1 m bgl subvertical orientated at 60 degrees undulating rough and clean.			
		NI				8.10 - 8.20 Non-intact core recovered as: Dark grey slightly clayey angular fine to coarse GRAVEL of mudstone.	Strong dark grey SILTSTONE with rare very thin bed (50 mm) of mudstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	91 (59) 14					8.20 - 8.89 Closely to medium spaced (80 - 200 mm) subhorizontal fracture orientated at 32 - 38 degrees undulating smooth with partial clay infill.			
		NI 20 110				8.89 - 9.00 No recovery.			
					(2.19)	9.00 - 9.10 Non-intact core recovered as: Dark grey angular medium and coarse GRAVEL.			
10.50						9.10 - 10.85 Extremely closely to closely spaced (15 - 110 mm) subhorizontal fracture orientated at 8 - 20 degrees planar smooth with partial clay and silt infill. Second fracture set between 9.82 - 9.88 and 10.74 - 10.85 m bgl very closely spaced (20 - 30 mm) horizontal planar smooth with partial clay infill.			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12.1 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 7 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	42.02	E 370,907.3 N 401,251.1	
Contractor				Sheet 4 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
	92 (76) 35	30 30 30	30.73		11.29	Non-intact core between 9.68 - 9.73, 9.88 - 9.95 and 10.10 - 10.15 m bgl recovered as: Grey and dark grey angular fine to coarse GRAVEL. No recovery betwen 10.36 - 10.5 m bgl. 10.85 - 11.81 Medium spaced (440 - 520 mm) subhorizontal fracture orientated at 14 degrees undulating rough with locally at 11.29 clay infill.	Very strong dark grey SILTSTONE with rare to occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
12.00		NR				11.88 - 12.00 No recovery. 12.00 - 12.40 Solid core.			
	93 (77) 65	SC NI 150 150 NI 50 50 310 310 310			(2.21)	12.40 - 12.86 Closely spaced (150 mm) subhorizontal fracture orientated at 12 degrees planar smooth with partial clay infill. Non-intact core at 12.48 - 12.50 m bgl recovered as: Dark grey slightly clayey angular medium and coarse GRAVEL. 12.86 - 13.04 Very closely spaced (50 mm) subhorizontal fracture orientated at 20 - 22 degrees planar smooth with partial clay infill. Non-intact core at 12.86 - 12.91 m bgl recovered as: Dark grey angular coarse GRAVEL of siltstone.			
13.50		NR	28.52		13.50				
		SC	28.35		13.67	13.04 - 13.40 Single subhorizontal fracture at 13.35 m bgl orientated at 19 degrees planar smooth with partial silt infill. 13.40 - 13.50 No recovery. 13.50 - 13.67 Solid core.	Strong black and dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (80) 54	65 75 85 SC 80 110 280			(1.33)	13.67 - 13.80 Closely spaced (65 - 85 mm) horizontal fracture undulating rough with clay infill. 13.80 - 14.26 Solid core. 14.26 - 14.88 Closely to medium spaced (80 - 280 mm) subhorizontal fracture orientated at 8 - 14 degrees planar smooth with partial clay infill.	Very strong dark grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
15.00			27.02		15.00	14.88 - 15.00 Random orientated			

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns

GENERAL REMARKS

Window sample to 3 m bgl with follow on rotary coring to 12.1 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 7 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	42.02	E 370,907.3 N 401,251.1	
Contractor				Sheet 5 of 5
Discovery CE Ltd				

RUN DETAILS					STRATA			Geology	Instrument/ Backfill
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION Discontinuities	Detail	Main		
		RQ				fractures.				

Drilling Progress and Water Observations							Rotary Flush				GENERAL REMARKS
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns	
											Window sample to 3 m bgl with follow on rotary coring to 12.1 m bgl. GW encountered at 4.5 m bgl. 50 mm slotted pipe from 7 m bgl to 4 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 3

From: GL To: 3 m



From: 3 m To: 6 m



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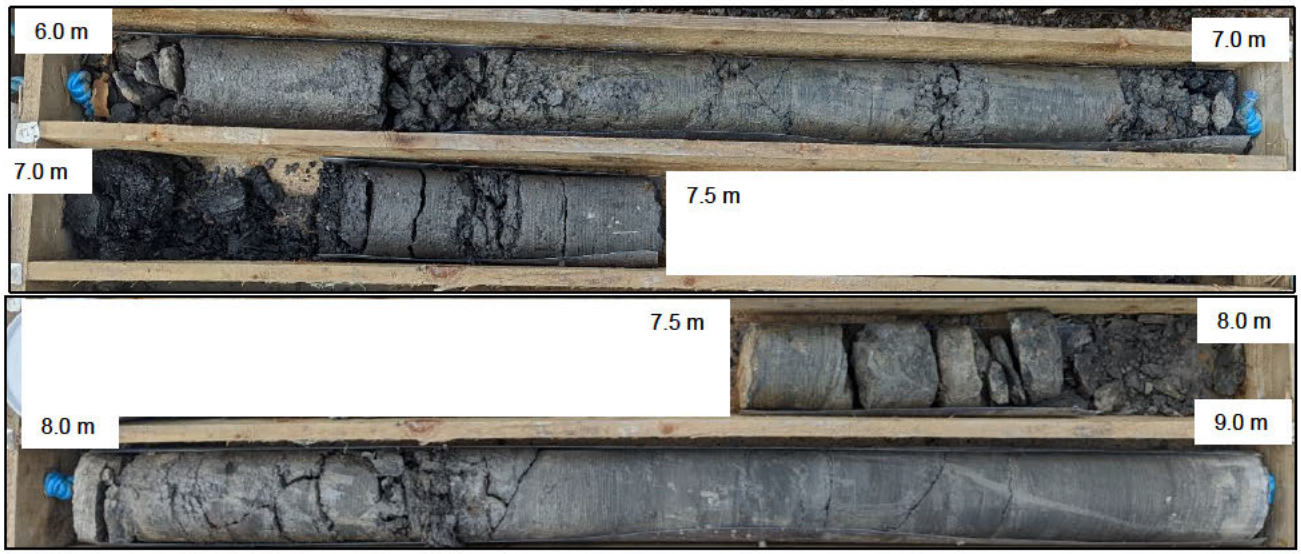
ROCK CORE PHOTO LOG

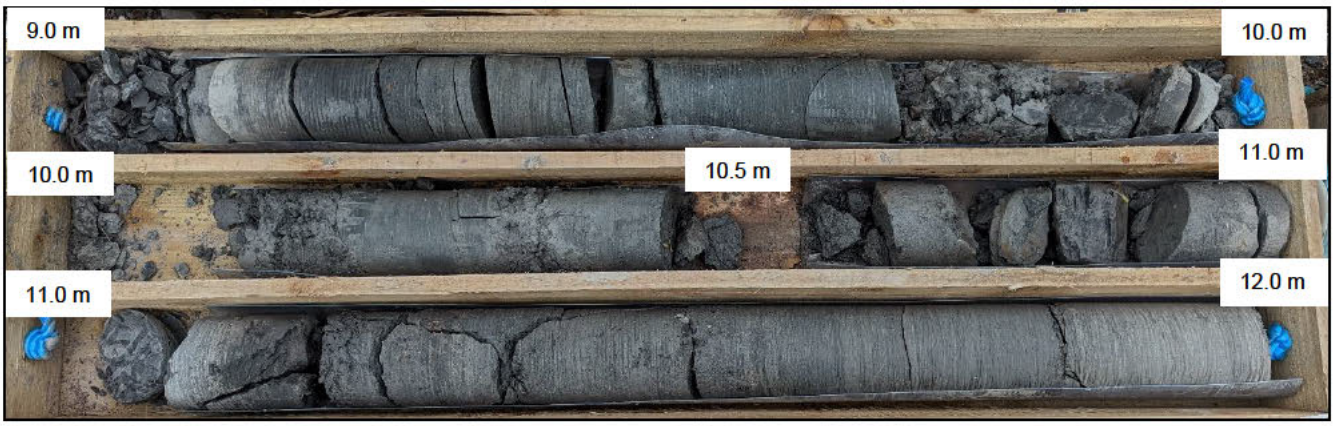
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 3

From: 6 m To: 9 m



From: 9 m To: 12 m



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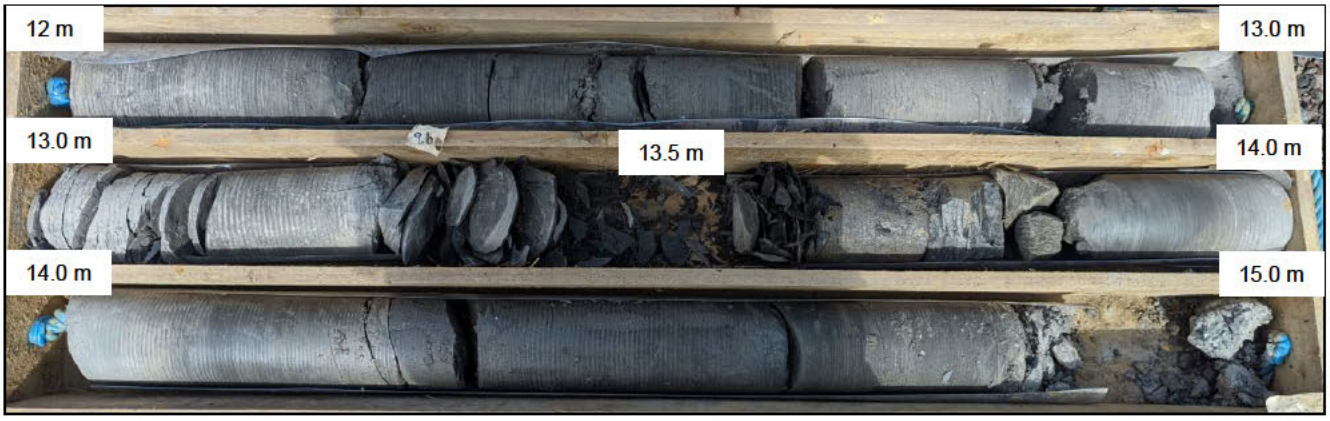
ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC105
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				3 of 3

From: 12 m To: 15 m



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DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	36.63	E 370,719.4 N 401,181.5	
Contractor				Sheet
Discovery CE Ltd				1 of 6

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				36.37		(0.26) 0.26	PROBABLE MADEGROUND: Grass over soft light brown slightly sandy CLAY with rare rootlets. Sand is fine.		
				35.67		(0.70) 0.96	MADEGROUND: Soft dark brown gravelly slightly sandy CLAY with rare brick fragments and cobble of brick. Sand is fine. Gravel is subangular and subrounded fine to coarse of mudstone, brick, concrete, slag, chert and quartzite.		
1.00		N5 1,2/ 1,1,2,1		35.26		(0.41) 1.37	PROBABLE MADEGROUND: Soft brown and light grey slightly sandy CLAY with rare coal fragments. Sand is fine.		
				34.89		(0.37) 1.74	PROBABLE MADEGROUND: Soft brown grey slightly sandy CLAY. Sand is fine.		
						(0.41)	POSSIBLE MADEGROUND: Firm becoming stiff at 2.5 m bgl brown slightly sandy silty CLAY. Sand is fine. Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 21 m bgl. GW encountered at 7.5 m bgl. 50 mm slotted pipe from 16 m bgl to 13 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	36.63	E 370,719.4 N 401,181.5	
Contractor				Sheet 2 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION Discontinuities / Detail	Main	Geology	Instrument/ Backfill
N37 2.00 3,4/ 4,6,12,15	100 (0) 0	(37) NI	34.48 33.86		2.15 (0.62) 2.77	2.00 - 3.30 Non-intact core recovered as: Firm and stiff brown gravelly slightly sandy CLAY.	POSSIBLE MADEGROUND: Firm becoming stiff at 2.5 m bgl brown slightly sandy silty CLAY. Sand is fine. *(continued)* POSSIBLE MADEGROUND: Firm light brown with rare light grey slightly gravelly sandy CLAY with rare fragments of coal. Sand is fine. Gravel is subangular fine and medium of mudstone and siltstone.		
3.00							Stiff light grey gravelly slightly sandy silty CLAY. Sand is fine. Gravel is subrounded fine and medium of quartzite siltstone and mudstone. (POSSIBLY GLACIAL TILL DEPOSITS)		
	20 (0) 0	NI NR	33.33		(0.53) 3.30 (1.50)	3.30 - 4.80 No recovery.	No recovery between 3.3 - 4.8 m bgl. Driller noted: Lost flush and soft drlling between 3.5 - 5.5 m bgl.		
4.50			31.83		4.80				
		NI	31.63		(0.20) 5.00	4.80 - 5.00 Non-intact core recovered as: Black slightly clayey angular fine and medium GRAVEL.	Black slightly clayey angular fine and medium GRAVEL of coal, mudstone and siltstone. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION)		
	46 (33) 17	NI	31.13		(0.50) 5.50	5.00 - 5.50 Non-intact core recovered as: Dark grey and brown with orange staining clayey angular fine to coarse GRAVEL.	Note: Poor recovery.		
		30 30 275				5.50 - 6.00 Medium spaced (275 mm) horizontal fracture undulating rough with clay infill.	Medium strong dark grey and black MUDSTONE with rare laminations of coal (<1 mm) occcasional orange staining. (PROBABLE PENNINE MIDDLE COAL MEASURES FORMATION)		
6.00									

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns
3	4.5	Air/Mist	0
4.5	6	Air/Mist	0
6	7.5	Air/Mist	FULL

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 21 m bgl. GW encountered at 7.5 m bgl. 50 mm slotted pipe from 16 m bgl to 13 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
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Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	36.63	E 370,719.4 N 401,181.5	
Contractor				Sheet 3 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		NI			(1.14)	6.00 - 6.10 Non-intact core recovered as: Brown angular and subangular medium and coarse GRAVEL. 6.10 - 6.64 Solid core.	Weak brown SANDSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
		SC	29.99		6.64				
	67 (59) 59	120 120 240				6.64 - 7.00 Probably open single subhorizontal fracture orientated at 16 degrees undulating rough with clay infill.	Weak grey SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NR			(0.86)	7.00 - 7.50 No recovery.			
7.50			1 29.13		7.50				
		SC				7.50 - 7.74 Solid core.	Weak to medium strong grey SANDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI				7.74 - 7.82 Non-intact core recovered as: Grey angular and subangular medium and coarse GRAVEL. 7.82 - 7.93 Solid core. 7.93 - 8.00 Non-intact core recovered as: Grey angular coarse GRAVEL.			
		SC							
	100 (70) 55	NI				8.00 - 8.37 Possibly drilling induced randomly orientated fractures.			
		RO			(1.66)				
		260 260 320				8.37 - 9.16 Medium spaced (260 - 320 mm) subhorizontal fracture orientated at 12 degrees undulating rough with partial brown sand infill.			
9.00			27.47		9.16				
		NI				9.16 - 9.25 Non-intact core recovered as: Grey slightly clayey angular fine to coarse GRAVEL. 9.25 - 9.76 First fracure set with two joint sets between 9.25 - 9.32 and 9.46 - 9.5 m bgl: J1: Very closely spaced (20 - 60 mm) subhorizontal fracture orientated at 10 - 20 degrees planar smooth and clean. J2: Vertical orientated at 58 and 82 degrees undulating smooth and clean.	Very weak grey MUDSTONE with rare veins (<1 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI 60 180			(0.69)				
	100 (71) 27								
		NI	26.78		9.85				

Drilling Progress and Water Observations							Rotary Flush				GENERAL REMARKS
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns	
					7.5	5.6					Window sample to 2 m bgl with follow on rotary coring to 21 m bgl. GW encountered at 7.5 m bgl. 50 mm slotted pipe from 16 m bgl to 13 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	36.63	E 370,719.4 N 401,181.5	
Contractor				Sheet 4 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
		90 90 100	26.19		(0.59) 10.44	Second fracture set at 9.32 closely spaced (180 - 190 mm) horizontal fracture planar smooth with partial clay and silt infill. Non-intact core between 9.44 - 9.46 m bgl recovered as: Grey slightly clayey angular fine to coarse GRAVEL.	Medium strong to strong dark grey MUDSTONE with rare very thin bed (20 mm) of ironstone. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
10.50		SC							
		NI	25.93		(0.26) 10.70	9.76 - 9.85 Non-intact core recovered as: Grey angular medium and coarse GRAVEL and gravelly SILT.	Strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		40 40 60	25.75		10.88	9.85 - 10.44 Closely spaced (90 - 100 mm) subhorizontal fracture orientated at 12 - 18 degrees planar smooth and clean.	Very weak dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI	25.59		11.04	10.44 - 10.48 Solid core.	Medium strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	98 (83) 45	SC	25.42		11.21	10.48 - 10.50 Non-intact core recovered as: Grey clayey angular medium and coarse GRAVEL.	Medium strong black COAL with rare thin bed (60 mm) of ironstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		20 20 140	25.26		11.37	10.50 - 10.60 Single subhorizontal fracture at 10.56 m bgl orientated at 11 degrees planar smooth and clean.	Very weak grey MUDSTONE with frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC				10.60 - 10.70 Non-intact core recovered as: Dark grey angular coarse GRAVEL.			
		NI			(0.85)	10.70 - 10.88 Solid core.			
		SC				10.88 - 11.04 Single subhorizontal fracture at 11.02 m bgl orientated at 12 degrees planar smooth and clean.			
12.00		RO				11.04 - 11.09 Solid core.	Weak grey SILTSTONE with frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		130 130 380	24.41		12.22	11.09 - 11.13 Non-intact core recovered as: Black slightly sandy angular medium and coarse GRAVEL of coal. Sand is coarse of coal.	Strong grey SANDSTONE with rare veins (<1 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		320 320 320				11.13 - 11.21 Solid core.			
		SC				11.21 - 11.37 Probably open random orientated fractures with partial clay infill.			
	87 (83) 64	SC			(1.53)	11.37 - 11.88 Single horizontal fracture at 11.5 m bgl undulating rough with clay infill.			
						11.88 - 12.28 Medium spaced (320 mm) subhorizontal fracture orientated at 16 - 18 degrees planar smooth and clean.			
13.50		NR				12.28 - 12.40 Subvertical fracture orientated at 80 degrees undulating rough and clean.			
		SC	22.88		13.75	12.40 - 13.30 Solid core.			
		SC				13.30 - 13.50 No recovery.	Strong grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
						13.50 - 13.75 Probably solid core recovered as: Grey subangular			

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 21 m bgl. GW encountered at 7.5 m bgl. 50 mm slotted pipe from 16 m bgl to 13 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	36.63	E 370,719.4 N 401,181.5	
Contractor				Sheet 5 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
	100 (84) 38	SC			(0.78)	COBBLES of sandstone. 13.75 - 13.86 Subvertical fracture orientated at 82 degrees planar smooth and clean. 13.86 - 14.36 Single subhorizontal fracture orientated at 10 degrees planar smooth and clean.	Strong grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
		100 100 100	22.10		14.53				
			22.00		14.63	14.36 - 14.53 Closely spaced (100 mm) horizontal fracture orientated at 4 degrees planar smooth with partial clay infill.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC							
		SC			(0.37)	14.53 - 14.63 Solid core.			
15.00		RO	21.63		15.00	14.63 - 14.68 Single horizontal fracture undulating smooth with clay infill.	Weak locally medium strong dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC				14.68 - 14.73 Random orientated fractures with clay infill.	Very strong grey SILTSTONE with occasional coalified plant fragments.		
		NI				14.73 - 14.95 Solid core.			
		SC				14.95 - 15.00 Non-intact core recovered as: Grey clayey angular medium and coarse GRAVEL of mudstone.			
	100 (100) 100					15.00 - 15.25 Solid core.			
						15.25 - 16.80 Widely spaced (1550 mm) subhorizontal fracture orientated at 12 - 18 degrees undulating rough with clay infill.			
		1550 1550 1550			(2.00)				
16.50									
		SC	19.63		17.00	16.80 - 17.00 Solid core.			
						17.00 - 17.79 Solid core.	Very strong grey SANDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (87) 84	SC			(0.79)				
			18.84		17.79				
		SC				17.79 - 17.90 Vertical fracture orientated at 86 degrees planar			
18.00									

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 21 m bgl. GW encountered at 7.5 m bgl. 50 mm slotted pipe from 16 m bgl to 13 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05-05-22 06-05-22	36.63	E 370,719.4 N 401,181.5	
Contractor				Sheet 6 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		NI				smooth and clean.	Strong dark grey SILTSTONE with rare thin bed (30 mm) of ironstone. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
		150 150 250				17.90 - 18.00 Non-intact core recovered as: Grey angular medium and coarse GRAVEL.			
		120 120 120				18.00 - 18.40 Probably open single fracture at 18.25 m bgl orientated at 2 degrees planar smooth with clay infill.			
	97 (93) 77	SC				18.40 - 18.52 Closely spaced (120 mm) subhorizontal fracture orientated at 20 - 31 degrees planar smooth and clean.			
		NI				18.52 - 18.89 Solid core.			
		SC			(2.71)	18.89 - 18.92 Non-intact core recovered as: Grey angular coarse GRAVEL.			
19.50						18.92 - 19.46 Solid core.			
		NR				19.46 - 19.50 No recovery.			
		SC				19.50 - 19.64 Possibly drilling induced subvertical fracture orientated at 84 degrees planar rough and clean.			
		NI				19.64 - 19.71 Non-intact core recovered as: Brown angular medium and coarse GRAVEL.			
		70 530 530				19.71 - 20.39 Medium spaced (530mm) horizontal planar smooth with partial clay infill.			
	100 (85) 69								
		50 160 160	16.13		20.50	20.39 - 20.50 Possibly drilling induced single subhorizontal fracture orientated at 14 degrees planar smooth and clean.			
		NI				20.50 - 20.55 Non-intact core recovered as: Black and dark grey clayey angular fine and medium GRAVEL.	Very strong black and dark grey MUDSTONE with occasional coalified plant fragments and rare veins (<1 mm) of coal.		
		160 160 160			(0.50)				
21.00		SC	15.63		21.00	20.55 - 20.71 Closely spaced (160 mm) horizontal fracture undulating rough with clay infill.			
		NR				20.71 - 20.94 Solid core.			
						20.94 - 21.00 No recovery.			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 21 m bgl. GW encountered at 7.5 m bgl. 50 mm slotted pipe from 16 m bgl to 13 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

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ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 4

From: GL To: 3 m

Note: No photo for RC106 GL – 3.0 m bgl

From: 3 m To: 6 m



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The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

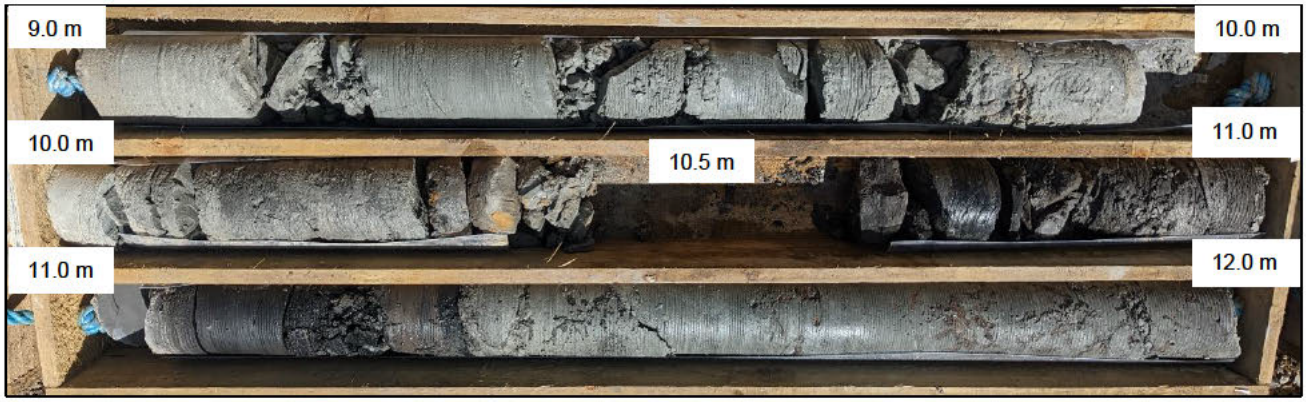
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 4

From: 6 m To: 9 m



From: 9 m To: 12 m



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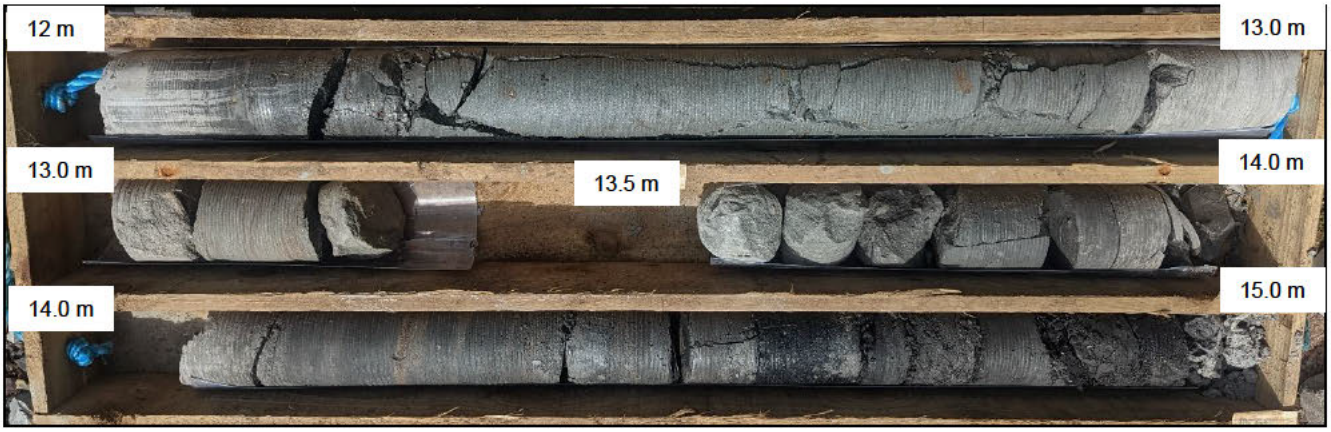
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

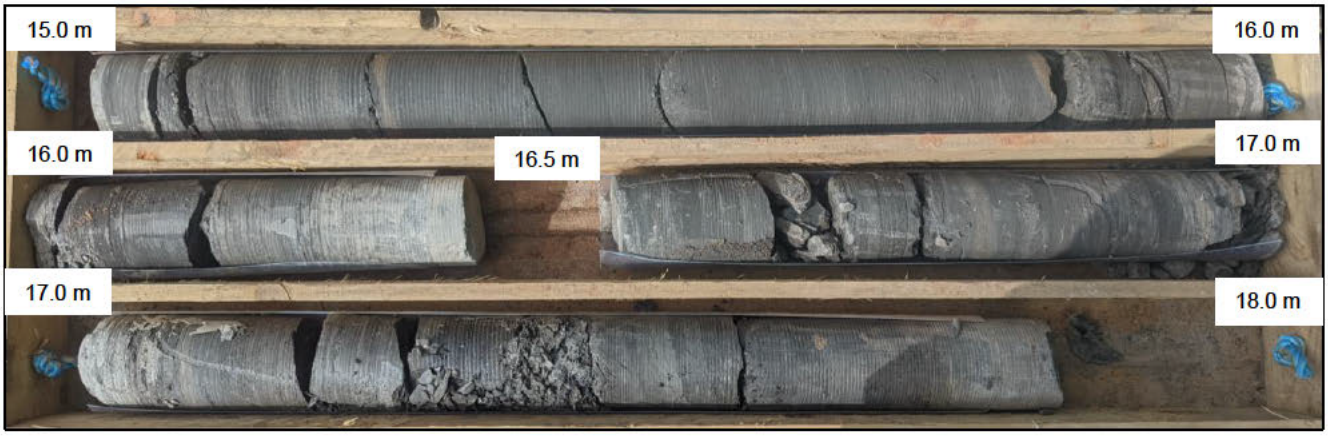
Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				3 of 4

From: 12 m To: 15 m



From: 15 m To: 18 m



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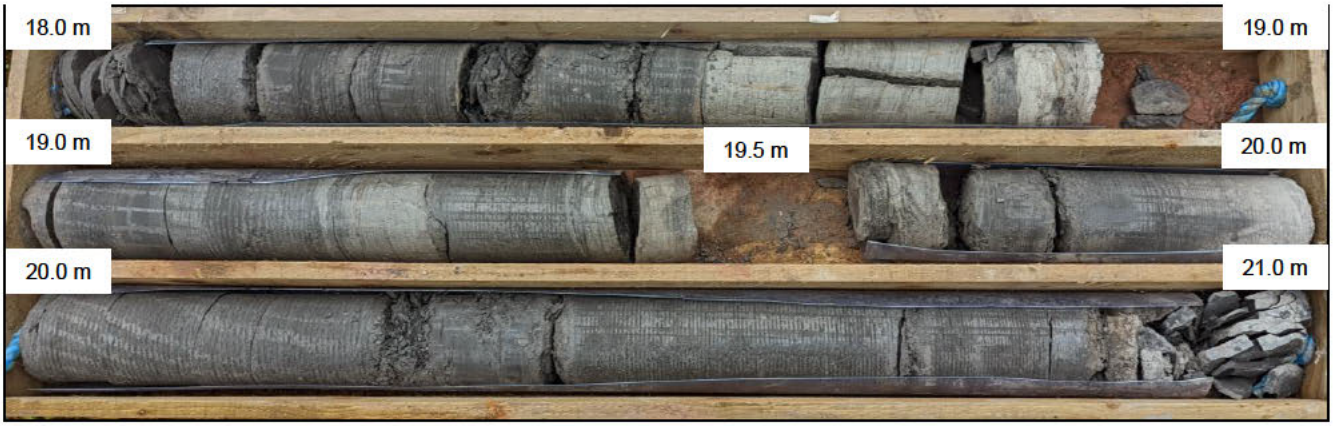
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC106
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	05/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				4 of 4

From: 18 m To: 21 m



From: 21 m To: 24 m



Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 26-02-22	38.50	E 370,878.0 N 401,178.0	
Contractor				Sheet
Discovery CE Ltd				1 of 6

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				38.40		0.10	MADEGROUND: Grass over soft brown slightly sandy CLAY with rare rootlets.		
						(1.60)	MADEGROUND: Firm grey slightly gravelly sandy locally very sandy between 0.8 - 1.2 m bgl CLAY. Gravel is angular fine and medium of coal. Sand is fine to coarse.		
1.20		N8 1,1/ 2,2,2,2							
				36.80		1.70			
				36.50		(0.30) 2.00	MADEGROUND: Soft brown and dark grey slightly gravelly sandy CLAY with low cobble content. Gravel is angular fine to coarse of brick and sandstone. Sand is fine and medium. Cobble is angular of brick.		
2.00		N4 1,1/ 1,1,1,1				(1.00)	NOTE: No recovery between 2.0 - 3.0 m bgl.		
				35.50		3.00			
3.00		N30 3,3/ 3,4,4,19		35.30		(0.20) 3.20	Stiff brown slightly gravelly slightly sandy CLAY with rare thin (<10 mm) lenses of mudstone. Gravel is angular fine and medium of coal and mudstone. Sand is fine to coarse. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
						(0.80)	Weathered grey MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Firm brown slightly gravelly and gravelly slightly sandy CLAY. Gravel is angular fine to coarse of mudstone and coal. Note: Poor recovery between 3.6 - 4.0 m bgl.		
				34.50		4.00			
							Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sampling to 4 mbgl with follow on rotary coring to 23.5 m bgl. 50 mm slotted pipe from 12 m bgl to 6 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 26-02-22	38.50	E 370,878.0 N 401,178.0	
Contractor				Sheet 2 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
4.00		NI	34.50		4.00	4.00 - 4.60 Non-intact core recovered as: Firm grey gravelly CLAY. Gravel is fine and medium.	Extremely weak grey MUDSTONE with rare thin bed (110mm) of very weak pale yellow fine grained sandstone at 5.35 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	97 (13) 7	NI			(1.65)	4.60 - 5.05 Non-intact core recovered as: Grey clayey angular medium and coarse GRAVEL.			
		50 50 100				5.05 - 5.30 Very closely to closely spaced (50 - 100 mm) horizontal fracture planar rough with partial clay infill.			
5.50		NI				5.30 - 5.35 Non-intact core recovered as: Firm grey gravelly CLAY. Gravel is angular fine and medium.			
		NI	32.85		5.65	5.35 - 5.46 Non-intact core recovered as: Pale yellow stained orange angular medium and coarse GRAVEL.	Very weak becoming weak below 7.3 m bgl grey MUDSTONE with thin bed (100 mm) of grey siltstone at 7.49 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NR				5.46 - 5.50 No recovery.			
		NI				5.50 - 5.75 Non-intact core recovered as: Firm grey slightly gravelly CLAY. Gravel is angular fine and medium.			
	100 (69) 0	11 30 30				5.75 - 5.90 Very closely spaced (20 - 30 mm) subhorizontal fractures orientated at 10- 12 degrees planar smooth with partial clay infill. 5.90 - 7.00 Extremely closely to very closely spaced (11 - 30 mm) horizontal fracture undulating smooth with partial clay infill.			
7.00									
		NI				7.00 - 7.15 Non-intact core recovered as: Firm grey slightly gravelly SILT. Gravel is fine and medium of mudstone.			
C 7.55- 7.69	92 (78) 28	65 100 150			(4.45)	7.15 - 7.95 Closely spaced (65 - 150 mm) subhorizontal fracture orientated at 10- 12 degrees planar smooth with partial clay infill. Second fracture set at 7.15 -7.49 m bgl vertical undulating rough with partial silt infill and brown staining.			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns
4	5.5		100
5.5	7		100
7	8.5		100

GENERAL REMARKS

Window sampling to 4 mbgl with follow on rotary coring to 23.5 m bgl. 50 mm slotted pipe from 12 m bgl to 6 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 26-02-22	38.50	E 370,878.0 N 401,178.0	
Contractor				Sheet 3 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
		20 50 65				7.95 - 9.00 Very closely to closely spaced (20 - 65 mm) horizontal fracture undulating smooth with clay infill. Second fracture set at 7.95 - 8.75 m bgl vertical undulating rough locally with partial clay infill between 8.25 - 8.75 m bgl. No recovery between 8.38 - 8.50 m bgl.	Very weak becoming weak below 7.3 m bgl grey MUDSTONE with thin bed (100 mm) of grey siltstone at 7.49 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
8.50		NR							
		20 20 55							
		NI				9.00 - 9.10 Non-intact core recovered as: Dark grey angular and subangular fine to coarse GRAVEL. 9.10 - 10.10 Medium spaced (220 - 250 mm) subhorizontal fracture orientated at 12 degrees stepped smooth with partial silt infill. No recovery between 9.78 - 10 m bgl.			
C 9.30-9.55	85 (81) 35	220 220 250							
10.00									
		100	28.40		10.10				
			28.30		10.20	10.10 - 10.20 Non-intact core recovered as: Soft dark grey and black gravelly CLAY. Gravel is angular medium and coarse of coal.	Possibly extremely weak black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI 25 40 40				10.20 - 10.36 Very closely spaced (25 - 40 mm) subhorizontal fracture orientated at 18 degrees planar smooth and clean. Second fracture vertical planar rough with sand infill.	Medium strong black thinly laminated (<1 - 5 mm) COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
C 10.45-10.65	81 (57) 13	20 50 200			(0.70)				
			27.60		10.90	10.36 - 11.68 Very closely to medium spaced (30 - 200 mm) horizontal fracture becoming subhorizontal below 10.90 m bgl orientated at 12 degrees stepped rough clean. Second fracture very closely and closely spaced (40 - 80 mm) subvertical orientated at 72 degrees stepped smoth and clean.	Medium strong black thickly laminated (10 - 12 mm) COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
C 11.05-11.15					(0.80)				
11.50		NR							
		NI NI 80	26.80		11.70				
		NI 4				11.68 - 11.70 Non-intact core recovered as black slightly clayey sandy angular fine and medium GRAVEL.			

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns
							8.5 10 11.5	10 11.5 13		0 100 100

GENERAL REMARKS

Window sampling to 4 mbgl with follow on rotary coring to 23.5 m bgl. 50 mm slotted pipe from 12 m bgl to 6 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 26-02-22	38.50	E 370,878.0 N 401,178.0	
Contractor				Sheet 4 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
	100 (93) 79	4 16 SC 75 75 90 SC	26.16		(0.64) 12.34	11.70 - 11.90 Extremely closely spaced (4 - 16 mm) subhorizontal fracture orientated at 19 degrees undulating rough with partial sand infill. 11.90 - 12.34 Closely spaced (75 - 90 mm) subhorizontal fracture orientated at 26 degrees undulating rough with partial silt infill between 12.1 - 12.16 m bgl. Second fracture subvertical orientated at 78 degrees undulating rough with partial silt infill.	Strong grey MUDSTONE with very thin bed (40 mm) of black coal at 11.9 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
13.00							Strong grey SILTSTONE with rare thin laminations (< 1 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		30 30 120	25.00		(1.16) 13.50	12.34 - 12.66 Solid core. 12.66 - 13.50 Closely spaced (70 -120 mm) subhorizontal fracture orientated at 11 degress undulating rough with partial silt infill. Second fracture at 13.15 - 13.50 m bgl very closely spaced (30 mm) horizontal orientated at 4 degrees undulating smooth and clean.			
14.50	86 (85) 78	SC SC			(1.43)	13.50 - 13.85 Very closely spaced (10 - 20 mm) subvertical fracture orientated at 82 degrees open (1 mm) undulating rough with sand infill. 13.85 - 14.68 Solid core. No recovery between 14.29 - 14.50 m bgl.	Strong grey fine and medium grained SANDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC 60 80 80	23.57		14.93	14.68 - 14.75 Closely spaced (80 mm) subvertical fracture orientated at 76 - 78 degrees planar rough and clean. 14.75 - 14.93 Solid core.			
	89 (34) 29	SC 80 100 110	23.07		(0.50) 15.43	14.93 - 15.43 Closely spaced (80 -110 mm) subhorizontal fracture orientated at 20 degrees planar rough with clay infill. Second fracture vertical orientated at 85 degrees stepped rough and clean.	Strong brown becoming grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
16.00		NI 25			(1.07)	15.43 - 16.50 Very closely spaced to closely spaced (20 - 60 mm) horizontal fracture planar smooth with partial clayey sand infill and clean below 15.53. Second fracture closely spaced (80 -	Strong grey MUDSTONE with rare to occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns
13	14.5		70
14.5	16		70
16	17.5		30

GENERAL REMARKS

Window sampling to 4 mbgl with follow on rotary coring to 23.5 m bgl. 50 mm slotted pipe from 12 m bgl to 6 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
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Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 26-02-22	38.50	E 370,878.0 N 401,178.0	
Contractor				Sheet 5 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		60				100 mm) vertical undulating rough, clean. Non-intact core at 15.68 - 15.78 recovered as: Grey angular medium and coarse GRAVEL.	Strong grey MUDSTONE with rare to occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
			22.00		16.50				
	86 (62) 0	5 10 60			(1.00)	16.50 - 17.29 Extremely closely spaced to closely spaced (5 - 60 mm) subhorizontal fracture orientated 9 - 14 degrees planar smooth with partial silt infill. Second fracture at 16.8 - 16.91 subvertical orientated at 78 - 86 degrees undulating smooth with partial silt infill.	Strong dark grey and black MUDSTONE with frequent coalified plant fragments and locally thin bed (60 mm) of siltstone at 17.09 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION)		
17.50		NR	21.00		17.50	17.29 - 17.50 No recovery.			
		SC SC NI 50 50 50				17.50 - 17.55 Solid core. 17.55 - 17.57 Solid core. 17.57 - 17.62 Non-intact core recovered as: Firm dark grey gravelly SILT with rare thin laminations (< 1 mm) of coal. Gravel is angular fine and medium.	Strong dark grey MUDSTONE with rare thin laminations (1 mm) of coal, coalified plant fragments and locally thin bed (70mm) of coal at 17.55 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	84 (74) 58	65 65 70 40 40 300			(1.50)	17.62 - 18.27 Very closely spaced (50 mm) subhorizontal fracture orientated at 32 degrees undulating rough clean. Second fracture at 18.02 - 18.27 subvertical fracture at 78 degrees undulating rough with partial silt infill. 18.27 - 18.42 Closely spaced (65 - 70 mm) horizontal orientated at 2 degrees stepped smooth with silt infill.			
19.00		NR	19.50		19.00	18.42 - 18.76 Single fracture at 18.72 subhorizontal fracture orientated at 11 degrees stepped rough clean. 18.76 - 19.00 No recovery.			
		50 110 200				19.00 - 19.50 Very closely to medium spaced (50 - 200 mm) subhorizontal fracture orientated at 16 degrees undulating rough with partial clay infill. Single horizontal fracture at 19.16 m bgl orientated at 6 degrees planar smooth with clay infill.	Very strong grey interlaminated dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	93 (88) 53	SC 30			(1.15)	19.50 - 19.82 Solid core. 19.82 - 20.15 Very closely to closely			

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns
17.5 19	19 20.5		40 30

GENERAL REMARKS

Window sampling to 4 mbgl with follow on rotary coring to 23.5 m bgl. 50 mm slotted pipe from 12 m bgl to 6 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 26-02-22	38.50	E 370,878.0 N 401,178.0	
Contractor				Sheet 6 of 6
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities Detail	Main	Geology	Instrument/ Backfill
		50 60	18.35		20.15	spaced (30 - 60 mm) horizontal fracture orientated at 2 degrees planar smooth with partial silt infill. 20.15 - 20.20 Solid core. 20.20 - 20.39 Extremely closely spaced (6 - 10 mm) subhorizontal fracture orientated at 12 degrees planar smooth with partial silt infill. 20.39 - 20.50 No recovery. 20.50 - 20.58 Solid core. 20.58 - 20.79 Solid core. 20.79 - 21.20 Closely spaced (60 - 110 mm) horizontal fracture orientated at 2 degrees undulating rough with clay infill.			
		SC					Strong dark grey MUDSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
20.50		6 10 10	18.00		(0.35) 20.50				
		NR					Medium strong becoming strong below 20.58 m bgl dark grey mudstone with rare thin lamination (< 1 mm) of coal and frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORAMTION)		
		SC							
		SC			(0.70)				
		60 100 110	17.30		21.20				
	93 (82) 65	NI	17.16		21.34	21.20 - 21.23 Non-intact core recovered as: Black angular medium and coarse GRAVEL, 21.23 - 21.34 Very closely (21 - 28 mm) spaced subhorizontal fracture orientated at 18 degrees stepped rough and clean. 21.34 - 21.45 Very closely spaced (20 - 30 mm) horizontal fracture orientated at 4 degrees undulating, rough with clay infill. 21.45 - 21.57 Solid core. 21.57 - 21.89 Solid core. 21.89 - 22.00 No recovery. 22.00 - 22.30 Very closely spaced (50 mm) subvertical fracture orientated at 76 degrees, undulating, rough with partial silt infill. 22.30 - 22.32 Non-intact core recovered as: Dark grey angular fine and medium GRAVEL. 22.32 - 22.70 Solid core. 22.70 - 22.80 Very closely and closely spaced (40 - 60 mm) subhorizontal fracture orientated at 8 degrees planar smooth and clean. 22.80 - 23.15 Single subhorizontal fracture orientated at 16 degrees undulating rough with silt infill. 23.15 - 23.20 Non-intact core recovered as: Grey and brown medium and coarse GRAVEL. 23.30 - 23.50 No recovery.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		21 25 28	16.93		(0.23) 21.57		Strong dark grey and black MUDSTONE with frequent coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		20 30 30			(0.43)				
22.00		SC	16.50		22.00		Very strong grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC							
		NR			(0.32)		Strong dark grey MUDSTONE with rare coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
			16.18		22.32				
		SC					Strong dark grey and black MUDSTONE with occasional to frequent coalified plant fragments and locally thin bed (50 mm) of siltstone at 23.20 m bgl. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI							
	87 (83) 56	SC 40 40 60			(1.18)				
		100 100 250							
		NI							
23.50		NR	15.00		23.50				

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns
20.5 22	22 23.5		30 10

GENERAL REMARKS

Window sampling to 4 mbgl with follow on rotary coring to 23.5 m bgl. 50 mm slotted pipe from 12 m bgl to 6 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

[redacted]

From: Validation and Customer advisors
Sent: 30 October 2023 12:16
To: [redacted]
Subject: FW: Ref: A/23/96226/DCINV
Attachments: WIGAN-BED-ST-00-RP-C-0001-P01-Flood Risk Assessment_Part 1 of 3.pdf; WIGAN-BED-ST-00-RP-C-0001-P01-Flood Risk Assessment_Part 2 of 3.pdf; WIGAN-BED-ST-00-RP-C-0001-P01-Flood Risk Assessment_Part 3 of 3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: [redacted]
Sent: Monday, October 30, 2023 12:08 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received on 27/10/23. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were above the 10mb limit for document submission, these documents are listed below:

Flood Risk Assessment Part 1 of 3
Flood Risk Assessment Part 2 of 3
Flood Risk Assessment Part 3 of 3

Kind Regards,

[redacted]



[redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

wsp.com

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From: [redacted]
Sent: Friday, October 27, 2023 5:18 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were submitted without a scale bar, the documents have now been amended to contain a scale bar, these documents are listed below:

Tree Constraints Plan (Sheet 1 of 2)
Tree Constraints Plan (Sheet 2 of 2)
Tree Protection, Retention & Removal Plan (Sheet 1 of 2)
Tree Protection, Retention & Removal Plan (Sheet 2 of 2)
Landscape Cross Sections

Kind Regards,

[redacted]

[redacted]

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From: [redacted]
Sent: Friday, October 27, 2023 5:03 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the final three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

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This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

Kind Regards,

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Cc: [redacted]
Subject: Ref: A/23/96226/DCINV

Dear Recipient,

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This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

Kind Regards,

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Project:

PLP Astley, Wigan

Document Title:

FLOOD RISK ASSESSMENT

Doc Ref:

WIGAN-BED-ST-00-RP-C-0001

Prepared for:

PLP LOGISTICS LIMITED

Built Environment Design Partnership

Fernwood Business Park, 14 Halifax Court, Newark, Nottinghamshire, NG24 3JP. t: +44 (0) 1636 850500 www.bedesign.co.uk

Document Details

Project Ref:	**NWK 210087**
Document Ref:	**WIGAN-BED-00-XX-RP-C-0001**
Revision:	**P01**
Written by:	[redacted]
Reviewed by:	[redacted]
Date:	**August 2022**

Revision	Date	By	Description
P01	31.08.2022	[redacted]	First issue

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1 INTRODUCTION

BE Design have been appointed by PLP Logistics Ltd. to prepare a Flood Risk Assessment (FRA) in support of a planning application for a proposed commercial development off Chaddock Lane, Astley, Wigan. The proposed development site has a National Ordnance Survey (OS) Grid Reference of SD708011 for the approximate centre of the site.

The site formed part of a wider mixed-use scheme which was granted outline planning permission through application A/15/81365/OUTMAJ in 2015, the outline application included the residential areas to the northwest and east of the proposed site, which were completed; and an industrial area on the current proposed site, which was not completed. As part of the outline application an FRA and Drainage Strategy Report was produced by Thomasons Consulting, this report can be found in Appendix D, the residential areas were developed in accordance with this agreed strategy and the proposals put forth in this report have been produced in accordance with the principles of the strategy set out for the wider development by Thomasons Consulting.

The objective of this report is to provide the Local Planning Authority (LPA) with sufficient information to consider flood risk during the planning process. This report is written in accordance with the requirements set out in National Planning Policy Framework (NPPF, dated July 2021) and the National Planning Practice Guidance (NPPG, dated June 2021).

This report will assess the risk of flooding from different sources to the development and will also include drainage strategy proposals that will ensure no increase in flood risk to the surrounding development.

2 DEVELOPMENT DESCRIPTION

2.1 Site Location

The site is located approximately 500m to the east of Astley village and 12km southeast of Wigan town centre. The site is bounded by Chaddock Lane to the south and Garrett Lane to the north.

A location plan with an approximate red line boundary is shown in Figure 1.

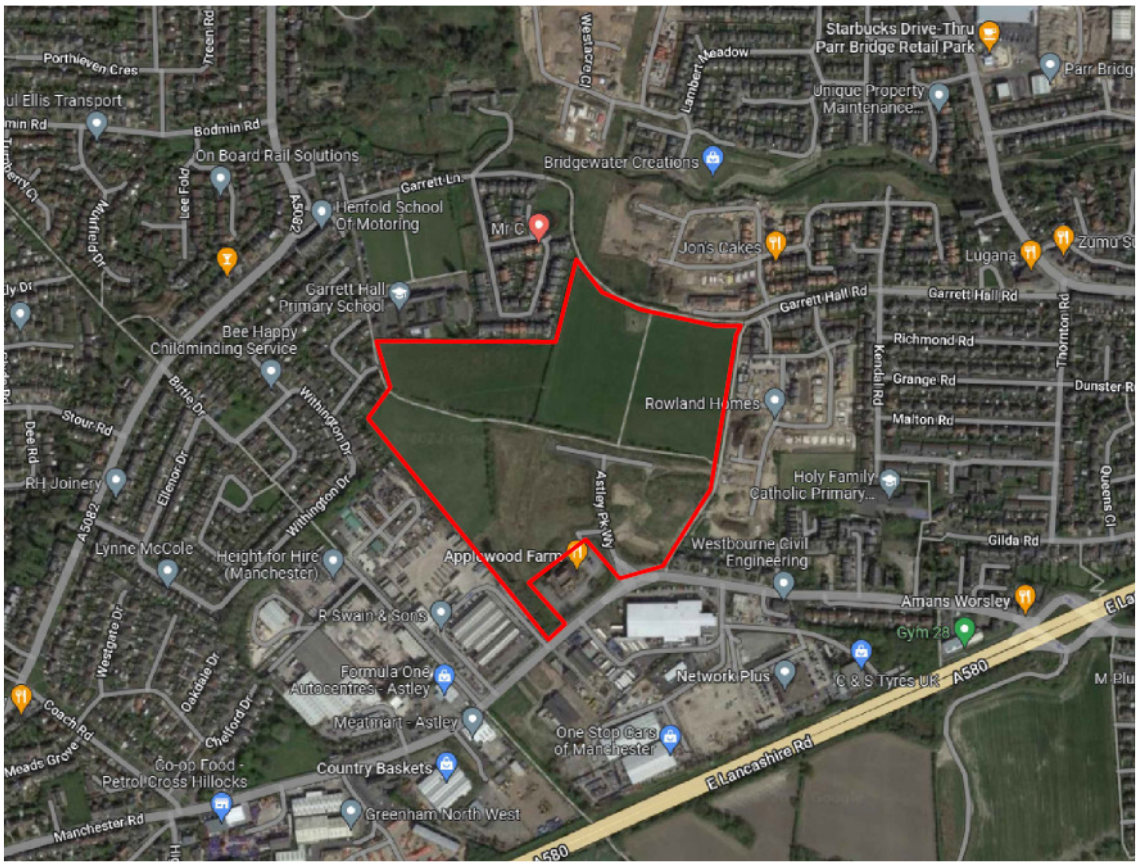


Figure 1 – Location Plan

2.2 Existing Site

The application site is approximately 12.6 hectares in total area and is irregular in shape. The site is bound to the north, east and west by residential estates, and to the south by industrial and commercial units. The majority of the site is currently disused and can be considered a greenfield site. A spine road has been constructed within the site as enabling works to serve future development, the spine road also provides access into the car park of an existing pub known as Applewood Farm located at the south of the site which borders the development boundary. A small ditch network passes through the centre of the site, falling in a south westerly direction, before outfalling into a culvert. This ditch network runs parallel to a public footpath running in an east-west direction through the centre of the site, with a perpendicular branch connecting the footpath the roads to the north (Garrett Lane) and south (Chaddock Lane).

A topographical survey was undertaken by Tower Surveys in March 2022. The site broadly falls from northeast to southwest with levels ranging between 47m AOD and 38m AOD across the site. Localised depressions and detention basins are located in the central and southern areas of the site.

A copy of the topographical survey by Tower Surveys can be found in Appendix A.

A 36" steel high pressure gas main runs through the middle of the site in a north-south direction.

2.3 Existing Drainage

Surface water drainage on the site is currently managed by a system of historic dry ditches, which pick up the runoff from the fields. This ditch network discharges to a culvert at the south of the site, which connects to the public sewer within Chaddock Lane. A series of small detention basins in the central and southern areas of the site are also utilised to manage the surface water runoff. The basin to the southwest of the site connects to the ditch and acts as an offline detention basin to manage surface water flows in events which exceed the capacity of the outfall.

The spine road is drained via gullies which discharge through buried pipes into shallow ditches running alongside the spine road. These ditches subsequently discharge into the small detention basins located within the centre of the site and to the southeast of the site.

The central basin solely serves to attenuate flows from the top section of the spine road and connects to the outfall ditch via a flow restricting chamber whilst the detention basin to the southeast serves to attenuate flows from the main part of the spine road and also serves the site to the east via a 525Ø pipe which discharges into the eastern side of the basin, this basin discharges into the buried surface water pipe network via a flow control chamber located within the bellmouth which then runs southwest alongside Chaddock Lane.

A foul water pipe network was installed beneath the spine road to serve the future development, two stubs are provided to the east and west at the head of the spine road, whilst connections are made from the pub and from the site to the east into a manhole located within the bellmouth providing access to the pub. The foul pipe connects to a manhole located within Chaddock Lane adjacent to the main site bellmouth.

2.4 Proposed Development

The planning application is for the development of 4no. industrial units with associated access roads, car parking and HGV service yards. The proposed finished levels for the units will be approximately 36.7m- 42.5m AOD to complement the existing site topography and surrounding features. It is estimated that the development will generate circa 7.2ha of impermeable area.

The proposed site layout plan can be found in Appendix C.

3 PLANNING POLICY

3.1 National Planning Practice Framework (NPPF)

The flood maps provided by the Environment Agency (EA) locate the site wholly within Flood Zone 1, i.e. land having a less than 1 in 1000 annual probability of river or sea flooding. The flood zone map with an approximate red line site boundary is provided in Figure 2 below.

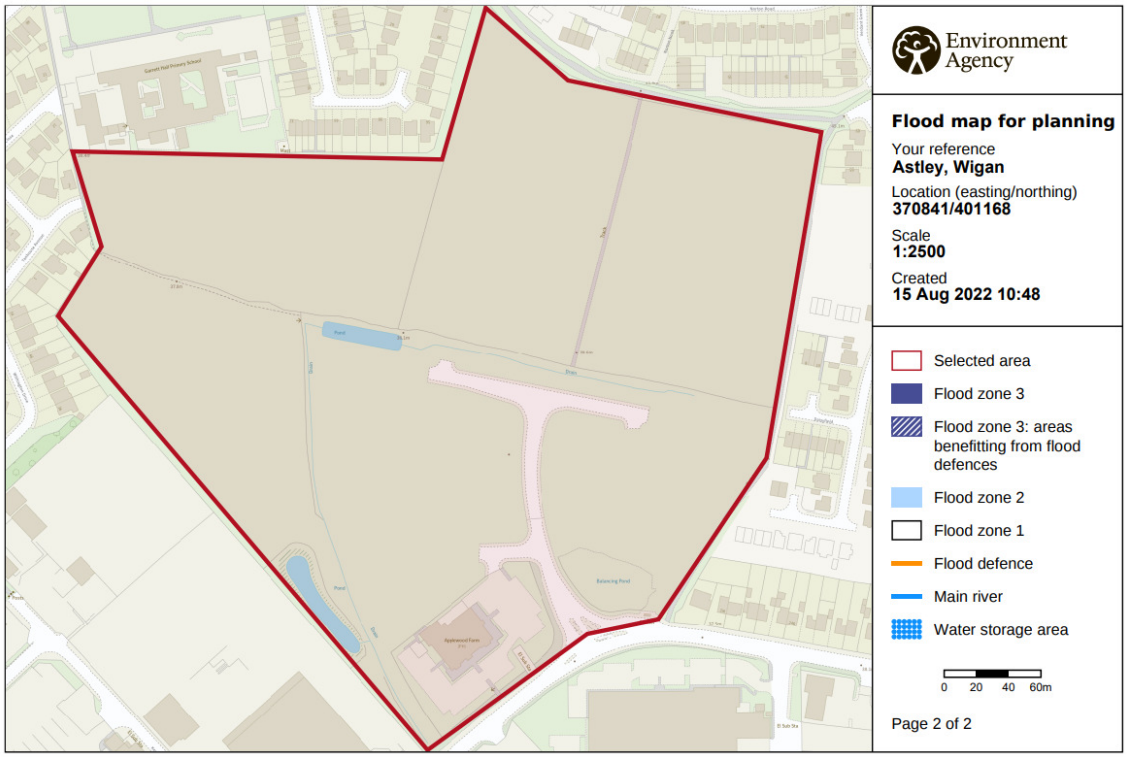


Figure 2 – Extract from the EA Showing Flood Zone Classification

Under the NPPF (2021), the preference is to steer new development to Flood Zone 1 areas with a low probability of river and sea flooding. As the proposed development is located within Flood Zone 1, this is ideal and there is no requirement to undertake a Sequential Test.

According to Table 1 and Table 2 of the Planning Practice Guidance: Flood Risk and Coastal Change, the proposed development is classed as 'Less Vulnerable' development. Extract of the tables are reproduced below:

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Table 1 – Flood Risk Vulnerability Classification

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Table 2 – Flood Risk Vulnerability and Flood Zone 'Compatibility'

Based on the above, the proposed development is appropriate, and the Exception Test is not required.

4 FLOOD RISK ASSESSMENT

The NPPF requires the developer to consider the impact of runoff generated by the proposed development onto the downstream catchment and to assess the risk of runoff from the surrounding district impacting on the development's footprint. This report considers the flood risk from all other sources and the following sections outline the various flood risk receptors and anticipated flood risk.

4.1 Flooding from Sea (Tidal)

The development is outside the risk of tidal flooding due to its inland location and high ground levels.

4.2 Flooding from Rivers (Fluvial)

Ellenor Brook passes through adjoining land approximately 100m north of the site. The EA flood mapping indicates that the site is not at risk of flooding from the Ellenor Brook. It also shows the site is located within Flood Zone 1, having a less than 1 in 1000 annual probability of river flooding. Therefore, the risk of flooding from rivers is considered very low. Environment Agency river flood risk mapping is shown in Fig 3 below.

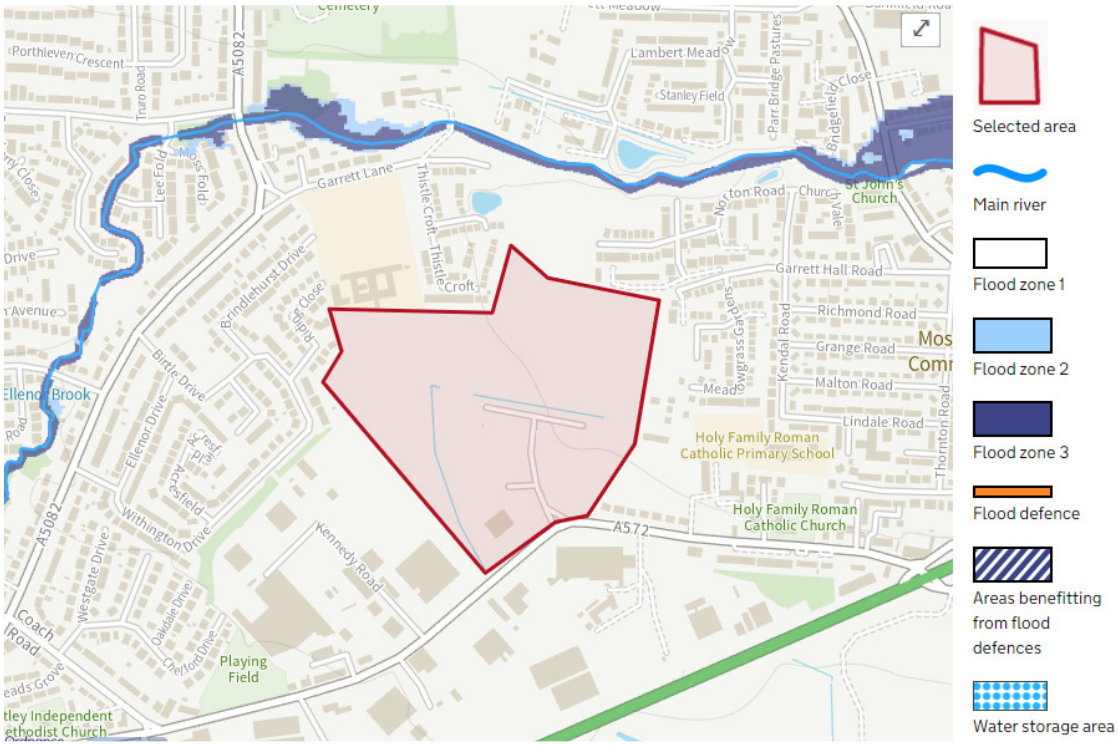


Figure 3 – Extract showing flood risk from Rivers

4.3 Flooding from Surface Water (Pluvial)

The EA flood map for surface water (Figure 4) classifies the majority of the site as having a 'Very Low' risk of surface water flooding.

Localised areas of 'Low' to 'High' risk surface water flooding are noted on the map. These areas of 'Low' to 'High' risk coincide with the depressions and ditches in the central and southern area of the site. This risk will not be applicable once the development is in place as the development will remove these features.

Overall, the surface water flood risk to the development can be considered 'Very Low'.



Figure 4 - Extract Showing Flood Risk from Surface Water

4.4 Flooding from Sewers

The Thomasons Existing Drainage Infrastructure Drawing (7305-FRA-001) highlights two nodes of an existing 150mm diameter foul sewer which runs along Chaddock Lane then enters from the south of the site, then branches at the end of Astley Park Way. There are no other public sewers within the site. This can be found in Appendix E.

Beyond the site, there is a 375mm diameter combined water sewer passing east to west north of the site. There are also foul and surface water sewers serving the adjacent residential areas to the east and west. To the south, a surface water drain runs west within Chaddock Lane.

We have not been made aware of any sewer flooding during our enquiries. Therefore, the risk of sewer flooding to the site is considered low.

4.5 Flooding from Groundwater

Investigations have not indicated any historic flooding due to groundwater. Findings from recent ground investigation conducted by Discovery CE Ltd. can be found in Appendix F. It found from the 6 rotary holes a variable groundwater has been recorded from 0.64m to 6.94m deep. The data suggests that a discrete shall ground water table (average 1.4m depth) is present.

Therefore, the risk of ground water flooding to the site is considered low.

4.6 Flooding from Reservoirs

Environment Agency reservoir flood risk mapping is shown in Figure 5, below. The mapping confirms the site is not at risk of flooding from reservoirs.

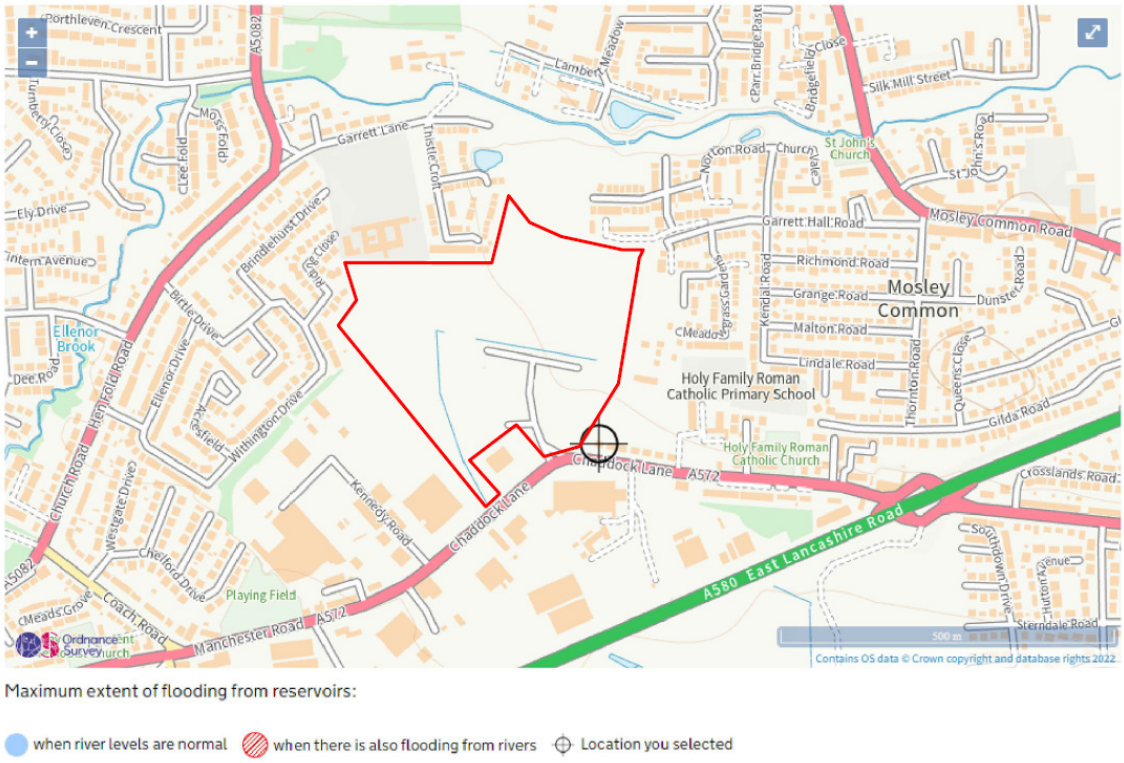


Figure 5 – Extract Showing Flood Risk from Reservoirs

4.7 Flooding from Artificial and Other Sources

No other artificial sources such as canals or other water bodies have been identified in the vicinity of the site to pose a flood risk.

5 DRAINAGE STRATEGY

5.1 Drainage Strategy

The FRA and Drainage Strategy prepared by Thomasons in support of the outline planning application, is included within Appendix D. Within the report, drawing no. 7305-FRA-002 details the Outline Drainage Strategy for the whole of the development site, the application site is positioned centrally within the wider development with an area of residential housing to the east and a further area of residential housing to the north both of which have undergone construction. The development proposals for the application site have evolved since the outline strategy was developed and the proposed drainage strategy has been developed to serve the requirements of the Site Layout Proposal produced by pHp architects included within Appendix C, although the strategy for the discharge point and restricted discharge rate remains in accordance with the Outline Drainage Strategy. The Thomasons report and drainage strategy was developed on the basis that infiltration was not feasible, this is confirmed by the ground investigation report carried out by Discovery Geotechnical & Environmental Engineers which identifies a stratum of clay.

The high-level drainage strategy has been defined within this FRA to ensure that Flood Risk is not increased to the development or surrounding the areas, this strategy is to be complied with in the developed proposals for the surface water drainage system.

5.2 Drainage Design Criteria

The surface water drainage system shall be designed with consideration to the requirements of the reports and guidance documents listed below where applicable:

- Thomasons Flood Risk Assessment PMG/MB/7305/1
- Wigan Council Local Flood Risk Management Strategy
- Ciria Report C753 SuDS Manual
- National Planning Policy Framework

5.2.1 General Drainage

M5-60 = 18.60mm
Ratio_R = 0.340
CV = 0.750

The drainage criteria for surcharging and flooding shall be in accordance with the standards as defined below:
On-Site Standards:

- No Surcharge up to 1 in 2-year return period
- No Flooding up to 1 in 30-year return period
- Minor Flooding up to 1 in 100 YR+CC to be contained on site
- Overland flow paths to be defined for flooding in exceedance events

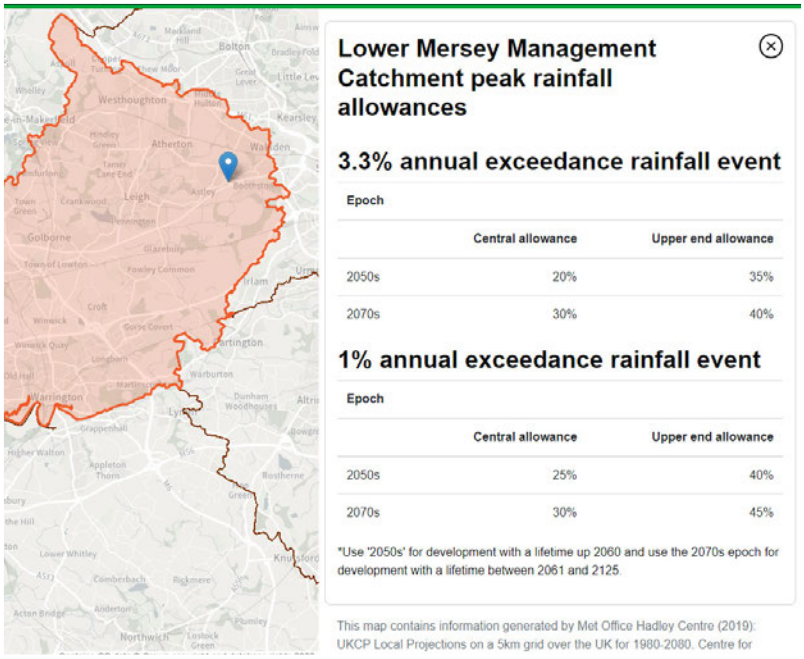
Off-Site Standards

- No off site flooding up to 1 in 100YR+CC
- Overland flow paths to be defined to avoid compromising adjacent buildings/sites

5.2.2 Climate Change

Rainfall rates for the 1 in 100-year + climate change return period will be increased by 40% to allow for the effects of climate change.

Climate change peak rainfall allowances for rainfall events have been checked using the gov.uk online map. The proposed development falls into the 2050's category, the upper end allowance of 40% representing the 95th percentile has been used for the 1% annual exceedance rainfall event.



5.2.3 Proposed Discharge Rate

The Thomasons drainage strategy confirms the calculated greenfield (Qbar) runoff rate for the development site and the area of residential housing to the east as 70.90l/s for the allocated impermeable site area of 11.65ha equating to a runoff rate of 6.86l/s/ha. The residential housing to the east equates to a site area of 3.97ha utilising 24.2l/s of the allocated discharge rate (3.97/11.65 x 70.90 = 24.2l/s), leaving 46.7l/s allocated to the impermeable area of the development site.

A greenfield runoff assessment has been carried out to check the values within the Thomasons strategy. The assessment has been carried out using Causeway Flow Pre-development discharge calculation tool and is included in Appendix G, the assessment confirms the value of 6.086l/s/ha specified within the Thomasons report is correct.

The proposed development has an impermeable area of 7.203ha as shown on the BE Design Proposed Catchment Area Layout drawing WIGAN-BED-ST-00-DR-C-0305 included within Appendix H. The allowable discharge rate for the development has been calculated as 43.8l/s.

7.203ha/11.65ha x 70.90l/s = 43.8l/s

5.2.4 Proposed Drainage Layout

A new surface water drainage system is to be constructed to convey runoff from the impermeable surfaces on the four building units as well as the site access road, the proposed drainage schematic is included within Appendix H. The surface water drainage system is required to attenuate and convey the runoff to the existing outfall located to the southern point of the site to the southwest of the existing pub and gas main.

The surface water drainage system is required to cross the gas pipe which runs through the centre of the site in order to convey runoff from units 1, 3, 4 and the access road to the outfall, the constraint of tying into the outfall invert level means the crossing must be over the top of the gas main towards the south of the site to enable a gravity connection to be achieved as the gas main generally rises along its length from south to north, the viability of crossing the gas main in various locations has been assessed and two locations have been identified as the most viable crossing points, one to the south of unit 3 and one in the location of the access to unit 2.

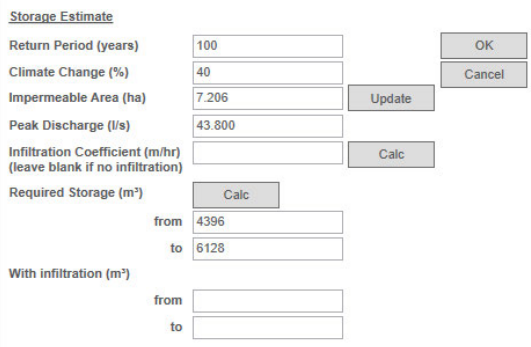
The existing detention basin located in the southeast of the site is to remain unchanged, existing access road drainage which discharges into this basin is to be left unchanged where the access road and drainage ditch are unmodified, this area has been excluded form the catchment assessment, where the access road is modified by the new development the runoff has been included in the new drainage system therefore the catchment in to this existing basin has been reduced.

The existing detention basin and drainage ditch leading to the outfall are to be utilised in the new drainage system if possible to reduce the amount of buried attenuation required and provide SuDS benefits.

5.2.5 Attenuation and Flow Requirements

Due to spatial constraints on the proposed site layout, it is proposed to provide surface water attenuation in the form of buried tanks within the service yard areas of each unit. Flows from each unit will be restricted to the equivalent greenfield runoff rate using flow controls on the outgoing manhole to keep the depth of the attenuation system to a reasonable level.

The total storage volume has been estimated using the Causeway Flow Storage estimate tool based on the total impermeable area and restricted discharge rate, the require volume is estimated between 4396m³ and 6128m³ as shown in the snippet below. The storage and allowable discharge is to be split pro-rata between the building units.



5.2.6 Exceedance Flow Path

Surface water overland flow paths are to be defined for events exceeding the design capacity of the drainage or in the event of blockage, the proposed site levels and overland flow paths are to be defined to replicate the existing site levels and flow path. Exceedance flows will flow towards the south-west of the site to the location of the outfall.

5.2.7 SuDs

The philosophy of Sustainable Drainage Systems (SuDS) is about maximising the benefits and minimising the negative impacts of surface water runoff from developed areas. The SuDS approach involves slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of that runoff causing pollution (CIRIA C753, 2015).

A Management Train is fundamental to designing a successful SuDS scheme to mimic natural catchment processes as closely as possible. The hierarchy of techniques that should be considered to reduce pollution, flow rates and volumes of storm water discharge from the site are as follows:

1. Prevention – the use of good site design and site housekeeping measure to prevent runoff and pollution and rainwater reuse/harvesting.

2. Source Control – control of runoff at or very near its source (e.g. soakaways, other infiltration methods, green roofs, pervious pavements).

3. Site Control – management of water in a local area or site (e.g. routing water from building roofs and car parks to a large soakaway, infiltration or detention basin).4. Regional Control – management of runoff from a site or several sites, typically in a balancing pond or wetland. The drainage techniques for this development will seek to include, where possible, prevention, source control and site control measures. Table 4 below provides an assessment of various above and below ground SuDS methods that can provide water quality treatment and management of flows to reduce runoff rates and volumes and whether they can be suitably incorporated at this development site.

Table 2 – SuDS Selector Table

Method	Comment	Suitability for Development
Rainwater Harvesting	• Rainwater harvesting reduces the total runoff volume from the developed site and reduces treated water consumption.	*Suitable* • Potential to be installed to take some of the building roof drainage. TBC at detailed design stage.
Green Roofs	• Can be used on low rise buildings to provide retention, attenuation and treatment of rainwater, and promotes evaporation and local biodiversity.	*Not Suitable* • Large industrial buildings do not lend themselves to green roofs due to the large additional loadings.
Soakaway	• Reduces total runoff volume from the development.	*Not Suitable* • Soakaways are not suitable due to the underlying ground conditions and high water table on site.
Pervious Pavements	• Pervious surfaces together with their associated substructures are an efficient means of intercepting runoff, reducing the volume and frequency of runoff and providing a treatment medium.	*Suitable* • Potential to be installed to some of the car parking areas allowing runoff to be temporarily stored in the sub-base beneath. To be confirmed at detailed design stage.

Attenuation Storage Tanks	• Ideal for sites with insufficient space for basins etc • Provide a volume of below ground storage with a high void ratio	• *Suitable* Storage tanks in the form of large diameter tubosider is to be used to provide attenuation storage.
Detention Basins	• Provides storage of runoff and flow attenuation. • Vegetated surfaces can be used to support the prevention of runoff from the site for small rainfall events (interception) and improve water quality associated with the removal of sediment and buoyant materials.	*Suitable* • Existing Detention basin to be utilised on site to provide surface water storage.

6 Proposed Foul Water

It is proposed to install a new foul water drainage pipe network to serve the building units on site. The new pipe network should connect to the existing system at a point within the spine road utilising as much of the pipe network which has been installed as possible. The new foul pipe network is required to cross the existing gas main within the access to unit 2 allow for a gravity connection into the existing system.

7 CONCLUSION

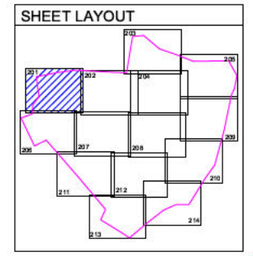
The objective of this report is to provide the Local Planning Authority (LPA) and the Environment Agency (EA) with sufficient information to consider flood risk associated with the proposed development as part of the planning process. The report confirms the following points.

- The development proposals comprise a commercial development in Astley, Wigan with an area of 12.6ha.
- The site is located within Flood Zone 1 of the Environment Agency's Indicative flood map and is at very low risk of flooding from any source.
- The site is not at risk of flooding from any sources.
- The site satisfies the requirements of the Sequential test and is deemed to be 'Appropriate'. The exception test is not required.
- Surface water runoff is to be restricted to the greenfield Qbar runoff rate of **43.8l/s** for the proposed impermeable site area of 7.203ha
- A new surface water drainage system shall be constructed on site to convey water to the outfall.
- Surface water attenuation shall be provided within buried attenuation located within the unit service yards and within the existing detention basin located to the south of the south if possible. Storm events up to and including 1 in 100 year + 40% Climate Change shall be modelled to ensure the pipework and the detention basin are sized appropriately to avoid any flooding on site.

A1

GRID NORTH

SHEET LAYOUT



NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA08, WITH CO-ORDINATES E 370932.073 N 401197.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

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C) GNSS CONTROL:

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4. IF IN DOUBT ASK.

LEGEND

30.29	SPOT LEVEL		FENCE WITH DESCRIPTION
STN4	SURVEY STATION	CS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PIN	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
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IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
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TSA02	370966.844	401053.441	37.353	SURVEY NAIL
TSA03	370976.841	401032.441	37.353	SURVEY NAIL
TSA04	370907.306	400984.420	39.284	SURVEY NAIL
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TSA08	370932.073	401197.270	40.000	SURVEY NAIL
TSA09	370951.033	401257.331	42.872	WOOD PEG & NAIL
TSA10	370967.884	401314.766	44.148	SURVEY NAIL
TSA11	370926.009	401360.307	43.648	WOOD PEG & NAIL
TSA12	370911.776	401313.320	43.648	SURVEY NAIL
TSA14	371018.394	401313.814	44.350	SURVEY NAIL
TSA15	371082.265	401329.423	45.113	SURVEY NAIL
TSA16	371051.455	401311.514	43.989	WOOD PEG & NAIL
TSA17	371014.886	401313.304	41.096	SURVEY NAIL
TSA18	370993.745	401313.814	39.158	SURVEY NAIL
TSA19	370953.283	401170.409	38.159	SURVEY NAIL
TSA20	370952.107	401195.758	38.788	WOOD PEG & NAIL
TSA21	370891.483	401223.302	37.926	WOOD PEG & NAIL
TSA22	370913.863	401214.967	38.157	WOOD PEG & NAIL
TSA23	370873.894	401193.894	37.753	WOOD PEG & NAIL

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CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Geomatics, Land, Utilities, Engineering & Mapping
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info@towersurveys.biz
www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 1 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_201
REVISION: B

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

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LEGEND

40.29	SPOT LEVEL		FENCE WITH DESCRIPTION
BTM	SURVEY STATION	GS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PIN	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

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TSA07	370832.273	401015.270	40.057	SURVEY NAIL
TSA08	370832.273	401015.270	40.057	SURVEY NAIL
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TSA10	370967.684	401314.762	44.149	SURVEY NAIL
TSA11	370926.009	401360.307	43.648	WOOD PEG & NAIL
TSA12	370918.289	401315.816	44.050	SURVEY NAIL
TSA14	370918.289	401315.816	44.050	SURVEY NAIL
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TSA20	370752.107	401195.768	39.786	WOOD PEG & NAIL
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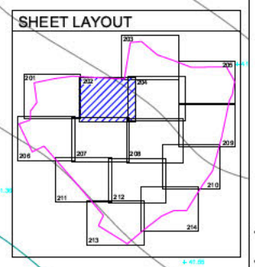
SHEET LAYOUT



	REV	DATE	DRWN	CHKD	APPR
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD

DRAWING STATUS

INFORMATION

Tower Surveys Associates Chartered Surveyors
Geomatics - Land, Utilities, Engineering & Building
RICS Regulated by RICS
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THE ROPEWALK
NOTTINGHAM
NG1 5DT
TEL: + 44 (0)7786 650 005
info@towersurveys.biz
www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 2 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_202
REVISION: B

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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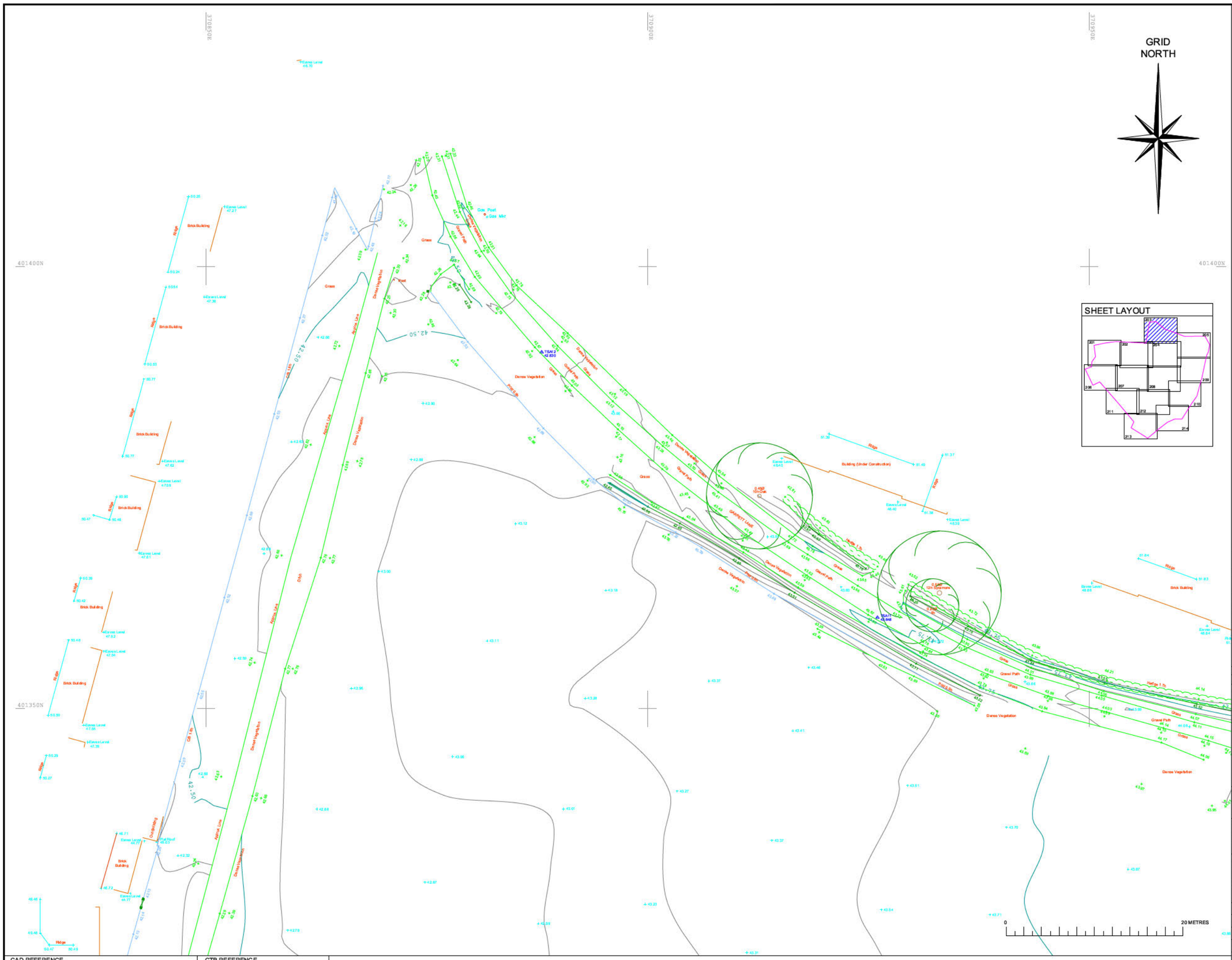

SHEET LAYOUT

NOTES

A1

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50.25	SPOT LEVEL		FENCE WITH DESCRIPTION
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	BUILDING	IR	IRON RAILING
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- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASSOCIATES SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.
- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS: ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Geomatics, Land, Utilities, Engineering & Mining
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CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 3 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_203
REVISION: B

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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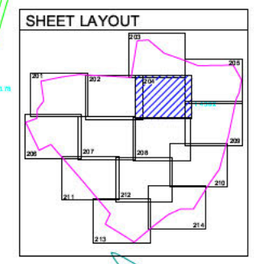
A1

GRID NORTH

SHEET LAYOUT



NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401167.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, 'THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE (S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SILENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASST HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.

LEGEND

40.29	SPOT LEVEL		FENCE WITH DESCRIPTION
STN4	SURVEY STATION	CS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PW	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370959.086	401084.909	36.861	SURVEY NAIL
TSA02	370978.847	401033.441	37.353	SURVEY NAIL
TSA03	370978.847	401033.441	37.353	SURVEY NAIL
TSA04	370902.306	400998.420	39.284	SURVEY NAIL
TSA05	370871.109	400982.173	39.533	SURVEY NAIL
TSA06	370839.014	400935.713	39.787	SURVEY NAIL
TSA07	370832.273	401015.271	40.057	SURVEY NAIL
TSA08	370832.273	401015.271	40.057	SURVEY NAIL
TSA09	370911.033	401203.331	42.872	MOUD. REG & WATL
TSA10	370967.684	401346.766	44.149	SURVEY NAIL
TSA11	370926.009	401360.307	43.648	SURVEY NAIL
TSA12	370913.538	401373.814	43.849	MOUD. REG & WATL
TSA14	371018.284	401333.816	44.353	SURVEY NAIL
TSA15	371082.265	401329.423	45.113	SURVEY NAIL
TSA16	371051.455	401313.514	43.999	MOUD. REG & WATL
TSA17	371018.885	401313.304	41.096	SURVEY NAIL
TSA18	370993.743	401313.304	41.096	SURVEY NAIL
TSA19	370833.283	401170.409	39.158	SURVEY NAIL
TSA20	370752.107	401195.749	36.786	MOUD. REG & WATL
TSA21	370891.483	401223.322	37.926	MOUD. REG & WATL
TSA22	370913.863	401214.567	40.517	MOUD. REG & WATL
TSA23	370879.981	401241.134	41.351	MOUD. REG & WATL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION. CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK. SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASSOCIATES SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
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- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

DESCRIPTION	REV	DATE	DRWN	CHKD	APPR
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD

DRAWING STATUS

INFORMATION

Tower Surveys Associates Ltd
Chartered Surveyors
Geomatics - Land, Utilities, Engineering & Building
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TEL: + 44 (0)7786 650 005
info@towersurveys.biz
www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 4 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_204
REVISION: B

0 20 METRES

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401917.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99991
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99991, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

ALL STUDIES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE (S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

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4. IF IN DOUBT ASK.

LEGEND

40.20	SPOT LEVEL		FENCE WITH DESCRIPTION
TSA10	SURVEY STATION	CS	CLOSE BOARDED
		IR	IRON RAILING
	BUILDING	PAN	POST & WIRE
		PR	POST & RAIL
	WALL	WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BGLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOP VALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATER LEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370934.286	401884.909	36.881	SURVEY NAIL
TSA02	370934.847	401903.441	37.353	SURVEY NAIL
TSA03	370976.867	401903.441	37.353	SURVEY NAIL
TSA04	370907.306	401884.420	35.284	SURVEY NAIL
TSA05	370871.108	401884.173	34.533	SURVEY NAIL
TSA06	370834.014	401835.713	33.767	SURVEY NAIL
TSA07	370832.277	401884.173	34.533	SURVEY NAIL
TSA08	370832.277	401915.270	40.000	SURVEY NAIL
TSA09	370911.033	401917.321	42.872	WOOD PEG & NAIL
TSA10	370967.684	401944.766	44.149	SURVEY NAIL
TSA11	370926.008	401960.307	43.648	WOOD PEG & NAIL
TSA12	370913.539	401960.307	43.648	WOOD PEG & NAIL
TSA14	371018.284	401933.814	44.996	SURVEY NAIL
TSA15	371082.265	401929.423	45.113	SURVEY NAIL
TSA16	371061.455	401911.514	43.989	WOOD PEG & NAIL
TSA17	371014.886	401913.304	41.096	SURVEY NAIL
TSA18	370993.785	401913.304	41.096	SURVEY NAIL
TSA19	370893.285	401770.409	38.158	SURVEY NAIL
TSA20	370752.107	401995.758	36.786	WOOD PEG & NAIL
TSA21	370891.453	401923.302	37.905	WOOD PEG & NAIL
TSA22	370913.863	401913.567	40.157	WOOD PEG & NAIL
TSA23	370973.987	401913.567	40.157	WOOD PEG & NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
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- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates Chartered Surveyors
Geomatics • Land, Utilities, Engineering & Building
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www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

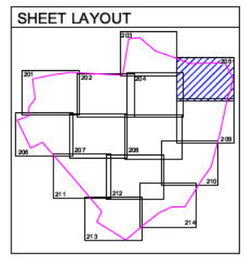
DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 5 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_205
REVISION: B

SHEET LAYOUT



0 20 METRES

CAD REFERENCE
\\2022Projects\TSA-22-1689_201-214_Issue03

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

401200N

401150N

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401157.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM:

ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, 'THE TOPCON NET' NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE (S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

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3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.

LEGEND

10.29	SPOT LEVEL		FENCE WITH DESCRIPTION
STN4	SURVEY STATION	CS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PIN	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370959.086	401084.909	36.881	SURVEY NAIL
TSA02	370974.847	401033.441	37.353	SURVEY NAIL
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TSA07	370872.272	401150.270	40.857	SURVEY NAIL
TSA08	370872.272	401150.270	40.857	SURVEY NAIL
TSA09	370911.032	401157.331	42.872	MOOD. REG & MATL
TSA10	370967.884	401146.766	44.146	SURVEY NAIL
TSA11	370926.008	401160.320	43.648	SURVEY NAIL
TSA12	370918.289	401233.815	43.113	MOOD. REG & MATL
TSA14	370918.289	401233.815	43.113	SURVEY NAIL
TSA15	370882.265	401329.423	40.113	SURVEY NAIL
TSA16	370861.651	401419.514	43.989	MOOD. REG & MATL
TSA17	370914.886	401313.304	41.096	SURVEY NAIL
TSA18	370893.285	401170.408	38.158	SURVEY NAIL
TSA19	370893.285	401170.408	38.158	SURVEY NAIL
TSA20	370752.107	401195.768	36.786	MOOD. REG & MATL
TSA21	370891.483	401223.322	37.906	MOOD. REG & MATL
TSA22	370913.863	401314.967	40.157	MOOD. REG & MATL
TSA23	370873.387	401171.917	37.757	MOOD. REG & MATL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION. CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK. SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASSOCIATES SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.
- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates Chartered Surveyors
Geomatics - Land, Utilities, Engineering & Building
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CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

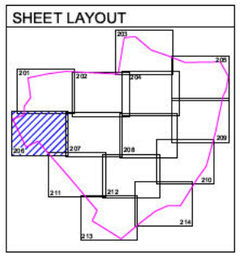
PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 6 OF 14

SHEET LAYOUT



0 20 METRES

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		
DRAWING NUMBER	TSA-22-1689_206	REVISION	B

CAD REFERENCE
\\2022Projects\TSA-22-1689_201-214_Issue03

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401917.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

ALL STUDIES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE(S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASS T HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.

LEGEND

30.25	SPOT LEVEL		FENCE WITH DESCRIPTION
TSA10 37.784	SURVEY STATION	CB	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PW	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370969.086	401884.909	36.861	SURVEY NAIL
TSA02	370976.847	401903.441	37.353	SURVEY NAIL
TSA03	370976.867	401933.441	37.353	SURVEY NAIL
TSA04	370993.306	401984.420	35.284	SURVEY NAIL
TSA05	370971.109	401982.773	34.533	SURVEY NAIL
TSA06	370934.014	401935.713	33.787	SURVEY NAIL
TSA07	370915.277	401917.277	33.052	SURVEY NAIL
TSA08	370915.273	401917.277	40.972	SURVEY NAIL
TSA09	370911.033	401913.331	40.972	WOOD PEG & NAIL
TSA10	370967.584	401946.746	34.149	SURVEY NAIL
TSA11	370926.008	401960.307	43.648	WOOD PEG & NAIL
TSA12	370913.277	401933.331	40.972	SURVEY NAIL
TSA14	370918.284	401933.814	44.350	SURVEY NAIL
TSA15	370982.265	401929.423	45.113	SURVEY NAIL
TSA16	371001.453	401913.314	43.989	WOOD PEG & NAIL
TSA17	371014.886	401913.314	41.096	SURVEY NAIL
TSA18	370993.285	401770.409	38.198	SURVEY NAIL
TSA19	370993.285	401770.409	38.198	SURVEY NAIL
TSA20	370752.107	401995.798	36.786	WOOD PEG & NAIL
TSA21	370891.483	401923.302	37.926	WOOD PEG & NAIL
TSA22	370913.863	401913.967	40.157	WOOD PEG & NAIL
TSA23	370913.863	401913.967	40.157	WOOD PEG & NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
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- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
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- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS: ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

	REV	DATE	DRWN	CHKD	APPR
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Gamble • Lord, Utilities, Engineering & Building
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www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 7 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_207
REVISION: B

SHEET LAYOUT

0 20 METRES

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 405191.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE(S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

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4. IF IN DOUBT ASK.

LEGEND

40.29	SPOT LEVEL		FENCE WITH DESCRIPTION
675mA	SURVEY STATION	CB	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PAN	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370934.286	405184.909	36.861	SURVEY NAIL
TSA02	370934.867	405183.441	37.353	SURVEY NAIL
TSA03	370934.867	405182.441	37.353	SURVEY NAIL
TSA04	370903.306	405188.420	35.284	SURVEY NAIL
TSA05	370871.109	405193.109	34.054	SURVEY NAIL
TSA06	370838.014	405193.713	33.787	SURVEY NAIL
TSA07	370838.014	405193.713	33.787	SURVEY NAIL
TSA08	370911.222	405193.227	34.972	SURVEY NAIL
TSA09	370911.222	405193.227	34.972	WOOD PEG & NAIL
TSA10	370967.664	405193.761	36.196	SURVEY NAIL
TSA11	370926.009	405160.320	43.648	WOOD PEG & NAIL
TSA12	370926.009	405160.320	43.648	WOOD PEG & NAIL
TSA13	370918.284	405133.815	44.350	SURVEY NAIL
TSA14	370918.283	405133.823	45.113	SURVEY NAIL
TSA15	370918.455	405113.764	43.999	WOOD PEG & NAIL
TSA16	370918.885	405113.304	41.098	SURVEY NAIL
TSA17	370918.885	405113.304	41.098	SURVEY NAIL
TSA18	370913.283	405170.409	38.158	SURVEY NAIL
TSA19	370913.107	405195.798	36.786	WOOD PEG & NAIL
TSA20	370891.453	405213.307	37.926	WOOD PEG & NAIL
TSA21	370913.853	405213.567	40.157	WOOD PEG & NAIL
TSA22	370913.853	405213.567	40.157	WOOD PEG & NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
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- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Geomatics • Land, Utilities, Engineering & Building
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www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

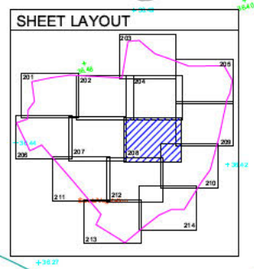
DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 8 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_208
REVISION: B

SHEET LAYOUT



0 20 METRES

CAD REFERENCE
\\2022Projects\TSA-22-1689_201-214_Issue03

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

401250N

401200N

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401167.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36, THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, 'THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE(S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.

LEGEND

10.2	SPOT LEVEL		FENCE WITH DESCRIPTION
STN4	SURVEY STATION	CS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PIN	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370969.086	401084.909	36.881	SURVEY NAIL
TSA02	370976.847	401033.441	37.353	SURVEY NAIL
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TSA11	370926.008	401160.307	43.648	SURVEY NAIL
TSA12	370926.008	401160.307	43.648	WOOD PEG & NAIL
TSA14	371019.289	401333.816	44.350	SURVEY NAIL
TSA15	371082.265	401329.423	45.113	SURVEY NAIL
TSA16	371061.653	401311.514	43.988	WOOD PEG & NAIL
TSA17	371014.886	401313.304	41.096	SURVEY NAIL
TSA18	370913.785	401310.408	38.158	SURVEY NAIL
TSA19	370913.785	401310.408	38.158	SURVEY NAIL
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TSA22	370913.863	401313.567	40.157	WOOD PEG & NAIL
TSA23	370879.987	401347.153	40.151	WOOD PEG & NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
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- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION. CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK. SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN TOWER SURVEYS ASS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.
- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP.
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS; ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

DESCRIPTION	REV	DATE	DRWN	CHKD	APPR
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD

DRAWING STATUS

INFORMATION

Tower Surveys Associates Chartered Surveyors
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www.towersurveys.associates
Regulated by RICS

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

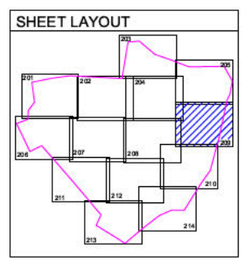
DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 9 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER	REVISION
TSA-22-1689_209	B

SHEET LAYOUT



0 20 METRES

CAD REFERENCE
\\2022Projects\TSA-22-1689_201-214_Issue03

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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A1

GRID NORTH

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401151.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TRANSLATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM

ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE(S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASS HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.

LEGEND

40.29	SPOT LEVEL		FENCE WITH DESCRIPTION
TSA08 40.01	SURVEY STATION	CS	CLOSE BOARDED
		IR	IRON RAILING
	BUILDING	PW	POST & WIRE
		PR	POST & RAIL
	WALL	WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATER LEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370934.086	401084.909	36.881	SURVEY NAIL
TSA02	370975.847	401033.441	37.353	SURVEY NAIL
TSA03	370976.847	401033.441	37.353	SURVEY NAIL
TSA04	370907.306	400988.420	35.284	SURVEY NAIL
TSA05	370871.109	400988.420	34.783	SURVEY NAIL
TSA06	370834.014	400939.713	33.767	SURVEY NAIL
TSA07	370832.014	400939.713	33.767	SURVEY NAIL
TSA08	370932.073	401151.270	40.012	SURVEY NAIL
TSA09	370911.033	401257.331	42.872	WOOD PEG & NAIL
TSA10	370967.884	401314.766	44.148	SURVEY NAIL
TSA11	370926.009	401360.307	43.648	WOOD PEG & NAIL
TSA12	370914.814	401373.196	43.504	SURVEY NAIL
TSA14	370873.299	401418.815	42.958	SURVEY NAIL
TSA15	370882.265	401329.423	40.113	SURVEY NAIL
TSA16	370881.453	401314.514	42.999	WOOD PEG & NAIL
TSA17	370914.885	401313.304	41.096	SURVEY NAIL
TSA18	370913.885	401313.304	41.096	SURVEY NAIL
TSA19	370893.340	401170.409	38.158	SURVEY NAIL
TSA20	370752.107	401195.798	36.786	WOOD PEG & NAIL
TSA21	370891.493	401223.302	37.926	WOOD PEG & NAIL
TSA22	370913.863	401314.767	43.151	WOOD PEG & NAIL
TSA23	370873.863	401314.767	42.751	WOOD PEG & NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
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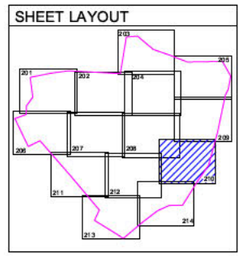
- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS; ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

DESCRIPTION	REV	DATE	DRWN	CHKD	APPR
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD

DRAWING STATUS

INFORMATION

SHEET LAYOUT



0 20 METRES

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CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 10 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER	REVISION
TSA-22-1689_210	B

CAD REFERENCE	CTB REFERENCE
\\2022Projects\TSA-22-1689_201-214_Issue03	\\CTB-files\TS-Topo-v01.ctb

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A1

NOTES

1. SURVEY CONTROL:

   A) SURVEY GRID (HORIZONTAL):

   THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

   FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401157.270 AS FOLLOWS:

   SHIFT: NOT REQUIRED
   SCALE: LSF = 0.99961
   ROTATION: NOT REQUIRED

   THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

   THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

   (FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

   B) VERTICAL DATUM:

   ALL STUDIES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

   C) GNSS CONTROL:

   THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

   METHOD: FOR THIS PARTICULAR PROJECT, 'THE TOP-NET' NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE(S): 17.03.2022

   MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

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4. IF IN DOUBT ASK.

LEGEND

30.29	SPOT LEVEL		FENCE WITH DESCRIPTION
TSA44	SURVEY STATION	CB	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PIN	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOP VALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATER LEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370959.286	401084.909	36.861	SURVEY NAIL
TSA02	370978.847	401033.441	37.353	SURVEY NAIL
TSA03	370978.847	401033.441	37.353	SURVEY NAIL
TSA04	370907.306	400984.420	35.284	SURVEY NAIL
TSA05	370871.109	400982.173	34.533	SURVEY NAIL
TSA06	370839.014	400935.713	33.767	SURVEY NAIL
TSA07	370832.272	401013.270	40.057	SURVEY NAIL
TSA08	370832.272	401013.270	40.057	SURVEY NAIL
TSA09	370911.033	401157.331	42.972	WOOD PEG & NAIL
TSA10	370967.684	401144.764	44.149	SURVEY NAIL
TSA11	370926.009	401160.307	43.648	WOOD PEG & NAIL
TSA12	370913.328	401183.814	43.966	SURVEY NAIL
TSA14	371018.284	401233.816	44.355	SURVEY NAIL
TSA15	371082.265	401329.423	45.113	SURVEY NAIL
TSA16	371061.653	401315.514	43.989	WOOD PEG & NAIL
TSA17	371014.885	401313.304	41.096	SURVEY NAIL
TSA18	370993.785	401270.459	39.158	SURVEY NAIL
TSA19	370993.785	401270.459	39.158	SURVEY NAIL
TSA20	370952.107	401195.768	36.786	WOOD PEG & NAIL
TSA21	370891.483	401223.302	37.926	WOOD PEG & NAIL
TSA22	370913.913	401314.567	40.157	WOOD PEG & NAIL
TSA23	370913.913	401314.567	40.157	WOOD PEG & NAIL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

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- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

	REV	DATE	DRWN	CHKD	APPR
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Geomatics • Land, Utilities, Engineering & Building
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www.towersurveys.associates

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

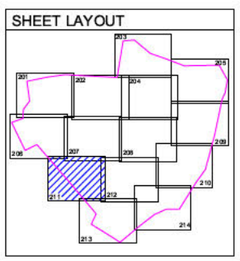
DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 11 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_211
REVISION: B

SHEET LAYOUT



GRID NORTH

401100N
401050N
370200E

0 20 METRES

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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A1

NOTES

1. SURVEY CONTROL:

   A) SURVEY GRID (HORIZONTAL):

   THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID, HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

   FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA08, WITH CO-ORDINATES E 370932.073 N 401151.270 AS FOLLOWS:

   SHIFT: NOT REQUIRED
   SCALE: LSF = 0.99961
   ROTATION: NOT REQUIRED

   THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

   THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

   (FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

   B) VERTICAL DATUM:

   ALTITUDES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

   C) GNSS CONTROL:

   THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36, THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

   METHOD: FOR THIS PARTICULAR PROJECT, THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE (S): 17.03.2022

   MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

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4. IF IN DOUBT ASK.

LEGEND

35.25	SPOT LEVEL		FENCE WITH DESCRIPTION
STN4	SURVEY STATION	CS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PW	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATER LEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370919.286	401084.909	36.861	SURVEY NAIL
TSA02	370919.867	401093.441	37.353	SURVEY NAIL
TSA03	370919.867	401093.441	37.353	SURVEY NAIL
TSA04	370903.306	400984.420	35.284	SURVEY NAIL
TSA05	370871.109	400963.533	34.533	SURVEY NAIL
TSA06	370834.014	400935.713	33.787	SURVEY NAIL
TSA07	370833.272	400915.271	33.852	SURVEY NAIL
TSA08	370832.272	400915.271	33.852	SURVEY NAIL
TSA09	370851.033	401023.331	42.872	MOOD. RKG & WATL
TSA10	370861.624	401044.764	44.148	SURVEY NAIL
TSA11	370926.009	401060.300	43.648	SURVEY NAIL
TSA12	370918.284	401093.441	44.353	MOOD. RKG & WATL
TSA14	371018.284	401133.816	44.353	SURVEY NAIL
TSA15	371082.265	401329.423	45.113	SURVEY NAIL
TSA16	371082.653	401329.514	43.999	MOOD. RKG & WATL
TSA17	371014.885	401113.304	41.096	SURVEY NAIL
TSA18	371014.885	401113.304	41.096	SURVEY NAIL
TSA19	371170.409	401170.409	38.198	SURVEY NAIL
TSA20	371052.107	401195.748	36.786	MOOD. RKG & WATL
TSA21	371091.463	401213.307	37.926	MOOD. RKG & WATL
TSA22	371091.463	401213.307	37.926	MOOD. RKG & WATL
TSA23	371019.387	401084.909	40.851	MOOD. RKG & WATL

UNLESS OTHERWISE STATED THE SURVEY STATIONS LISTED ABOVE ARE ONLY INTENDED TO BE USED FOR TOPOGRAPHICAL SURVEYS AT THE STATED SCALE.

DUE CONSIDERATION SHOULD BE GIVEN TO LONG-TERM STABILITY OF SURVEY STATION MARKERS.

GENERAL

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	REV	DATE	DRWN	CHKD	APPR
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Geomatics - Land, Utilities, Engineering & Building
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Regulated by RICS

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 12 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_212
REVISION: B

SHEET LAYOUT

GRID NORTH

0 20 METRES

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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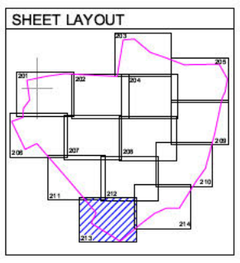
A1

GRID NORTH

401000N

400950N

SHEET LAYOUT



3708750E

3708800E

3708850E

0 20 METRES

NOTES

1. SURVEY CONTROL:

A) SURVEY GRID (HORIZONTAL):

THIS SURVEY IS ORIENTATED TO ORDNANCE SURVEY GRID NORTH. THE SURVEY IS TO A PLANE GRID. HORIZONTAL MEASUREMENTS TAKEN FROM THIS SURVEY WILL BE GROUND DISTANCE.

FULL ORDNANCE SURVEY CO-ORDINATES CAN BE CALCULATED BY SCALING THE SURVEY ABOUT THE SURVEY STATION NAMED TSA09, WITH CO-ORDINATES E 370932.073 N 401151.270 AS FOLLOWS:

SHIFT: NOT REQUIRED
SCALE: LSF = 0.99961
ROTATION: NOT REQUIRED

THE LOCAL SCALE FACTOR (LSF) APPLICABLE TO THIS SITE IS 0.99961, CALCULATED USING STANDARD TABULATED DATA.

THE CONTROL HAS BEEN ESTABLISHED BY TYING INTO THE ACTIVE ORDNANCE SURVEY CONTROL NETWORK. SEE NOTE C. BELOW.

(FOR THIS RELATIVELY LOW LEVEL SITE, MEAN SEA LEVEL CORRECTIONS (MSL) ARE DEEMED TO BE INSIGNIFICANT AND HAVE THEREFORE NOT BEEN APPLIED.)

B) VERTICAL DATUM:

ALL STUDIES FOR THE CONTROL HAVE BEEN CALCULATED FROM GNSS DERIVED HEIGHTS AND CONVERTED TO ORTHOMETRIC HEIGHTS (ORDNANCE DATUM NEWLYN - ODN) NEW OS NET USING OSGM15 TRANSFORMATION PARAMETERS.

C) GNSS CONTROL:

THE CO-ORDINATE SYSTEM USED FOR THE PRIMARY CONTROL IS OSGB36. THIS HAS BEEN CALCULATED FROM ETRS89 NEW OS NET USING OSTN15 TRANSFORMATION PARAMETERS.

METHOD: FOR THIS PARTICULAR PROJECT, THE "TOP-NET" NETWORK RTK SYSTEM HAS BEEN USED. OBSERVATIONS HAVE BEEN TAKEN ON THE FOLLOWING DATE(S): 17.03.2022

MANUFACTURERS QUOTED ACCURACY IS RMSE 10 – 20 mm IN PLAN AND 20 – 30 mm IN HEIGHT. HOWEVER, RESULTS MAY VARY DURING THE DAY AND CERTAIN CONDITIONS COULD CAUSE DEGRADATION TO THE FINAL SOLUTIONS. FOR SALIENT CONTROL AND WHEREVER POSSIBLE AND PRACTICAL, TOWER SURVEYS ASSOCIATES HAVE USED AN OPEN SKY WITH GOOD SATELLITE GEOMETRY SO AS TO MAINTAIN THE HIGHEST ACCURACY POSSIBLE.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
3. CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
4. IF IN DOUBT ASK.

LEGEND

30.2	SPOT LEVEL		FENCE WITH DESCRIPTION
678x6	SURVEY STATION	CS	CLOSE BOARDED
	BUILDING	IR	IRON RAILING
	WALL	PW	POST & WIRE
		PR	POST & RAIL
		WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
TSA01	370959.086	401084.909	36.861	SURVEY NAIL
TSA02	370976.847	401033.441	37.353	SURVEY NAIL
TSA03	370978.867	401030.441	37.353	SURVEY NAIL
TSA04	370907.306	400984.420	35.284	SURVEY NAIL
TSA05	370871.109	400962.173	34.533	SURVEY NAIL
TSA06	370834.014	400935.713	33.767	SURVEY NAIL
TSA07	370832.273	401153.270	40.057	SURVEY NAIL
TSA08	370932.073	401151.270	40.057	SURVEY NAIL
TSA09	370911.033	401257.331	42.872	WOOD PEG & NAIL
TSA10	370967.684	401346.766	44.149	SURVEY NAIL
TSA11	370926.009	401360.307	43.648	WOOD PEG & NAIL
TSA12	371013.328	401333.816	44.350	SURVEY NAIL
TSA14	371019.289	401333.816	44.350	SURVEY NAIL
TSA15	371082.265	401329.429	45.113	SURVEY NAIL
TSA16	371051.455	401314.314	43.989	WOOD PEG & NAIL
TSA17	371014.886	401313.304	41.096	SURVEY NAIL
TSA18	370993.785	401170.408	38.158	SURVEY NAIL
TSA19	370993.785	401170.408	38.158	SURVEY NAIL
TSA20	370952.107	401195.758	36.786	WOOD PEG & NAIL
TSA21	370891.493	401223.302	37.906	WOOD PEG & NAIL
TSA22	370913.863	401314.967	40.157	WOOD PEG & NAIL
TSA23	370879.987	401313.967	39.151	WOOD PEG & NAIL

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DESCRIPTION	REV	DATE	DRWN	CHKD	APPR
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD

DRAWING STATUS

INFORMATION

Tower Surveys Associates
Chartered Surveyors
Gamble • Lee, Utilities Engineering & Mapping

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www.towersurveys.associates

RICS
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CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 13 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_213

REVISION: B

CAD REFERENCE
\\2022Projects\TSA-22-1689_201-214_Issue03

CTB REFERENCE
\\CTB-files\TS-Topo-v01.ctb

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A1

NOTES

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ROTATION: NOT REQUIRED

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LEGEND

30.25	SPOT LEVEL		FENCE WITH DESCRIPTION
675m	SURVEY STATION	CB	CLOSE BOARDED
		IR	IRON RAILING
	BUILDING	PW	POST & WIRE
		PR	POST & RAIL
	WALL	WM	WIRE MESH

ABBREVIATIONS

BH	BOREHOLE	MB	MULTI BOLE
BL	BED LEVEL	MH	MANHOLE
BTC	BRITISH TELECOM COVER	MKR	MARKER POST
CATV	CABLE TV COVER	RWP	RAIN WATER PIPE
DP	DOWN PIPE	SP	SIGN POST
FH	FIRE HYDRANT	SV	STOPVALVE
GV	GAS VALVE	TB	TWIN BOLE
G	GULLY	TL	TRAFFIC LIGHT
GP	GATEPOST	THL	THRESHOLD LEVEL
IC	INSPECTION COVER	TP	TELEGRAPH POLE
LP	LAMP POST	WLV	WATERLEVEL

STATION CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
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TSA08	370911.022	401153.270	40.072	SURVEY NAIL
TSA09	370911.022	401153.321	40.072	WOOD PEG & NAIL
TSA10	370967.684	401134.766	44.149	SURVEY NAIL
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CLEARED SURVEY AREA ADDED	B	10/06/22	ATM	NJD	NJD
MANHOLES ADDED	A	24/05/22	ATM	NJD	NJD
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

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Chartered Surveyors
Geomatics - Land, Utilities, Engineering & Building

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RICS
Regulated by RICS

CLIENT

PEEL LOGISTICS MANAGEMENT LIMITED

PROJECT TITLE

LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE) TYLDESLEY, WIGAN, M28 1DP

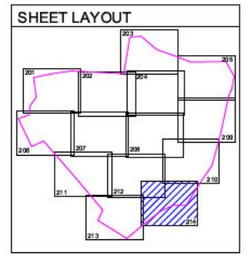
DRAWING DETAIL

TOPOGRAPHIC SURVEY AS OF 01/04/22
SHEET 14 OF 14

DRAWN	NJD	DATE	MARCH/APRIL 2022
PROJECT ENGINEER	ATM		
CHECKED	ATM	SCALE	1:200 (WHEN PLOTTED @ A1)
APPROVED	NJD		

DRAWING NUMBER: TSA-22-1689_214
REVISION: B

SHEET LAYOUT



GRID NORTH

0 20 METRES

CAD REFERENCE: \\2022Projects\TSA-22-1689_201-214_Issue03
CTB REFERENCE: \\CTB-files\TS-Topo-v01.ctb

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APPENDIX B: PROPOSED DEVELOPMENT PLAN



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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

Unit GIA Areas

UNIT 1

Warehouse -	12,827sqm -	138,072sqft
Office -	734sqm -	7,895sqft
Total -	13,561sqm -	145,967sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 112 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2

Warehouse -	12,297sqm -	132,359sqft
Office -	697sqm -	7,511sqft
Total -	12,994sqm -	139,870sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 143 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3

Warehouse -	2,893sqm -	31,143sqft
Office -	247sqm -	2,653sqft
Total -	3,140sqm -	33,796sqft

Plot Area 2.13 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4

Warehouse -	2,907sqm -	31,295sqft
Office -	224sqm -	2,408sqft
Total -	3,131sqm -	33,703sqft

Plot Area 2.24 Acres

Externals
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

PLP

The Old Rectory Rectory Lane Milton Malsor
NORTHAMPTON NN7 3AQ
t: +44 (0)1604 858916 f: +44 (0)1604 859123
www.peter-haddon.com

pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code Zone Level-Info Type Role Job No. Org.No. Revision
WIG-PHP-00-00-DR-A-4557-001-P33

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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N

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APPENDIX C: THOMASON CONSULTING FRA AND DRAINAGE STRATEGY

Thomasons
Consulting Civil & Structural Engineers
17 Brewery Yard, Deva Centre
Trinity Way, Manchester M3 7BB
Tel: 0161 839 3993 Fax: 0161 839 3983

Flood Risk Assessment and Drainage Strategy Report

at

Chaddock Lane,
Astley,
Wigan,
Lancs

for

Peel Investments (North) Limited
Peel Dome,
The Trafford Centre,
Manchester,
M17 8PL

prepared by

Thomasons
17 Brewery Yard
Deva Centre
Trinity Way
Manchester
M3 7BB

Contract No: 7305
Dated: 12th August 2015
Contract Ref: PMG/MB/7305/1

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THOMASONS

CONTENTS

1.0 Introduction

2.0 Development Description and Location

2.1 Existing Site Description

2.2 Development Proposals

3.0 Planning Policy and Consultation

3.1 Planning Policy Requirement

3.2 Strategic Flood Risk Assessment (SFRA)

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Appendix B – Thomasons Drainage Layout Proposals

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Executive Summary

The proposal is for the construction of a combined residential and commercial development with associated highways and landscaped areas on 'Greenfield' Land at Chaddock Lane, Astley, Wigan. The site is split into two specific areas which are generally bounded by open land to the north, residential development to the east and commercial units to the south and west.

This report has considered the flood risk posed to the proposed site from a variety of flood risk sources, as defined by the National Planning Policy Framework (NPPF) and the local Strategic Flood Risk Assessment (SFRA). The development lies outside of any fluvial flood risk areas, holding a Flood Zone 1 (low risk) classification. Therefore it passes the requirement of the sequential and exception tests.

The assessment has also found the site to be at low risk from surface water, sewer, groundwater flooding and artificial sources.

There is no residual flood risk from the development site to the surrounding district due to the mimicking in pre development Greenfield runoff rates to a watercourse to the north and culverted watercourse to the south. The development does not therefore increase the risk of flooding to other adjacent neighbourhoods. Out of chamber or gully flooding for the extreme 100 year plus climate change event may occur and is classed as exceedance flows. Any exceedance flood water will be contained within the development site and directed away from the buildings to the external hard paved and soft landscaped areas.

Drainage Strategy

The surface water collected from the residential and commercial units, external hard paved areas and highways will be directed to new adopted surface water drainage networks or open swales, which in turn outfall to large attenuation ponds. All this will be in line with the current Sustainable Drainage Systems (SUDS) and sewerage providers best practice guidance. Flows will then be restricted in line with the pre development Greenfield runoff rates. Other forms of SUDs are to be considered in the form of water butts and rainwater harvesting but are not essential to satisfy this strategy.

Appropriately sized petrol separators will be included on the outlet from external areas to prevent pollution risk.

Foul water generated by the development will be discharged by gravity to a new adopted drainage network connecting ultimately to the public sewer to either the north or south of the development site.

1.0 Introduction

Thomasons has been appointed by Peel Investments (North) Limited to prepare this Flood Risk Assessment (FRA) and Drainage Strategy Report to support a planning application for a Commercial and Residential Development at a site known as Chaddock Lane, Astley, Wigan. The assessment has been undertaken in line with the new National Planning Policy Framework (NPPF) Flood Risk Guidance Document 2012.

This Report has been commissioned by Peel Investments (North) Limited and is specific to their interests in the Commercial and Residential development as described by the Parameters Plan and Illustrative Masterplan in Appendix A. This report may not be assigned.

The report has been commissioned to identify likely flooding issues associated with the proposed development, any likely constraints that could be imposed and to advise on the technical feasibility of proving drainage for the development proposals. Post planning and as the detailed design progresses, the information and details within this report may have to be refined, modified and updated to suit requirements and obligations of the Local Planning Authority, Environment Agency, United Utilities and other statutory authorities. The Flood Risk Assessment and Drainage Strategy Report will include the following scope of works:

- Identify available data relating to flood risk at the site.
- Determine whether the site is at risk from flooding, including from breach or overtopping of any existing flood defences, surface water flooding and/or ground water flooding.
- Identify available data relating to drainage at the existing site, including historical discharges.
- Discuss Sustainable Drainage Systems (SUDS) as an option for reducing surface water flood risk.
- Determine any potential increase in surface water runoff as a result of the proposed development.
- Devise an appropriate outline foul and surface water drainage strategy to deal with any increase in surface water runoff and include for climate change. This will also include outline hydraulic calculations where appropriate.
- Consider the recommendations of the Level 1 and Level 2 Wigan MBC Strategic Flood Risk Assessments (SFRA).
- Prepare the Flood Risk Assessment and Foul & Surface Water Drainage Strategy report.
- Assess mitigation measures & off site impacts and define any residual risks.

2.0 Development Description and Location

2.1 Existing Site Description

The Proposed Commercial and residential development at the Chaddock Lane site (Red Line boundary) is situated within land between Chaddock Lane to the south and Garrett Lane to the north. The site is made up of existing land used for rough grazing with occasional hedgerows, ditches, trees. The total 'Red Line' area is 18.65 Hectares.

The Chaddock Lane site is situated some 500m to the east of Astley Village and some 12km south east of Wigan Town Centre. Chaddock Lane runs generally along the length of the southern boundary. The remaining boundaries are taken up with existing residential properties to the east, commercial developments to the west and Garrett Lane leading onto further arable land to the north. A small ditch network passes through the site in a south westerly direction before outfalling into a culvert.

A previous planning approval was granted for the development site and the first phase that included a Public House & Restaurant, new highway junction and central spine road (with associated drainage infrastructure) were constructed some 4-5 years ago. The spine road has been temporarily blocked up after the entrance to the Public House & Restaurant.

The site has been topographically surveyed and indicates a fall from circa 47m AOD at the north eastern section to 38m AOD in the north west and 34m AOD in the south west corners.

The site can be located at approximate National Grid Reference 370842,401023.

Figure 1 below identifies the overall site location details. Further details of the layout can be seen on the Red Line Plans in Appendix A.

Figure 1: Site Location



2.2 Development Proposals

The proposed development encompasses a proposed mixed-use development comprising up to 28,000 sqm of employment floor space (B1/B2/B8) and up to 165 dwellings, a community building, open space, accesses, landscaping and associated infrastructure. Access to the development site will be split into three sections with the commercial element accessed from Chaddock Lane to the south via the existing junction and spine road. The two housing areas to the north east and north west will have direct access from existing highways at northern section of the site.

The generally accepted design life for a development such as that proposed at Chaddock Lane for the assessment of flood risk is 100 years for the residential element and 30 years for the commercial element.

3.0 Planning Policy and Consultation

3.1 Planning Policy Requirement

The flood maps provided by the Environment Agency locate the site within Flood Zone 1, i.e. land as having an annual probability of fluvial flooding less than 1 in 1000 (<0.1%) in any year. As a requirement of the new National Planning Policy Framework, the proposed development has to satisfy the requirements of the Sequential Test and where applicable the Exception Test.

Sequential Test:

Under the NPPF, Flood Zone 1 is defined as low probability flood risk. The proposed development is for residential properties, commercial units and a community building, the former of which in line with Table 2 is classified as the worst case 'More Vulnerable'.

Placing both these criteria into Table 3 (Flood Risk Vulnerability and Flood Zone 'Compatibility'), More Vulnerable development in Flood Zone 1 determines that 'Development is 'Appropriate'. In light of this the Exception test is not required.

3.2 Strategic Flood Risk Assessment (SFRA)

SFRA's assess the risk associated with all types of flooding and provide the information required to identify the amount of development permitted in an area; how drainage systems in the area should function and also how risks in vulnerable areas can be reduced and/or mitigated. The NPPF states that regional planning bodies (RPB's) or local planning authorities should prepare SFRA's in consultation with the Environment Agency.

Wigan Borough Council produced in 2011 the Level 1 & 2 Strategic Flood Risk Assessment (SFRA) for the area in accordance with PPS 25 criteria (Planning Policy Statement 25: Development and Flood Risk). The purpose of the SFRA is to assess and map all known sources of flood risk including fluvial, surface water, sewer, groundwater and all impounded water bodies, taking into account future climate change predictions.

A summary of the main elements from the SFRA associated with the development sites are detailed below. The full report can be obtained from the Wigan MBC website (www.wigan.gov.uk). No specific flood risk drawings were prepared with the SFRA. It is not known at this time when the Level 2 SFRA will be completed.

- SFRA provides a detailed understanding of flood risks across all areas.
- SFRA maps indicate the site to be at risk of fluvial flooding.
- The Maps indicate the site to be at Low to moderate risk of groundwater flooding.

- There are no historic incidences of flooding within the site.
- There are no historic tidal or fluvial flooding, sewer flooding or canal flooding incidences at the site.

3.3 Statutory Authority Correspondence

3.3.1 At this time no correspondence has been received from either the Environment Agency or UU.

4.0 Definition of Flood Hazard

4.1 Sources of information

The NPPF requires the developer to consider the impact of runoff generated by the proposed development onto the downstream catchment, and to assess the risk of runoff from the surrounding district impacting on the developments footprint. Further, the report is to consider flood risk from all other sources. This section defines the flood risk receptors and anticipated flood risk. Section 5 then discusses in further the probability of flooding from defined sources and the likely impacts.

4.2 Flooding from Sea (Tidal)

The development site is outside the risk of tidal flooding due to its inland location and high ground levels.

4.3 Flooding from Rivers and Watercourses (Fluvial)

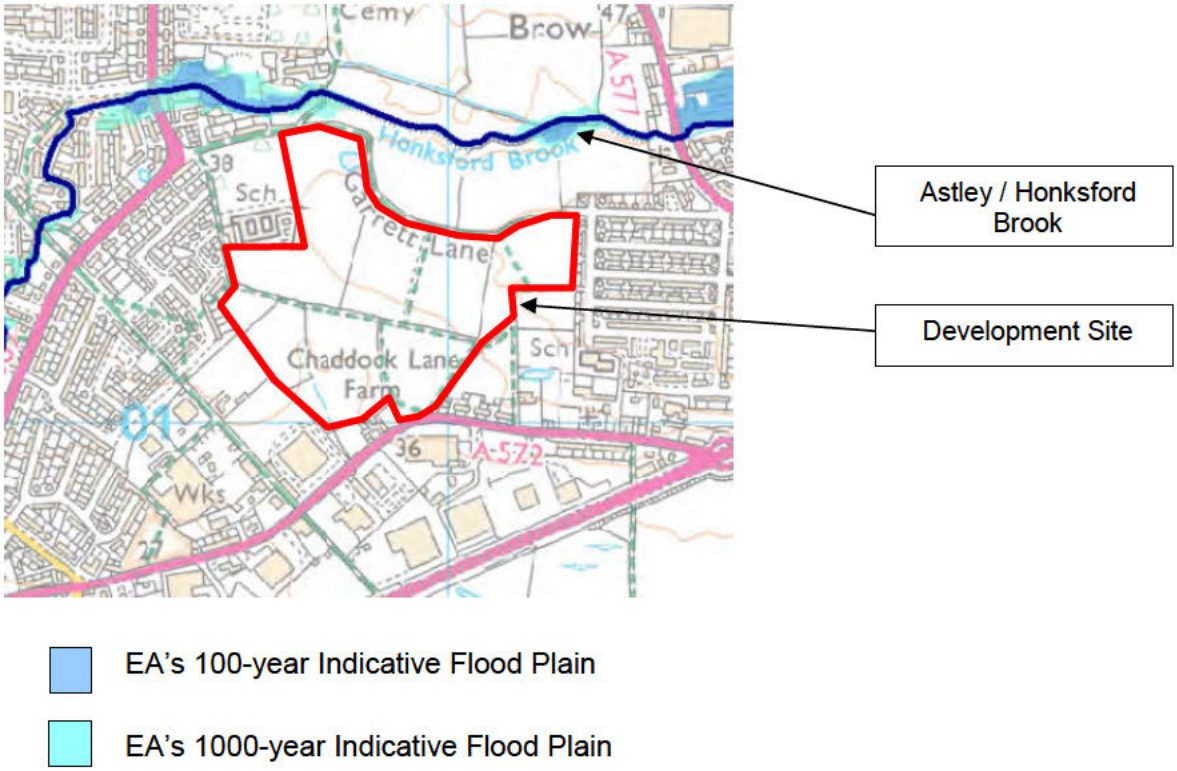
From carrying out the site visit and reviewing the topographical survey, it is evident that a small ditch passes through the site from the north east corner down to the south west corner. There are no inflows to this ditch and so it is collecting overland runoff from the fields only. The ditch outfalls into a culvert in Chaddock Lane.

Beyond the north of the site, Honksford (Astley) Brook passes through the centre of the adjoining land flowing in a westerly direction. Along its length there are a number of weirs indicating that it falls quite significantly. Honksford (Astley) brook is classed by the EA as Main River and therefore has access rights to maintain its free flow.

Environment Agency Flood Zones

Figure 2 below locates the site on the Environment Agency's indicative flood plain map. It is clear from this that the red line boundary lies outside the current statistical fluvial floodwater model footprint of any watercourse, thus holding a Flood Zone 1 (low risk) Classification' in accordance with the NPPF Guidance. I.e. the site has probability of annual fluvial flooding of less than 1 in 1000 (<0.1%) in any one year. The risk from fluvial flood water is therefore diminished to acceptable levels.

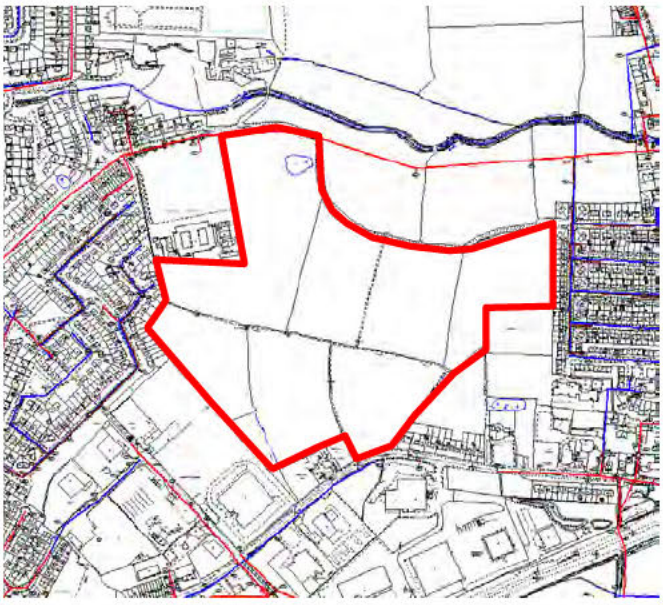
Figure 2 – The Environment Agency's Indicative 100-year Flood Plain Map



4.4 Sewers and Private Drainage

The United Utilities (UU) sewer records have been reviewed as part of this assessment and can be identified in Figure 3 below. There is a 375mm diameter combined water sewer passing east to west through the very northern portion of the site in parallel with Honksford (Astley) Brook and outfalling beyond the north west corner. There are no other public sewers within the site.

Figure 3 – United Utilities Sewer Records



Beyond the site boundary there are foul and surface water sewers serving the adjacent residential areas to the east and west. To the south, a surface water drain runs west within Chaddock Lane.

Beyond the public sewers, it is evident from the site visit that a new access road into the site has been constructed within the last five years to service the full development, with short accesses spurring off to the east and west. Runoff from the highway discharges into adjacent new ditches and ponds with flow restrictors to the existing ditch. A small attenuation pond was also located in the south west corner adjacent a new Public House.

Due to the low lying nature of the existing 375mm public sewer passing through the site in relation to the proposed residential development it is not considered to be a flood risk generator.

4.5 Groundwater

Thomasons are not aware of any intrusive site investigations being carried out at the site. A review of local boreholes would indicate clay over possible sand and gravels. Further investigations will be necessary to confirm this. Although the ground was extremely wet under foot, this is considered to be due to the clay layer at the surface preventing any infiltration.

4.6 Surface Flooding (Overland Flow)

The general fall to the majority of the area is towards the south west. Along the higher ground of the northern boundary the ground falls either into the site or to the north away from the site. As such there is little risk of overland flows into the site.

The Strategic Flood Risk Assessment (SFRA) does not identify the site as being at risk from surface water flooding nor is there any record of any historical flooding.

4.7 Artificial Sources

No other artificial sources such as canals, reservoirs or other waterbodies have been identified in the vicinity of the site to pose a flood risk.

5.0 Assessment of Flood Risk on Development Site (Probability)

5.1 Summary

Section 4 has defined the anticipated flood risks from all sources. Table 1 below considers each of the sources and defines in tabular format the probability of flood risk associated to each and the likely impacts.

Table 1 – Flood Risk Summary

Source	Flood Risk	Impacts	Remarks
Tidal	Low	Low	Development site is not in close proximity for it to be tidally influenced
River & Watercourse	Low	Low	Development site is located in Flood Zone 1 therefore at low risk from flooding
Sewers and On Site Drainage	Low	Low	One public sewer passing through the northern portion of the site. Existing infrastructure already in place to serve the main southern part of the site.
Groundwater	Low	Low	No indication that groundwater will be a flood risk to the site.
Surface (Overland Flood Flow)	Low	Low	Northern boundary at a high point so no risk of overland flow into site. On site drainage design with flood flow routes to be incorporated.
Artificial Sources	Low	Low	No artificial sources in close proximity to the site.

6.0 Drainage Strategy

6.1 Overview

As part of this study, United Utilities (UU) as the sewage undertaker for the district, Wigan Council and the Environmental Agency (EA) has been consulted.

6.2 External Consultation

United Utilities

As discussed in Section 3, the UU sewer records have been reviewed and confirm that there are a limited number of adopted sewers within and surrounding the development site.

It is a requirement of UU that all developments be drained on a separate system with surface water discharging to a suitable outlet via SUDS. UU have confirmed that only foul water can discharge to the combined or new foul water sewer networks.

Environment Agency

The EA's standard guidance for low risk Flood Zone 1 site over 1ha is that runoff from the new development should mimic the pre development runoff characteristics.

6.3 Existing Runoff

6.3.1 The areas to be developed are all currently Greenfield and as such all discharges should mimic the pre development greenfield runoff rate for the area. Table 2 below defines these rates using the IH124 method of calculation from the WINDES software package.

Table 2: Existing Surface Water Runoff

Runoff Area	Area (ha)	Greenfield Runoff Rate (Qbar)
North West	1.90	11.50 l/s
South	11.65	70.90 l/s

The findings from this study have determined a peak existing surface water runoff from the whole development site of **82.40 l/s**.

6.4 Geology

No site specific site investigation has been provided to Thomasons. Information from local boreholes in the vicinity of the site would indicate clay over sands and gravels at depth. This would need to be confirmed via a more detailed investigation and at this time we would define for the purpose of this assessment that infiltration is not possible.

6.5 Sustainable Drainage Systems

SUDS Objectives:

Sustainable drainage developed in line with the ideals of sustainable development is collectively referred to as Sustainable Drainage Systems (SUDS). At a particular site, these systems are designed both to manage the environmental risks resulting from the urban runoff and to contribute wherever possible to environmental enhancement. SUDS objectives are therefore to minimise the impacts from the development on the quantity and quality of the runoff and maximise amenity and biodiversity opportunities (CIRIA C697, 2007).

SUDS's Design Themes

A strong design theme is essential if the maximum aesthetic benefits are to be gained from the SUDS approach. At a more local scale the SUDS should link with the individuals plot structure, planting, public open space requirements and amenity areas, gaining multiple benefits from a limited area of land.

The SUDS Management Train

The 'Management Train Approach' should be central to the surface water drainage strategy of the proposed site. The main objective is treatment and control of runoff as near to the source as possible protecting downstream habitats and further enhancing the amenity value of the site. This concept uses a hierarchy of drainage techniques to incrementally reduce pollution, flow rates and volumes of storm water discharge from the site, and is as follows:

1. **Prevention** – The use of good site design and housekeeping measures to prevent runoff and pollution and includes the use of rainwater reuse / harvesting.
2. **Source Controls** – Control of runoff at source or as close to source as possible (e.g. soakaways, green roofs, pervious pavements).
3. **Site Control** – Management of water in a local area and can include below ground storage / attenuation, swales, detention basins, large infiltration devices.
4. **Regional Control** – Management of water from a site or various sites and can include wetlands and balancing ponds.

The drainage techniques for this development will seek to include where possible Prevention, Source Control and Site Control measures. The site constraints at the Chaddock Lane site, in terms of the likely impermeable natural sub strata may unfortunately reduce the availability of most 'infiltration based' SUDS options.

SUDS Site Constraints

SUDS techniques are suitable for all sites; therefore an assessment of the existing site is required so that SUDS limitations can be determined.

i. Land Use Characteristics: The significant size and type of development plot enables a range of prevention, source control and site control SUDS devices to be considered both above and below ground.
ii. Site Characteristics: No site investigation is currently available. For this assessment it is assumed that infiltration is not possible.
iii. Catchment Characteristics: The site is classified as 'Greenfield'. Current guidance would limit the discharge rate from the post developed site to not exceed existing greenfield discharge rates.
iv. Environmental and Amenity Performance: The inclusion of SUDS within the overall development is a key driver in providing both amenity and habitat creation. The inclusion of swales and open ponds will help to create the benefits on a number of fronts.

SUDS Design Philosophy

The SUDS philosophy for the development site is the promotion of Prevention, Source Control and Site Control Techniques:

The following design philosophy is proposed:

- Surface water treatment using the 'Management Train' approach to remove and isolate contamination at all SUDS facilities prior to conveyance to the local watercourse.
- Surface water discharge into the watercourse passing through the site at a controlled rate.
- Prevention measures by the inclusion of water butts & potentially rainwater harvesting.
- Source Control by the use of swales adjacent the highways although infiltration is unlikely to be possible.
- Site Control features in the form of attenuation ponds strategically located around the site but predominantly at the north west and south west locations to accommodate the additional surface water runoff generated by the development site.
- Provision of suitable oil separators in line with Pollution Prevention Guidance 3 criteria.
- Aim to limit where possible the impermeable fraction of development.

SUDS Parameters

It is proposed that the development site has three levels of treatment. Prevention and source controls are considered as the first two level of treatment and the site control as the third level of treatment.

Prevention and Source Control – Principals and Objectives

The main objective of prevention and source control is treatment and control of runoff as near to source as possible. Application of these techniques will require reduction of impermeable areas and techniques to restrict the runoff rates.

Prevention and Source Controls measures to be considered where possible as part of the overall approach to the management train at this site includes rainwater harvesting, permeable/pervious pavements and improving the quality of the runoff by sending it through filter drains. Typical examples are given in the SUDS Manual (Ciria C697) and are briefly described below. It must be noted that the effectiveness of each system is dependent on the final design as well as the actual site conditions.

Water Butts;

Plastic or GRP tanks are placed at the base of rainwater down pipes to collect rainwater runoff from the roof areas. This water can then be used by the residents for watering both indoor and outdoor plants and soft landscaping.

Rainwater Harvesting;

Similar to the use of water butts this prevention method stores rainwater runoff from roofs and external areas in below ground tanks. The water can then be used for irrigation purposes to the soft landscaping areas or alternatively pumped to an internal storage tank where the 'Grey' water can be used for WC's and washing machines.

Permeable surface;

Block paved and or specialised tar macadam provides a porous surfacing for the external areas that allows water to infiltrate through and into the underlying layers. Water is temporarily stored and it either infiltrates to ground or is retained for controlled release into the drainage system.

Filter Drainage;

Consideration will be given to use filter drains for softscape / hard landscape interfaces. The solution will be used to drain the home zone 'capping beds' before discharge into the adopted drainage network.

Soakaways;

Rainwater from roofs and other hard standing areas is directed via the below ground drainage system to an underground chamber that allows the water to infiltrate to ground. Units can be located within each individual property or on a larger scale for a number of properties. The size of each unit is dependent on the inherent ground conditions at each location.

Site Control – Principals and Objectives

Site control features such as ponds and basins can be designed to attenuate storm runoff and provide conditions for settlement of suspended solids. The use of these types of attenuation devices within the development may have to be discounted due to space, Safety implications and as UU do not presently allow connection from these devices into the public sewer network due to ongoing issues with maintenance. Legislation is currently changing on the use of such devices, which may enable the use in the near future and reduce the current adoption constraints.

Below ground storage may lack amenity benefits but can be provided in the form of oversized pipes, geocellular storage crates, or concrete storage tanks. This type of attenuation is more likely to be adopted by UU and reduces the land take of ponds and basins as well as reducing the health and safety implications. Ultimately it will be with the developer to put forward appropriate solutions that best suit the development layout as well as the underlying ground condition constraints.

6.6 Outline Surface Water Drainage Strategy

Surface Water runoff rates have been determined for the existing development site (refer to section 6.3 for details). Discharge rates from the redevelopment to the watercourse to the north and culvert to the south will need to mimic these rates, to satisfy the requirements of the NPPF and the Environment Agency.

The general principal of the surface water drainage strategy is to collect the runoff from the new residential properties, commercial units & external areas, and depending on the ground conditions direct it to a below ground surface water drainage network and/or the swale network, which will ultimately connect to a new public sewer network beneath the highways. The networks would then discharge into a site control SUDs such as an open attenuation pond. These will enable infiltration to ground and/or a controlled discharge to the adjacent Astley Brook watercourse to the north or culverted watercourse to the south.

The proposed private drainage layout for the new development site will be designed in accordance with BS EN 752: 2008 and Building Regulations part H guidance and the adopted drainage in line with Sewers for Adoption (current edition). In both cases this is to provide no flooding up to the 30 year storm return period criterion.

Flooding can occur on a local scale beyond the 30yr criterion due to runoff exceeding the capacity of the minor system during extreme events and it can only be addressed on a site specific basis. Sewers for Adoption (SfA) 7th Edition (WRc, 2012) states that properties should be protected against flooding from extreme events (1 in 30 year) and that flood pathways are identified when the drainage system is exceeded.

In the case of this development, exceedance flows will be all those over and above the 30 year design criterion set by Building Regulations and SfA guidance. Using storage within the external hard standing and soft landscaping areas would be achievable and would direct flood water away from the new properties with flows directed back into the surface water drainage network as the water levels in the sewers recede. Exceedance flooding of the public sewers could occur. During the detailed design of the development layout, consideration of these sewers to coordinate with the highway networks will be made to retain any flood water within the highway or at a minimum direct away from the properties to the lower lying land.

Although it is envisaged that Prevention and Source Controls measures could be included in the final scheme, this strategy will assume for outline calculations purposes that only Site Control methods are incorporated. Taking into account the existing peak discharge rate of 82.40l/s, and assuming no prevention & source control measures are incorporated and no infiltration to ground is possible then the worse case attenuation volumes are defined in Table 3 below. Although attenuation volumes have been indicated for the 100 year + climate change event, these volumes could be retained on the highway surface as long as there is no flood risk to properties and a safe access and egress is assured. It is noted that these rates and volumes are preliminary for this outline assessment and are likely to alter at detailed design stage when more site specific information is made available. Further details on the calculations can be found in Appendix C.

Table 3: Outline Maximum Attenuation Volumes for the 30 yr & 100 yr + Climate Change Storm Events

Area	Existing Greenfield Discharge Rate	Total Site Area	Total Impermeable Area (assuming say 55% for Residential and 80% for Commercial)	Approximate Attenuation Volume for 30yr Event	Approximate Attenuation Volume for 100yr + CC Event (Extra Over 30 yr event can be retained in low lying external areas)
North West Side	11.50l/s	1.90ha	1.045ha	266m^3	523m^3
South Side	70.90/s	11.65ha	8.38ha	2314m^3	4432m^3

Drawing 7305-FRA-002 in Appendix B indicates the outline drainage strategy based on the Architects master plan intent with drainage networks and attenuations ponds identified.

Any future drainage calculations carried out as part of a site wide drainage strategy or for the development layouts themselves must include the appropriate increase in rainfall to satisfy the future Climate change allowances.

6.7 Pollution Control

Silt is to be prevented from entering the drainage system by the use of trapped gullies, channels with silt traps, french drains with silt traps or by the use of Sustainable Drainage techniques. If appropriate, oil separators in line with Pollution Prevention Guidance criteria will be provided.

6.8 Foul Water Strategy

The outline foul water drainage strategy is to construct a new private and adopted (where applicable) foul water drainage network to serve the residential and commercial units with connection to the existing combined sewer to the north west corner and the new foul drainage infrastructure to the southern element of the site that has already been constructed as part of the initial phase. Where possible existing public sewers will be retained in their current position.

An application will be made in due course to UU to connect the foul flows to the public sewer.

7.0 Management Measures, Off Site Impacts and Residual Risk

7.1 Flood Risk Management Measures

The surface water drainage strategy for the new development site indicates the peak flows rates will mimic the pre-development Greenfield runoff scenario. The new private and public surface water networks will be designed in line with current British Standard guidance up to the 100 year storm return period including an allowance for climate change. Beyond the 30 year criterion, out of chamber flooding may occur with flood water directed away from the properties and units along the highways to the low lying areas.

The proposed use of SUDS such as prevention measures (water butts & rainwater harvesting), Source Controls measures (soakways & impermeable paving) and site control measures (Attenuation ponds) will be considered and will help to reduce the runoff to the downstream catchment.

The respective site users will be responsible for site cleanliness, gully emptying and drain cleansing to ensure that the surface water drainage system will always operate at its maximum efficiency. UU will maintain all the existing and new adopted sewers networks within the site.

Should any flooding occur from the new sewers and drains it will be directed away from the new developments to the external highways, play areas and soft landscaping areas.

Flooding from sources is deemed low and thus no further consideration of the risk is required.

7.2 Off Site Impacts

The redevelopment of the site does not impair the hydraulic continuity of any watercourse and the current ‘‘local hydraulics’’ of distributing watercourses / outfalls.

The Development footprint does not cross or cover any existing or declared future catchment flood defences. Consequently, the Applicant does not propose to augment or compromise the current catchment defences.

Surface water runoff will mimic the pre development regime and utilises SUDS solutions to satisfy the site constraints.

By mimicking the pre development peak runoff at its point of discharge into the adjacent watercourse by the inclusion of SUDS, this will reduce surface water flooding impact downstream.

7.3 Residual Risk

With careful design of the drainage elements as described above there will be no residual flood-related risks that will remain after the development has been completed.

Flood risk to people and property can be managed but it can never be completely removed; a residual risk remains after flood management or mitigation measures have been put in place. The only known flood related risk that will remain will be the risk of out of manhole flooding on the private surface water drainage network within the site beyond the 30 year design criterion. Should exceedance occur, out of chamber flood water will be directed to the external hardstanding areas and roads but will not be a flood risk generator.

The owner will be responsible for all future maintenance of the onsite drainage infrastructure.

There will be no residual risks to any of the neighbouring properties by any uncontrolled flood flows escaping from the proposed redevelopment.







for Thomasons



Appendix A – Architect's Masterplan Plan

Barton Willmore Parameters Plan and Indicative Masterplan



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Project
Chaddock Lane
Astley, Wigan

Drawing Title
Parameters Plan

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22594	02	D

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Project
Chaddock Lane
Astley, Wigan

Drawing Title
Illustrative Masterplan

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Appendix B – Thomasons Drainage Layout Proposals

7305-FRA-001: Existing Drainage Infrastructure

7305-FRA-002: Outline Drainage Strategy

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GENERAL NOTES

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KEY

- SITE BOUNDARY
- EXISTING ASTLEY BROOK
- EXISTING DITCHES
- EXISTING COMBINED WATER DRAINAGE
- EXISTING SURFACE WATER DRAINAGE

NOTE: DRAWING INDICATES EXISTING DRAINAGE LAYOUT BASED ON DESK STUDY INFORMATION AND A SITE VISIT AND IS THEREFORE SUBJECT TO CHANGE AT DETAILED DESIGN STAGE

EX 375Ø COMBINED SEWER
EXUU MH 8501
CL: 39.20 (TBC)
IL: 37.40 (TBC)
SMALL POND
EX 375Ø COMBINED SEWER
EXUU MH 1401
CL: 41.52
IL: 37.67
EXUU MH 1401
CL: 40.51
IL: 37.99
EXUU MH 2402
CL: 41.81
IL: 38.74
EX 375Ø COMBINED SEWER
EX 375Ø COMBINED SEWER
EX 300Ø SURFACE WATER SEWER
EXUU MH 2403
CL: 43.87
IL: -
96" Steel High Pressure GAS
SMALL DETENTION BASIN
FLOW RESTRICTING CHAMBER
HISTORIC DRY DITCH PICKING UP RUNOFF FROM FIELDS
SMALL DITCH PICKING UP HIGHWAY DRAINAGE
SMALL DITCH PICKING UP HIGHWAY DRAINAGE
EX 1600 FOUL SEWER
OFFLINE DETENTION BASIN
SMALL DETENTION BASIN
EXISTING PUBLIC HOUSE, OUTFLOW LOCATION AND EXTENT OF ATTENUATION TBC
CONNECTION FROM DITCH TO 300mmØ CULVERT
EX 1600 FOUL SEWER
EX 300Ø SURFACE WATER CULVERT
ULTIMATE CONNECTION OF CULVERT TO UU PUBLIC SEWER
EX 375Ø FOUL SEWER

Rev	Description	By	Date	Chkd
P1	PRELIMINARY ISSUE	PG	12.08.15	MB

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CHADDOCK LANE
ASTLEY, WIGAN

EXISTING DRAINAGE INFRASTRUCTURE

Status: PRELIMINARY

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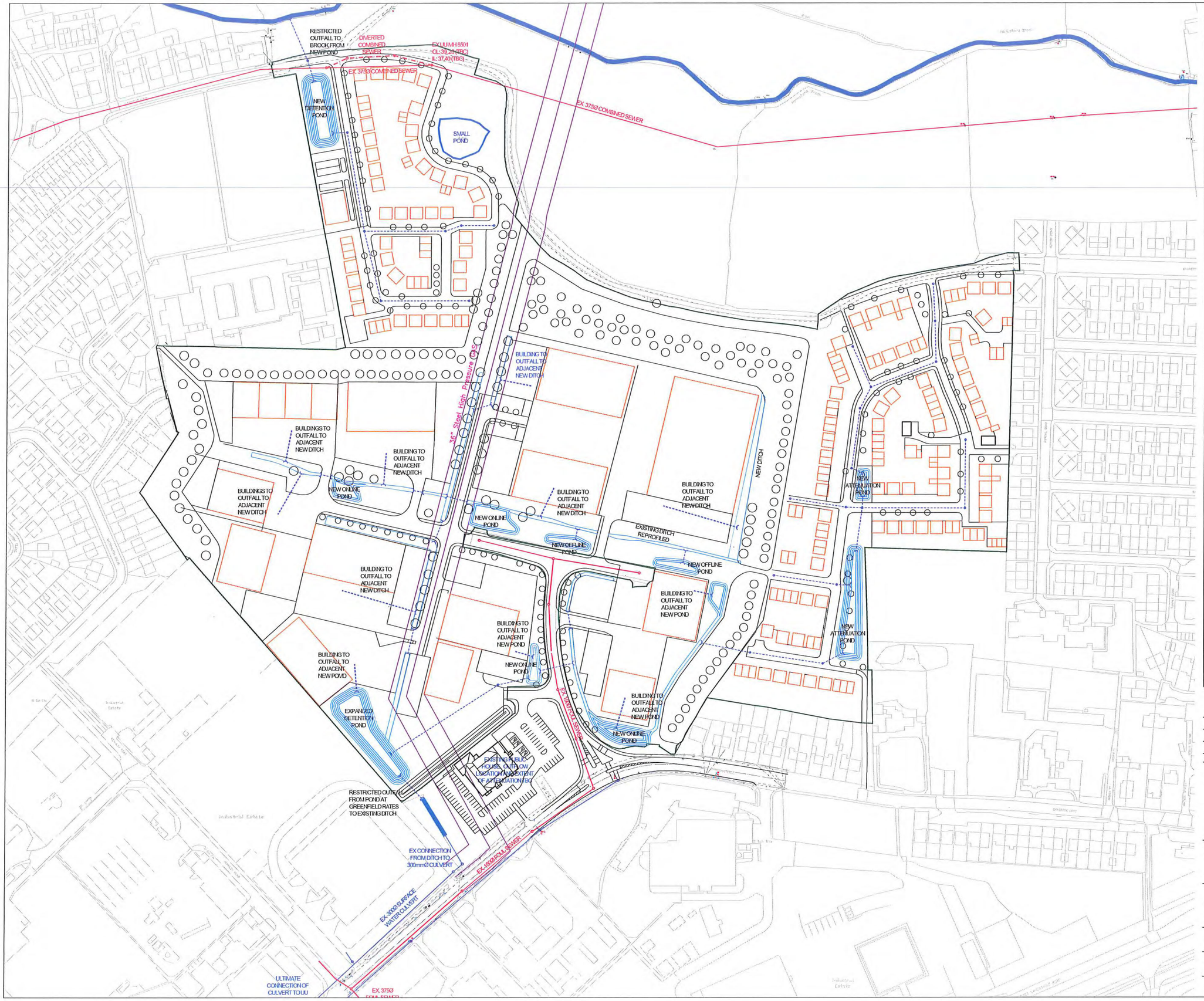
7305-FRA-001	P1	1:1250	A1	PG	AUG 15	MB	



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KEY

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- EXISTING COMBINED WATER DRAINAGE
- EXISTING SURFACE WATER DRAINAGE
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED PONDS, SWALES & DITCHES

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OUTLINE DRAINAGE STRATEGY

Status: PRELIMINARY

Drawing No.	Revision
7305-FRA-002	P1

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Appendix C – Outline Hydraulic Calculations

(to be added for final submission)

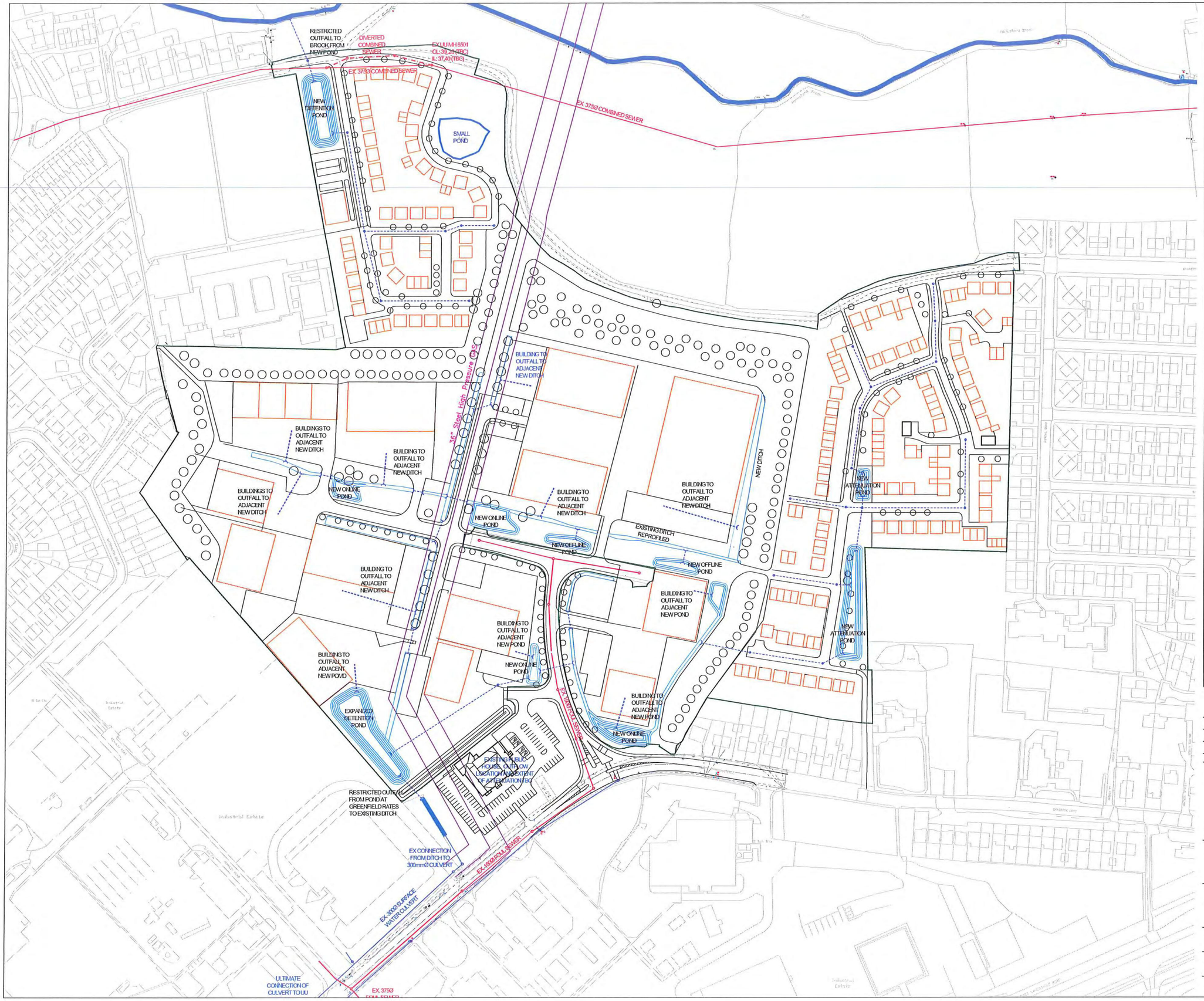
North Area

Page 1	Greenfield Runoff Rates
Page 2-5	Outline Storage calculations for 30 year storm event with outfall to Astley Brook.
Page 6-9	Outline Storage calculations for 100 year + 20% allowance for climate change storm

South Area

Page 1	Greenfield Runoff Rates
Page 2-5	Outline Storage calculations for 30 year storm event with outfall to Culverted Watercourse.
Page 6-9	Outline Storage calculations for 100 year + 20% allowance for climate change storm event with outfall to Culverted Watercourse.

APPENDIX D: THOMASON CONSULTING EXISTING DRAINAGE INFRASTRUCTURE (7305-FRA-001)



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7305-FRA-002	P1

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APPENDIX E: GREENFIELD RUNOFF ASSESSMENT

Greenfield Runoff Assessmet

Pre-development discharge

Site Makeup	Greenfield
Greenfield Method	IH124
Positively Drained Area (ha)	1.000
SAAR (mm)	927
Soil Index	4
SPR	0.45
Region	10
Betterment (%)	0
QBar (l/s)	6.1

OK | Cancel | Load | Calc

Return Period (years)	Growth Factor	Q (l/s)
1	0.87	5.3
30	1.70	10.4
100	2.08	12.7

Pre-development discharge

Site Makeup	Greenfield
Greenfield Method	IH124
Positively Drained Area (ha)	7.203
SAAR (mm)	927
Soil Index	4
SPR	0.45
Region	1
Betterment (%)	0
QBar (l/s)	44.0

OK | Cancel | Load | Calc

Return Period (years)	Growth Factor	Q (l/s)
1	0.85	37.4
30	1.95	85.7
100	2.48	109.0

APPENDIX F: CATCHMENT PLAN and DRAINAGE SCHEMATIC

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KEY:

	Unit 1		Unit 2		Unit 3		Unit 4		Shared Access Road Area	
Roof Areas	=	13,800m²	=	13,400m²	=	3,200m²	=	3,2000m²	=	2,545m²
Yard Areas	=	7,000m²	=	9,270m²	=	2,805m²	=	2,700m²		
Car Park Areas	=	3,675m²	=	4,275m²	=	1,585m²	=	1,675m²		
Access Road Areas	=	1,175m²	=	999m²	=	538	=	185m²		
Sub-Total Area	=	25,650m²	=	27,944m²	=	8,128m²	=	7,760m²	=	2,545m²

Total Area = 72,027m²

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N



Proposed Catchment Area Layout
(Scale 1:1000)

Rev	Drawn By:	Checked By:	Approved By:	Date:
P01	WT	TY	SL	31/08/22
	Initial Issue.			
Rev	Amendments			

Project: Astley, Wigan

Title: Proposed Catchment Area Layout

Drawing Number:

Identification / Location:						Sheet Number:
Project Code:	Originator Code:	Vol / Zone:	Level:	Type:	Role:	Number:
WIGAN	BED	ST	00	DR	C	0305

Rev Description:	Status Code:	Model Ref:	Rev No:
Preliminary	S2	ACAD	P01

Scale:	Sheet:	Discipline:	BED Project Number:
1:1000	A1	Civil	NWK 210087

Client: PLP

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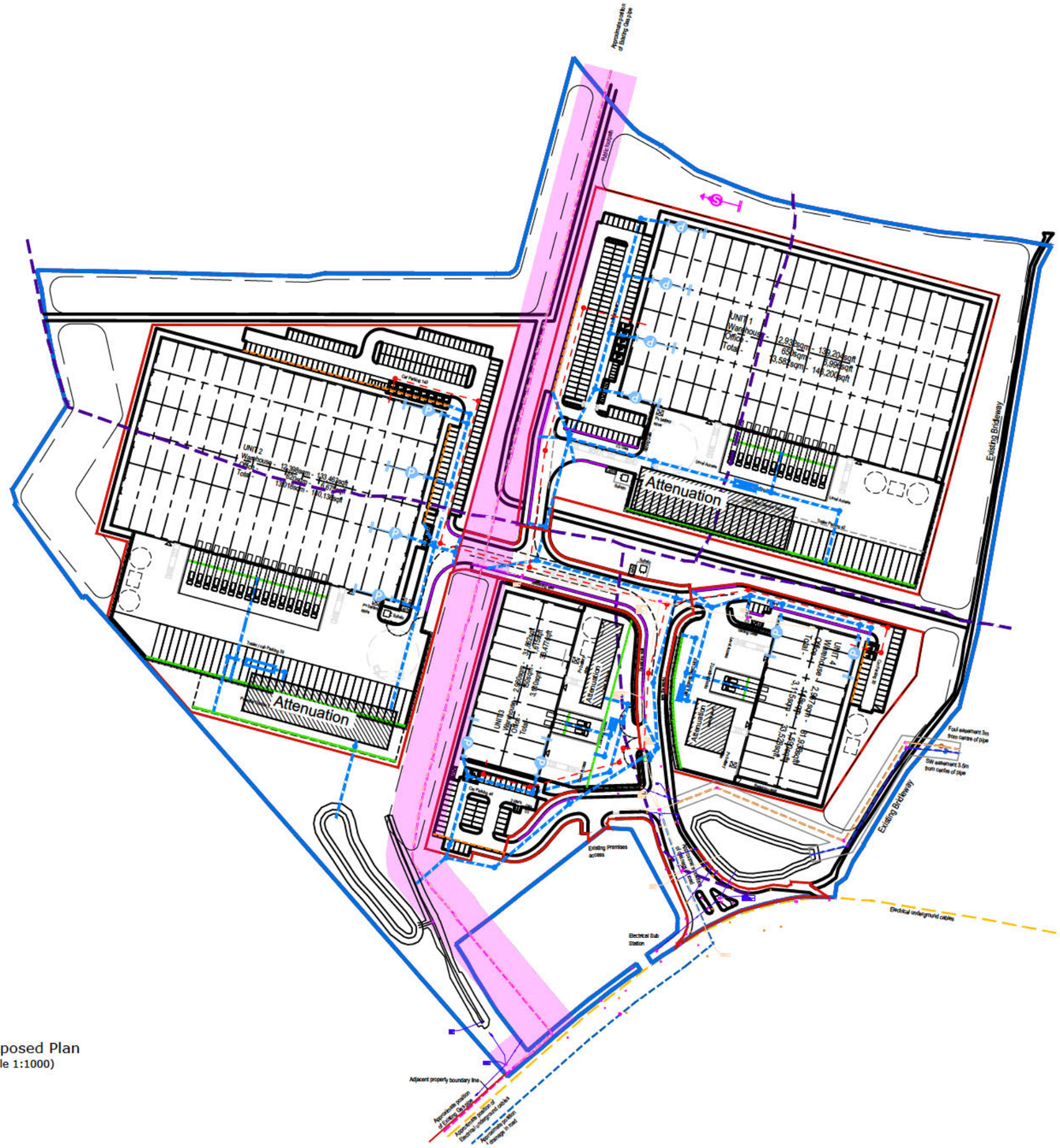

Rev				
P01	MS	MS	MS	31/08/22
	Initial Issue.			
	Drawn By:	Checked By:	Approved By:	Date:
	Amendments			

Project:
Astley, Wigan
Project Nam

Title:
Schematic Drainage Layout

Drawing Number:

Identification / Location:						Sheet Number:
Project Code:	Originator Code:	Vol / Zone:	Level:	Type:	Role:	Number:
WIGAN	BED	ST	00	SK	C	0013

Rev Description:	Status Code:	Model Ref:	Rev No:
Preliminary	S0	N/A	P01

Scale:	Sheet:	Discipline:	BED Project Number:
1:1000	A1	Civil	NWK 210087

Client:

PLP

BE design

[redacted]

From: Validation and Customer advisors
Sent: 27 October 2023 17:08
To: [redacted]
Subject: FW: Ref: A/23/96226/DCINV
Attachments: 21133J-01-IR2 Desk Study Astley Park Way, Wigan reduced Part 1 of 4.pdf; 21133J-01-IR2 Desk Study Astley Park Way, Wigan reduced Part 2 of 4.pdf; 21133J-01-IR2 Desk Study Astley Park Way, Wigan reduced Part 3 of 4.pdf; 21133J-01-IR2 Desk Study Astley Park Way, Wigan reduced Part 4 of 4.pdf

From: [redacted]>
Sent: Friday, October 27, 2023 4:59 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

WSP in the UK
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This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

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Discovery

Geotechnical & Environmental Engineers

DESK STUDY AND PRELIMINARY RISK ASSESSMENT
ASTLEY PARK WAY, WIGAN

Carried Out For: **BE DESIGN LIMITED**

February 2022 **Report Reference: 21133J**

DESK STUDY AND PRELIMINARY RISK ASSESSMENT ASTLEY PARK WAY, WIGAN

Carried Out For: **BE DESIGN LIMITED**

Discovery CE Limited
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Web: www.dce-services.co.uk

DESK STUDY AND PRELIMINARY RISK ASSESSMENT

ASTLEY PARK WAY, WIGAN

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DESK STUDY AND PRELIMINARY RISK ASSESSMENT

ASTLEY PARK WAY, WIGAN

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APPENDIX D – HISTORICAL DRAWINGS

APPENDIX E – COAL AUTHORITY MINING REPORT

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APPENDIX G – UXO RISK ASSESSMENT

DESK STUDY AND PRELIMINARY RISK ASSESSMENT
ASTLEY PARK WAY, WIGAN

1 INTRODUCTION

1.1 Engagement of Discovery CE

Discovery CE (DCE) was instructed by BE Design Limited (the Client), to carry out a desk study and preliminary risk assessment on a parcel of land located at Astley Park Way, Wigan as shown within Appendix A Figure 1 (the site). A plan for the site provided by the client is included within Appendix B.

The offer to carry out the work is contained in DCE proposal ref 21133J-QLO01 dated 12th November 2021 with the instruction to proceed contained in an e-mail from BE Design Limited dated 20th January 2022.

1.2 Development Proposal

It is understood that the proposed development includes an industrial estate, inclusive of 5 No. industrial warehouse units along with associated infrastructure including parking and loading areas and greenspace.

1.3 Objectives

The objective of work presented in this report was to collate sufficient data to identify potential geotechnical and environmental hazards, and to allow a preliminary contaminated land risk assessment to be carried out.

More specifically the objectives are:

1. To assess the historical activities at the site though inspection of historical ordinance survey data, data held by statutory authorities or other readily available published data;

2. To assess the current land use through a site walkover survey;

3. To identify potential geotechnical hazards at the site through inspection of geotechnical reports, maps and memoirs and if available previous investigative works;

4. To identify likely contaminants of concern (CoCs) which may be present in the soils or groundwater beneath the site;

5. To identify potential pathways and receptors in the context of the contaminated land regime;

6. To carry out a preliminary risk assessment; and

7. To provide conclusions and recommendations.

The purpose of a preliminary risk assessment is to identify whether or not the potential contaminant sources, pathways and receptors at the site may form viable pollutant linkages in the context of the contaminated land regime.

Recommendations have been based on the collation and review of available information on the condition of the land and will be cross referenced with statutory guidance such that decisions can be made on whether:

1. Ground instability is likely to be a risk;

2. There is a “possibility” that pollutant linkages exist on the land; and

3. There is sufficient information already available to enable the Local Authority to make a decision on whether the site is classified as contaminated land.

1.4 Study Scope of Work & Study Limitations

The current work comprised a walkover of the site and an assessment of relevant historical Ordnance Survey maps and readily available environmental records, all of which are published as part of a Groundsure report and presented in Appendix C and D respectively.

A qualitative assessment of the environmental risks associated with the site was undertaken in terms of a conceptual site model (CSM) in the form of a “Source, Pathway, Receptor” pollutant linkage approach. The preliminary risk assessment is shown in Appendix E.

This desk study covers the below ground risks associated with the ground conditions in the context of the readily available information and its current use, but does not address environmental risks associated with the fabric of the buildings on site.

Reasonable standards of professional judgement were used to assess the available information and to develop and evaluate the CSM.

It is possible that there were deficiencies in the data assessed meaning that the CSM is incomplete. Therefore, not all potential pollutant linkages may have been identified, or conversely the presence of non-existent potential pollutant linkages may have been concluded. As more and better data become available the conceptual site model should be updated and re-evaluated.

2 SOURCES OF INFORMATION

1. Groundsure Enviro & Geo Insight, Dated: 27th January 2022, Ref DCE-8475353 (presented in Appendix C).
2. Groundsure Map Insight (Small and Large Scale Historical Maps), Dated: 27th January 2022, Ref DCE-8475351 (presented in Appendix D).
3. The Coal Authority, Consultants Coal Mining Report, 27th January 2022, Ref DCE-8475352 (presented in Appendix E).
4. Cheshire Surveys Limited, Topographic Survey, 5th September 2019, Drawing No. B0208/2926/1 - B0208/2926/8.
5. British Geological Survey Geoindex webpage (http://www.bgs.ac.uk/geoindex).
6. Zetica, UXO Risk Assessment, 27th January 2022;
7. Department for Communities and Local Government, June 2019, National Planning Policy Framework.
8. Department for environment, Food and Rural Affairs online mapping database (https://magic.defra.gov.uk).
9. National House Builders Council, 2008, R&D66 VOL 1 Guidance for the Safe Development of Housing on Land Affected by Contamination.
10. CIRIA C552, Contaminated Land Risk Assessment, a Guide to Good Practice.
11. Environment Agency, October 2020, Land Contamination Risk Management (LCRM), How to assess and manage the risks from land contamination.

The available data has been reviewed and where deemed appropriate, been included in the Desk Study Review (Section 5 of this report).

The following environmental information was provided in the Groundsure Report (Appendix C).

1. Environmental Permits, Incidents And Registers;
2. Landfill and Other Waste Sites;

3. Current land Uses;
4. Geology;
5. Hydrogeology and Hydrology;
6. Flooding;
7. Designated Environmentally Sensitive Sites;
8. Natural Hazards;
9. Ground Workings;
10. Mining, Extraction & Natural Cavities;
11. Natural Ground Subsidence;
12. Borehole Records;
13. Estimated Background Soil Chemistry; and
14. Ground Gas and Radon.

The Groundsure report also includes historical maps relating to the site at a range of scales (Appendix D).

It should be noted that this database is updated periodically and therefore it may not document recent developments or registrations in the site area or activities, which have not been declared.

3 THE SITE

3.1 Site Walkover and Description

The site is located approximately 8 km to the south of Bolton on a parcel of land located off Chadlock Lane, Tyldesley, Manchester and is centred at an approximate National Grid Reference (NGR) 370867,401177 (Appendix A1). The site occupies a parcel of land approximately 12.5 Hectares (ha), and is largely level at c. 35 m Above Ordinance Datum (AOD).

The site is divided into six portions primarily by hedgerows, and is used by the general public with footpaths and bridleways going through site as shown within Appendix B. The site is bordered by housing estates to the north, east and west (Plate 1), with the Swain Trucking Depot present along the south-western boundary . The southern boundary comprises of Chaddock Lane and Applewood Farm Dining and Carvery (Plate 2).

Plate 1: Typical view of north, east and west site boundary.



Plate 2: Southern site boundary



Primary access to the site is off of Astley Park Way on the southern boundary, at the time of the site visit however, Heras fencing and concrete barricades prevented vehicular access at this point (Plate 3). A secondary access point was also identified which was located to the north-eastern corner of site, off of Garrett Hall Road.

Plate 3: Primary access to site, southern boundary.



The northern and north-western section of site comprised large fields which were primarily used as a public open space, with gravel footpaths extending along the northern and eastern borders (Plate 4).

Plate 4: Northern section of site, facing north-east.



The south-western section of site was formed of hummocky shrubland with dense vegetation in parts and a large pond in the south-western corner. Ground conditions were noted during the site visit to be to be wet. A pile of tyres were noted along the southern boundary of the south-western section (Plate 5).

Plate 5: Pile of tyres noted along the southern boundary of the south-western section.



A disused tarmac covered road forming a junction along with associated streetlights, an old disused electrical box and associated drainage was noted across the central portion of the site extending from Chaddock Lane to the south (Plate 6). Fly tipped waste thought to be construction waste was also noted on the eastern side of the junction (Plate 7).

Plate 6: The disused junction within the centre of site, facing east.



Plate 7: Fly tipping on the eastern side of the disused junction, facing south-east.



The south-eastern section of the site also formed open space comprising hummocky and water logged ground, with previous ground work evident by vehicle tracks and a stockpile of unknown material and (Plate 8). This section of the site also has a large fenced off pond on the southern border forming a balancing pond to receive discharged water from storm drains.

Plate 8: South-eastern section of site.



The site walkover also identified a gas pipeline to be present on site, leading in from the southern border of site adjacent to Applewood Farm Carvery, through the centre and out through the northern border of site, confirming the route shown within the plan included as Figure 1.

3.2 Development Proposal

It is understood that the site will be used for the construction of 5 No. industrial plot areas ranging in size from 2.6 to 1 ha, each inclusive of warehouses and office space, parking, associated

hardstanding yard areas and green open space. The proposed development layout is shown in Figure 1 below which includes the total site (Blue line) along with the industrial plot areas (red line).

Figure 1: Proposed Development Layout.



4 GEOLOGY AND HYDROGEOLOGY

4.1 Geology

The geology at the site is indicated by the British Geological Survey (BGS) online digital mapping database and BGS sheet no 085 (1:50 000, Solid Edition), to comprise superficial deposits formed of Till, Diamicton.

The solid geology at the site is indicated to comprise primarily Pennine Middle Coal Measures Formation, described as mudstone, siltstone and sandstone. The Newton Heath Sandstone is indicated to underlie the far south-western tip of the site and is indicated to lie along the southern boundary.

No artificial deposits or Made Ground are indicated by the GroundSure report to be present at the site although it is considered likely that artificial deposits and/or Made Ground may be present in the southern areas of the site due to the presence of a road and observed evidence of earthworks having been undertaken.

There are no records of landslips within 500m of the study site.

4.2 Hydrogeology and Hydrology

The bedrock underlying the site has been classified by the Environment Agency (EA), as a Secondary A aquifer. These are described as permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. The superficial deposits at the site are classified as a Secondary (Undifferentiated) Aquifer.

The maximum groundwater vulnerability for the study site is described as LOW.

No active groundwater, surface water or potable abstraction licences are noted within the Groundsure report to be present within 1 km of the site.

The site is not identified by the Groundsure report to lie within any Source Protection Zones.

The Groundsure report indicates that no major watercourses run within 1 km of the site. 18 No. minor water courses inclusive of rivers, streams, lakes and canals are indicated to be present within 250m of the site, of which 6 No. are onsite, these include the following;

- 2 No. Lake loch or reservoirs which contain water all year round; and

- 4 No. inland river not influenced by normal tidal action noted to contain water all year round.

4.3 Flooding

Data provided by the Environment Agency and included as part of the Groundsure report indicate the site not to be in an area at risk from flooding from rivers or sea (refer Appendix C for further details).

The maximum surface water flooding risk on site is Negligible at 1 in 30-year rainfall event within 50 m of the study site.

The maximum groundwater flooding risk on site is LOW.

The Groundsure report indicates no flood defences, or areas used for flood storage, within 250m of the site.

5 SITE HISTORY

From inspection of historical Ordinance Survey maps (Appendix D) from Groundsure report, the history of the development of the site is provided in Table 1 below.

Table 1 Summary of Historical Map Features

Map Sources	Notable on-site features	Notable features around site
1870, 1:2,500, County Series 1848-1850, 1:10,560, County Series. 1891-1892, 1:10,560, County Series 1893, 1:2,500, County Series 1904-1905, 1:10,560, County Series 1908, 1:2,500, County Series	The site is shown to comprise an open parcel of land sub-divided into approximately 5 separate fields with no known use – likely to be agricultural. Two footpaths are denoted on-site by 1904. One runs adjacent to the indicated central lateral hedgerow, whilst the other runs perpendicular from Garret Lane off the northern boundary, through to Chaddock Lane on the southern boundary. The two briefly meet in the centre of the site.	From 1848 the area surrounding the site is shown to comprise largely open fields. Chaddock Lane is shown in its current day position forming along the southern site boundary. The inlying area within the southern portion of the site is shown to contain 2 No. small structures thought to be residential properties and associated gardens. These structures are shown to undergo minor development by 1904-1905. These are labelled as 'Chaddock Lane House'. A Tram Road is shown to extend from north-west to south-east at approximately 110 m south-west of the site. This is shown to change to a Colliery Railway by 1891-1892. Chaddock hall which comprises a number of small buildings is shown at approximately 100 m south-east of the site with the development of an adjacent school shown by 1904-1905. A small settlement is shown approximately 500 m south-west of the site in the location of Astley with a disused colliery shown approximately 250 m south-west by 1893. A railway line is shown to extend from east to west at approximately 500 m north of the site.
1926-1927 1:10,560, County Series 1928, 1:2,500, County Series	The site remains unchanged.	The surrounding area is now shown to include a largely developed industrial area including Shakerley Colliery. A number of pits and shafts, a brick works and a network of railway sidings all extending from approximately 500 m north of the site are now denoted. Tyldesley Cemetery is also now shown at approximately 250 m north of the site. The Colliery Railway is now shown as a road. Further residential type development is now shown to the east and south-east of the site extending from Chaddock Hall along Chaddock Lane and within the area of Mosely Common.
1930 1:10,560, County Series 1948-1949 1:10,560, County Series 1951, 1:2,500, County Series 1951-1952, 1:1,250, National Grid 1955-1956 1:10,560, County Series 1959 1:10,560, County Series	The site remains unchanged.	The surrounding area is now shown to include additional residential properties extending from approximately 150 m east of the site. East Lancashire Road is now shown to extend from south-west to north-east of the site at approximately 250 m from the southern boundary in its current day position. Further development is also shown to at approximately 500 m north of the site with a school now shown adjacent to the northern site boundary. Further residential properties are shown to extend along Hen Fold Road (now A5082) approximately 250 m north-west of the site.

Map Sources	Notable on-site features	Notable features around site
1955-1956 1:10,560, County Series 1963-1966, 1:1,250, National Grid 1970-1972, 1:1,250, National Grid 1971-1974 1:10,560, County Series	By 1971 a 'drain' is indicated and denoted in the south-western section of the site.	The surrounding area is now shown to include a number of developments along Chaddock Lane includes a number of 'works' and 'depots' along with a large warehouse structure approximately 250 m south-east of the site. The buildings immediately south-west of the site, formerly 'Chaddock Lane House' is now labelled as 'Chaddock Lane Farm'. Further residential development within the area of Astley approximately 500 m south-west of the site surrounding the cemetery 250 m north of the site. 'Mosely Common' is shown to form its current day layout by 1971-1974.
1987-1991 1:10,000, National Grid 1988-1992, 1:1,250, National Grid 2001 1:10,000, National Grid 2010 1:10,000, National Grid	The site remains unchanged.	Further development of residential properties within the surrounding area which is now largely shown in its current day layout.
2022 1:10,000, National Grid	The site is now shown to include a road in the position of the current day Astley Park Way. Two small streams are indicated on-site, one approximately running in tandem with the central lateral hedgerow, the other leading from the far south-western corner up to the central hedgerow.	The surrounding area remains largely unchanged

The subject site was an open parcel of land believed to be agricultural from 1848 (earliest records). At this time, the area surrounding the site also comprised of largely open fields while in the immediate surrounding area Chaddock Lane formed the southern site boundary. 2 No. small structures, thought to be residential properties with associated gardens, were located in the area now occupied by the 'Applewood Farm Dining and Carvery' south-west of the site. By 1971 these are labelled as 'Chaddock Lane Farm' indicating that the site may have been associated with this farm around this time. A 'tram road' was shown at approximately 110 m south-west of the site and Chaddock hall at approximately 100 m south-east of the site.

The historical maps recorded only minor changes to the site, the most significant of which were the denoting of two footpaths by 1904 and a drain in the south-west corner by 1971. The site then remained unchanged until c.2015 at which time 'Astley Park Way' was constructed upon the site leading on from the south off Chaddock Lane.

The surrounding area has been progressively developed from c. 1926 at which time Shakerley Colliery and its associated infrastructure (including a number of pits and shafts, a brick works and a network of railway sidings) were denoted to extend from approximately 500 m north of the site.

A general increase in the number and density of residential housing the area has also occurred over the time period in question.

6 ENVIRONMENTAL DATA

6.1 Environmental Permits, Incidents and Registers

The Groundsure report indicates that there is three recorded licenced pollution release (Part A(2)/B) within 250 m of the site detailed as ‘roadstone coating processes’ located 173 m south-west of the site by ‘Aggregate Ltd (Kennedy Asphalt Ltd)’.

There are no other reported environmental permits, incidents or registers noted by the Groundsure report within 250 m of the study site.

6.2 Landfill and Other Waste Sites

There are 2 No. recorded licenced waste sites within 250 m of the site as reported by the Groundsure report, these are listed as ‘material recycling treatment facilities’ located 81 m south-west of the site. The permits were issued on 03-03-2003, with no expiry dates listed. An effective date of 26-10-2005 is indicated on the permit relating to regulations (waste) licence number RRL001.

The Groundsure report also indicates there to be 28 No. Waste Exceptions within 250 m of the site. Of these 4 No. are noted to be within 100 m of the site and are listed as follows:

- 1 No. storing waste exception at 54 m south-east of the site for non-agricultural waste only;
- 2 No. storing waste exceptions at 62 m south-east of the site, not on a farm; and
- 1 No. using waste exception at 91 m south-west of the site for non-agricultural waste only.

There are no current or historical landfills noted by the Groundsure report to exist within 250 m of the site.

6.3 Current/historical Industrial Land Uses

The Groundsure report indicates that there are 27 records of historical industrial land uses within 250 m of the site. Of these, 2 No. are indicated on-site and 10 No. are within 100 m of the site. These include;

- 2 No. ‘unspecified depots’ indicated to be onsite (1973 to 1991), however upon closer inspection of the map in the Groundsure report these are adjacent to the south-western site boundary;

- 6 No. ‘unspecified works’ located 4 m south-west (1967), 17 m south-east (1973), 29 m south (1967 and 1973), 41 m south (1973) and 58 m south (1959);
- 2 No. ‘unspecified depots’ located 5 m south-west (1973 to 1991);
- 1 No. ‘textile engraving works’ located at 59 m south (1956); and
- 1 No. ‘industrial estate’ located 82 m south-east (1991).

The Groundsure report also identifies a total 66 No. historical tanks and energy features within 250 m of the stie. Of these 10 No. are located within 100 m of the site and listed as follows:

- 3 No. ‘electricity substation’ located on-site (1981, 1992 and 1993);
- 1 No. ‘electricity transformer’ located on the north-eastern site boundary (1972);
- 2 No. ‘electricity substation’ located 1 m south-west (both records 1988);
- 1 No. ‘electricity substation’ located 10 m north-west of the site (1992);
- 1 No. ‘electrical transformer’ located 10 m north-west of the site (1972);
- 1 No. ‘electricity substation’ located 11 m north-west (1981);
- 1 No. ‘electricity substation’ located 82 m south-east of the site (1996);
- 4 No. ‘unspecified tank’ located 68 m south of the site (1981, 1988, 1988 and 1992); and
- 1 No. ‘unspecified tank’ located 83 m south-east of the site (1996).

6.4 Designated Environmental Sensitive Sites

The site is indicated to be within the ‘River Glaze NVZ’ Nitrate Vulnerable Zone for surface water.

There are no further of other environmental sites noted by the Groundsure report to be within 250 m of the site.

6.5 Unexploded Ordinance

A Zetica high level UXO risk assessment identifies the site to contain a Low risk of unexploded ordinance. See stand-alone UXO bomb risk map by Zetica (Appendix F)

6.6 Natural Hazards

1. The maximum Shrink-Swell hazard rating identified on the study site is classed as 'Very Low': this suggests that ground conditions area predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays;

2. The maximum Running Sand hazard rating identified on the study site is 'Very Low': very low potential for running sand problems if water table rises or if sandy strata are exposed to water.

3. The maximum Compressible Deposits hazard rating identified on the study site is 'Negligible': no indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits;

4. The maximum Collapsible Rocks hazard rating identified on the study site is 'Very Low': deposits with potential to collapse when loaded and saturated are unlikely to be present;

5. The maximum Landslide hazard rating identified on the study site is 'Very Low': slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides;

6. The maximum Ground Dissolution and Soluble Rocks hazard rating identified on the study site is 'Negligible': soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks;

The information gained from the Groundsure report regarding natural hazards is information relating to the bedrock. For this reason, the information under natural hazards does not represent likely hazards for any potential overlying Made Ground.

6.7 Mining, Extraction and Natural Cavities

The site is located within a designated coal mining reporting area and Development High Risk Area as defined by the Coal Authority. The Groundsure report indicates that there 1 No. underground workings within 500 m of the site which is noted as;

- 1 No. disused colliery at 365 m south-west.

There are no further recorded natural cavities, non-coal mining cavities, brine extraction, gypsum extraction, tin mining or clay mining reported within the Groundsure report within 500 m of the site boundary.

The Coal Authority Consultants Coal Mining report indicates that the site is on a coalfield. A summary of the findings of the Consultants Coal Mining Report is included below:

- 2 no. workable coal seam outcrops are present within the site boundary including;
    - Worsley Four Feet, bearing of outcrop 83° outcropping within the northern area of the site; and
    - Worsley Four Feet, bearing of outcrop 84° outcropping within the northern area of the site;
- There are no recorded opencast coal mines, Coal Authority managed tips or remediation sites within 500 m of the site;
- The Coal Authority has not received damage notice or claim for the site or any property within 50 m of the site.
- The Coal Authority has no record of a mine gas emission requiring action with 500 m of the site; and
- The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

6.8 Ground Workings

The Groundsure report indicates that there are 37 surface ground workings within 500 m of the site.

- 35 No. ‘ponds’ located 39 m north-west to 219 m south of the site (1851 to 1991);
- 1 No ‘cemetery’ located 250 m north of the site (1926); and
- 1 No. ‘sewage tank’ located 202 m north-west of the site (1904).

6.9 Natural Ground Subsidence

The maximum hazard rating of natural subsidence within the study site boundary is classed as ‘very low’.

6.10 Borehole Records

There are 11 reported BGS borehole records within 250 m of the site. The nearest available borehole records reported by the Groundsure report are located 163 m south of the site. The associated

borehole log indicates Topsoil overlying ‘stiff to very stiff brown silty sandy clay with stone and grey fissures’ to approximately 4.0 m below ground level (bgl). This material becomes ‘firm/stiff brown silty sandy clay with stone’ to 7.2 m bgl, underlain by ‘soft/firm brown/grey/silty laminated clay’ to approximately 8.2 m bgl. Below approximately 8.2 m bgl the soils encountered were described as ‘stiff brown silty sandy clay with stone’ becoming ‘very dense brown silty gravelly sand’ below 8.9 m bgl. The borehole was terminated at 10 m bgl.

6.11 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within the site boundary taken from the Groundsure report:

- Arsenic (AS) 15 mg/kg
- Cadmium (Cd) 1.8 mg/kg
- Chromium (Cr) 60 – 90 mg/kg
- Nickel (N) 15 – 30 mg/kg
- Lead (Pb) 300 – 1200 mg/kg
- Bioaccessible Lead (Pb) 240 – 720 mg/kg

6.12 Ground Gas & Radon

The site is not in a radon affected area, defined as areas where less than 1% of homes are above the action level, hence no protective measures are necessary in the construction of new dwellings or extensions.

7 PRELIMINARY RISK ASSESSMENT

In accordance with UK guidance set out in the Environment Agency's Land Contamination Risk Management (LCRM) best practice, environmental risks are defined by a pollutant linkage. Hence there needs to be a source of pollution and a receptor on which it can have an adverse effect. In order to complete the linkage there needs to be a route, or pathway, by which the source can affect the receptor as follows:

Source → Pathway → Receptor

The risks have been assessed on the understanding that the proposed end use will be commercial/industrial.

7.1 Conceptual Site Model

The CSM and plausible pollutant linkages are defined below based on the desk study review of publicly available information collated in the previous sections. The CSM forms part of the preliminary risk assessment to identify and assess the potential hazards at the site and estimate then evaluate the risk in line with stage 1 of the LCRM guidance. This assessment is based on the proposed residential end use.

7.2 Sources

A review of the site's history and environmental setting has identified a potential presence of Made Ground with an unknown composition. It is therefore considered plausible that contaminants of concern (CoCs) and as such a source of contamination maybe present as summarised below. The list of contaminants has been established through a review of Annexe 3 in the Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008 Volume 2.

Potential CoCs include:

- Metals - arsenic, cadmium, chromium, chromium VI, copper, lead, mercury, nickel, selenium, zinc;
- Polycyclic Aromatic Hydrocarbons (PAH);
- Total Petroleum Hydrocarbons (TPH); and
- Ground gas (carbon dioxide and methane).

7.3 Pathways

The key pathway for migration of CoCs include the following:

7.3.1 Human Health

1. Ingestion of source soils or groundwaters;
2. Inhalation of source dusts and vapours; and
3. Direct skin exposure (dermal contact) with soils.

7.3.2 Environmental

As the site is situated overlying a Secondary A and Secondary (Undifferentiated) Aquifer, the potential for infiltration, leaching and dissolution of ground source chemicals into underlying groundwater is possible, therefore, the following potential environmental pathways exist:

1. On-site vertical leaching of CoCs in soils to shallow groundwater; and
2. Lateral migration of impacted groundwater towards surface water receptors.

7.4 Receptors

The key potential receptors identified are:

Human Health

1. Current and future site users; and
2. Site development and maintenance workers.

Environmental

1. Groundwater directly beneath the site; and
2. Water courses on-site.

7.4.1 Potential Pollutant Linkages

Potential pollutant linkages are listed with their associated risk ratings in Appendix E. The assessment was undertaken in accordance with CIRIA C552, Contaminated Land Risk Assessment, a Guide to Good Practice and R&D66, Guidance for the Safe Development of Housing on Land Affected by Contamination.

7.5 Risk Evaluation - Proposed End Use

The potential pollutant linkages risks have been evaluated. The majority of risks were identified as **MODERATE-LOW**. A number of **MODERATE** and **MODERATE-LOW** risks for future site users, proposed buildings/foundations/services and controlled waters have been identified which warrant investigation, these are summarised in Table 2.

Such investigation should include a suitable number of exploratory hole locations from which samples should be recovered (both soil and water) and analysed for the suite of contaminants listed in Section 7.2. The exploratory holes should be completed with gas and groundwater monitoring wells sufficient to characterise the ground gas regime and groundwater flow direction.

It should be noted that the risks summarised in Table 2 are based on contamination being generally present across the whole site. However, it is anticipated from the site history that the extent of any contamination is likely to be isolated with generally low source concentrations.

Table 2 Pollutant Linkages Rated Greater than LOW

Source Description	Pathway Description	Receptor Description	Risk Rating
Ground Gas	Inhalation	Future Commercial	MODERATE
Ground Gas	Migration/entry into voids, basements, enclosed spaces	Future Commercial	MODERATE
Ground Gas	Migration/entry into voids, basements, enclosed spaces	Buildings, Foundations	MODERATE
INORGANIC contamination in Soil/Made Ground	Ingestion	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Ingestion	Future Commercial	MODERATE-LOW
INORGANIC contamination in Soil/Made Ground	Inhalation	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Inhalation	Future Commercial	MODERATE-LOW
INORGANIC contamination in Soil/Made Ground	Direct skin exposure (dermal contact)	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Direct skin exposure (dermal contact)	Future Commercial	MODERATE-LOW
ORGANIC contamination in Soil/Made Ground	Direct Contact	Buildings, Foundations	MODERATE-LOW
ORGANIC contamination in GW	Direct Contact	Buildings, Foundations	MODERATE-LOW
Other Inorganic contamination in soil	Direct Contact	Buildings, Foundations	MODERATE-LOW
Other Inorganic contamination in GW	Direct Contact	Buildings, Foundations	MODERATE-LOW
INORGANIC contamination in GW	Migration	River/Stream	MODERATE-LOW
ORGANIC contamination in GW	Migration	River/Stream	MODERATE-LOW
Other Inorganic contamination in GW	Migration	River/Stream	MODERATE-LOW

7.6 Risk Evaluation – Current Users

The risk to current users has been assessed as **LOW**.

7.7 Risk Evaluation – Site Development and Maintenance Workers

Several risks greater than **LOW** have been identified with respect to site development and site maintenance workers as detailed in Appendix E. Ground investigation works are recommended to confirm and quantify the risk which is likely to be mitigated through provision of appropriate PPE. During the construction phase the potential risks to workers will be dealt with under the Health and Safety at Work Act (1974) and regulations made under the act. The investigation should include a suitable number of exploratory hole locations from which both soil and water samples can be recovered and analysed for the suite of the contaminants listed.

7.8 Statutory Risks

Under Part 2A of the Environmental Protection Act 1990 (Section 78A(2)) ***Contaminated Land*** is defined as:

> *"any land which appears to the LOCAL AUTHORITY in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that –*
>
> *"(a) SIGNIFICANT HARM is being caused or there is a SIGNIFICANT POSSIBILITY of such harm being caused; or*
>
> *"(b) POLLUTION OF CONTROLLED WATERS is being, or is likely to be, caused".*

The significant possibility of significant harm (SPOSH) is difficult to define and at the time of writing DEFRA has begun a consultation and review in order to clarify what SPOSH means. Notwithstanding, SPOSH must be defined and applied by the relevant local authority or by the EA in the case of special sites (typically, heavily polluted sites such as large gas works, military sites, etc.). From the preliminary evaluation of risks, it is unlikely that the land at the site would be determined by the local authority as Contaminated Land under the Part 2A regime.

The National Planning Policy Framework (NPPF - 2012) puts the onus on local planning authorities to develop their own guidance and processes for dealing with potentially contaminated land under planning. This was revised and updated in 2019.

The key paragraphs from NPPF - 2019 relating to planning and dealing with land contamination are listed below.

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should,
- f) wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- g) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

178. Planning policies and decisions should ensure that:
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Therefore, early engagement with the local authority and their environmental health/pollution control staff is advised.

8 CONCLUSIONS

A summary of research undertaken within this report includes a site walkover, investigation of historical maps and environmental data and review of British Geological Maps,

The findings from this investigation include;

1. The site has historically comprised open, potentially agricultural, land with no notable development undertaken on it until between 2010 to 2022 at which point a road was constructed upon the site;

2. The site walkover suggests the site is predominantly open fields, with areas in the south featuring evidence of earthworks and the construction of a road. The site is currently used by locals for dog walking. An isolated area in the south-east of the site of fly tipped waste in the form of building materials is present. The site slopes from north to south, with some overgrown areas in the south-west, and hedgerows running laterally and vertically through the site. A small brook runs along the lateral hedgerow, with a drain running vertically from the south-western corner meeting the brook in the centre of the site. A pond is located in the far south-western corner;

3. The geology underlying the site includes bedrock formed of the Pennine Middle Coal Measures Formation with the southern tip of the site comprising Newton Heath Sandstone. No Made Ground is indicated by the BGS to be present upon the site although there is considered to be the potential for Made Ground to be present associated with historical activities at the site.

Potential Contaminants of Concern are based on a broad suite detailed in Section 7.2. This is considered to be representative of the sites former historical agricultural use along with the potential presence of Made Ground of unknown composition and any possibility of contamination within the Made Ground. It is however not considered likely that gross contamination will be present at the site.

Receptors on site will be future commercial site users, including construction and maintenance workers. Environmental receptors have been identified to be the Secondary-A Aquifer directly beneath the site along with surface water features upon the site.

The preliminary risk assessment concluded that the site poses a **MODERATE** and **LOW-MODERATE** risk from contamination to future site users, proposed future buildings and controlled waters.

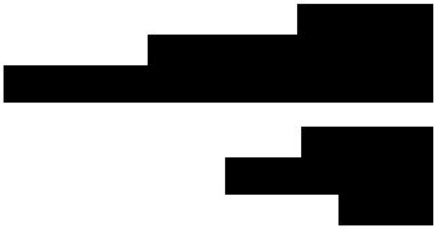
9 RECOMENDATIONS

Prior to any development it is recommended that an intrusive site investigation is carried out to enable characterisation of the nature, extent and chemistry of any Made Ground and/or contaminated soil. The aim of a ground investigation would be to delineate any potential contaminant sources and allow for a quantitative risk assessment to be undertaken in accordance with UK guidance set out in the Environment Agency's LCRM. This will facilitate future planning applications for the proposed development in line with planning guidance relating to the development of land potentially affected by contamination, which is detailed in the National Planning Policy Framework (NPPF), June 2019 and constitutes guidance for Local Planning Authorities (LPA).

In addition, further investigation will allow identification of any potential geotechnical constraints. Whilst geotechnical issues are not a material planning consideration, geotechnical data will be required to inform the design of the proposed development and mitigate the risks associated with the unknown ground conditions. Samples should also be obtained and scheduled accordingly to allow geotechnical and geo-environmental laboratory testing to be carried out. The focus of an intrusive site investigation would be:

- Determining the nature of the near surface materials across the site and also focussing on previously developed portions of the site;
- Geotechnical characterisation of the site for any future foundations, floor slab, hardstanding design and drainage;
- Chemical analysis of soil and groundwater across the site to determines/confirm the likely low levels of contamination anticipated; and
- Gas and groundwater monitoring.

For **Discovery CE Limited**



APPENDIX A – FIGURES

APPENDIX B – DRAWINGS

APPENDIX C – ENVIRONMENTAL DATA

APPENDIX D – HISTORICAL DRAWINGS

APPENDIX E – COAL AUTHORITY MINING REPORT

APPENDIX F – PRELIMINARY QUALITATIVE RISK ASSESSMENT

APPENDIX G – UXO RISK ASSESSMENT

APPENDIX A – FIGURES

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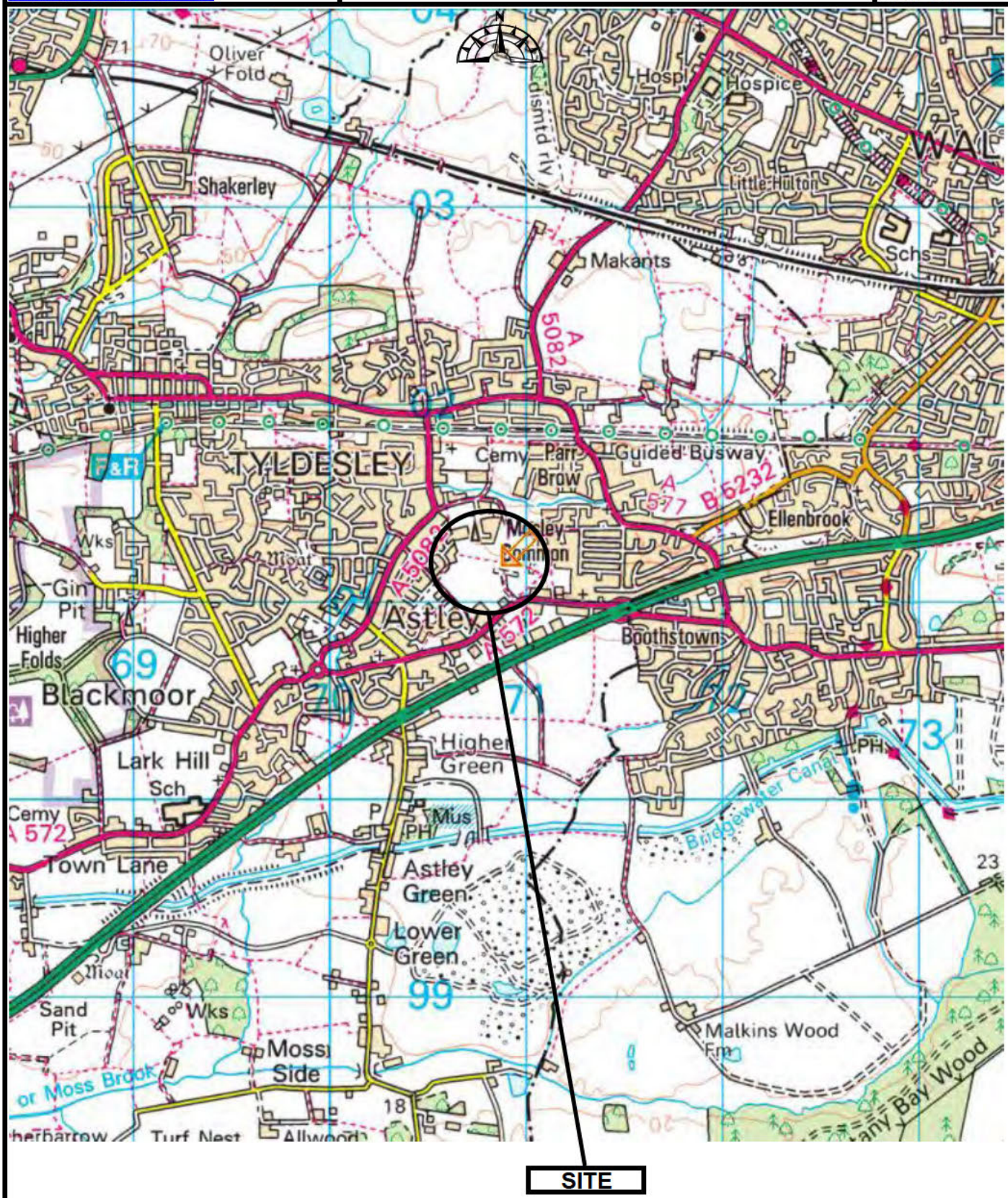
Title	KEY PLAN
Client	BE Design Ltd

Project Number	21133J
Sheet No	1 of 1
Date	22/02/2022



Notes

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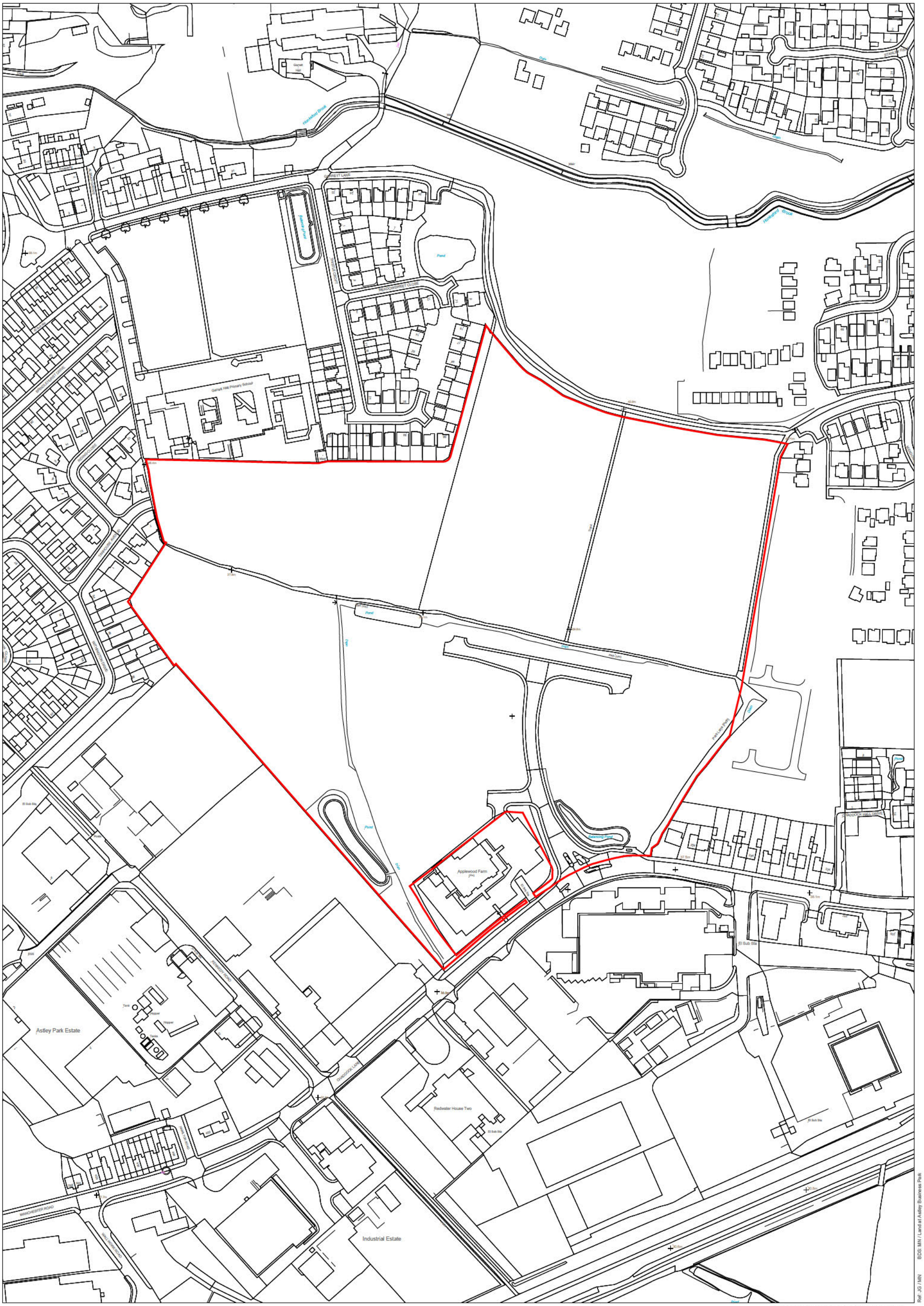
Figure

A1

APPENDIX B – DRAWINGS



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Peel L&P
PART OF THE PEEL GROUP

Land at Astley Business Park

N

Date: 09:07:21 Scale: 1:2500 @ A3

Ref: JG / MN BDS: MN / Land at Astley Business Park

APPENDIX C – ENVIRONMENTAL DATA

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Order Details

Date: 26/01/2022

Your ref: 21133J

Our Ref: DCE-8475353

Client: Discovery CE Limited

Site Details

Location: 371039 401263

Area: 12.5 ha

Authority: Wigan Council



Summary of findings p. 2

OS MasterMap site plan N/A: >10ha

Aerial image p. 8

groundsure.com/insightuserguide

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
12	1.1	Historical industrial land uses	1	4	15	66	-
16	1.2	Historical tanks	0	0	28	12	-
18	1.3	Historical energy features	1	4	6	15	-
19	1.4	Historical petrol stations	0	0	0	1	-
19	1.5	Historical garages	0	0	0	11	-
20	1.6	Historical military land	0	0	0	0	-
Page	**Section**	**Past land use - un-grouped**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
21	2.1	Historical industrial land uses	2	7	18	90	-
26	2.2	Historical tanks	0	0	44	19	-
28	2.3	Historical energy features	3	6	13	37	-
31	2.4	Historical petrol stations	0	0	0	2	-
31	2.5	Historical garages	0	0	0	18	-
Page	**Section**	**Waste and landfill**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
33	3.1	Active or recent landfill	0	0	0	0	-
33	3.2	Historical landfill (BGS records)	0	0	0	0	-
34	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
34	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
34	3.5	Historical waste sites	0	0	0	0	-
34	3.6	Licensed waste sites	0	0	2	8	-
37	3.7	Waste exemptions	0	0	28	25	-
Page	**Section**	**Current industrial land use**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
42	4.1	Recent industrial land uses	0	3	33	-	-
45	4.2	Current or recent petrol stations	0	0	0	3	-
45	4.3	Electricity cables	0	0	0	0	-
45	4.4	Gas pipelines	0	0	0	0	-
45	4.5	Sites determined as Contaminated Land	0	0	0	0	-

46	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
46	4.7	Regulated explosive sites	0	0	0	0	-
46	4.8	Hazardous substance storage/usage	0	0	0	0	-
46	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
46	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
47	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	1	3	-
47	4.12	Radioactive Substance Authorisations	0	0	0	0	-
48	**4.13**	**Licensed Discharges to controlled waters**	0	0	0	5	-
49	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
49	4.15	Pollutant release to public sewer	0	0	0	0	-
49	4.16	List 1 Dangerous Substances	0	0	0	0	-
49	4.17	List 2 Dangerous Substances	0	0	0	0	-
49	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
50	4.19	Pollution inventory substances	0	0	0	0	-
50	4.20	Pollution inventory waste transfers	0	0	0	0	-
50	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
51	**5.1**	**Superficial aquifer**	Identified (within 500m)				
53	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
54	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
55	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
56	5.5	Groundwater vulnerability- local information	None (within 0m)				
57	5.6	Groundwater abstractions	0	0	0	0	0
58	**5.7**	**Surface water abstractions**	0	0	0	0	1
58	5.8	Potable abstractions	0	0	0	0	0
58	5.9	Source Protection Zones	0	0	0	0	-
59	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
60	**6.1**	**Water Network (OS MasterMap)**	6	0	12	-	-

62	6.2	Surface water features	1	2	8	-	-
62	6.3	WFD Surface water body catchments	2	-	-	-	-
63	6.4	WFD Surface water bodies	0	0	1	-	-
63	6.5	WFD Groundwater bodies	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
64	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
64	7.2	Historical Flood Events	0	0	0	-	-
64	7.3	Flood Defences	0	0	0	-	-
65	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
65	7.5	Flood Storage Areas	0	0	0	-	-
66	7.6	Flood Zone 2	None (within 50m)				
66	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
67	8.1	Surface water flooding	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding	
69	9.1	Groundwater flooding	Low (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
70	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
71	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
71	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
71	10.4	Special Protection Areas (SPA)	0	0	0	0	0
71	10.5	National Nature Reserves (NNR)	0	0	0	0	0
72	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
72	10.7	Designated Ancient Woodland	0	0	0	0	0
72	10.8	Biosphere Reserves	0	0	0	0	0
72	10.9	Forest Parks	0	0	0	0	0
73	10.10	Marine Conservation Zones	0	0	0	0	0
73	10.11	Green Belt	0	0	0	1	3
73	10.12	Proposed Ramsar sites	0	0	0	0	0

73	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
74	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
74	10.15	Nitrate Sensitive Areas	0	0	0	0	0
74	**10.16**	**Nitrate Vulnerable Zones**	1	0	0	0	0
75	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
76	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
77	11.1	World Heritage Sites	0	0	0	-	-
78	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
78	11.3	National Parks	0	0	0	-	-
78	**11.4**	**Listed Buildings**	0	0	4	-	-
79	11.5	Conservation Areas	0	0	0	-	-
79	11.6	Scheduled Ancient Monuments	0	0	0	-	-
79	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
80	**12.1**	**Agricultural Land Classification**	Grade 3 (within 250m)				
81	12.2	Open Access Land	0	0	0	-	-
81	12.3	Tree Felling Licences	0	0	0	-	-
81	12.4	Environmental Stewardship Schemes	0	0	0	-	-
81	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
82	**13.1**	**Priority Habitat Inventory**	0	0	1	-	-
83	13.2	Habitat Networks	0	0	0	-	-
83	13.3	Open Mosaic Habitat	0	0	0	-	-
83	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
84	**14.1**	**10k Availability**	Identified (within 500m)				
85	**14.2**	**Artificial and made ground (10k)**	0	0	1	8	-
87	**14.3**	**Superficial geology (10k)**	1	0	0	2	-

88	14.4	Landslip (10k)	0	0	0	0	-
89	14.5	Bedrock geology (10k)	4	0	2	3	-
90	14.6	Bedrock faults and other linear features (10k)	2	0	1	4	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
91	15.1	50k Availability	Identified (within 500m)				
92	15.2	Artificial and made ground (50k)	0	0	0	0	-
92	15.3	Artificial ground permeability (50k)	0	0	-	-	-
93	15.4	Superficial geology (50k)	1	0	0	2	-
94	15.5	Superficial permeability (50k)	Identified (within 50m)				
94	15.6	Landslip (50k)	0	0	0	0	-
94	15.7	Landslip permeability (50k)	None (within 50m)				
95	15.8	Bedrock geology (50k)	4	0	2	3	-
96	15.9	Bedrock permeability (50k)	Identified (within 50m)				
96	15.10	Bedrock faults and other linear features (50k)	2	0	1	3	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
98	16.1	BGS Boreholes	0	0	11	-	-
Page	Section	Natural ground subsidence					
100	17.1	Shrink swell clays	Very low (within 50m)				
101	17.2	Running sands	Very low (within 50m)				
102	17.3	Compressible deposits	Negligible (within 50m)				
103	17.4	Collapsible deposits	Very low (within 50m)				
104	17.5	Landslides	Very low (within 50m)				
105	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
107	18.1	Natural cavities	0	0	0	0	-
108	18.2	BritPits	0	0	0	0	-
108	18.3	Surface ground workings	0	11	26	-	-
109	18.4	Underground workings	0	0	0	1	18
110	18.5	Historical Mineral Planning Areas	0	0	0	0	-

111	18.6	Non-coal mining	0	0	0	0	0
111	18.7	Mining cavities	0	0	0	0	0
111	**18.8**	**JPB mining areas**	Identified (within 0m)				
111	**18.9**	**Coal mining**	Identified (within 0m)				
112	18.10	Brine areas	None (within 0m)				
112	18.11	Gypsum areas	None (within 0m)				
112	18.12	Tin mining	None (within 0m)				
112	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
113	**19.1**	**Radon**	Less than 1% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
114	**20.1**	**BGS Estimated Background Soil Chemistry**	9	3	-	-	-
115	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
115	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
116	21.1	Underground railways (London)	0	0	0	-	-
116	21.2	Underground railways (Non-London)	0	0	0	-	-
117	21.3	Railway tunnels	0	0	0	-	-
117	**21.4**	**Historical railway and tunnel features**	0	0	3	-	-
117	21.5	Royal Mail tunnels	0	0	0	-	-
117	21.6	Historical railways	0	0	0	-	-
118	21.7	Railways	0	0	0	-	-
118	21.8	Crossrail 1	0	0	0	0	-
118	21.9	Crossrail 2	0	0	0	0	-
118	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 12.5ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 12.5ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 12.5ha

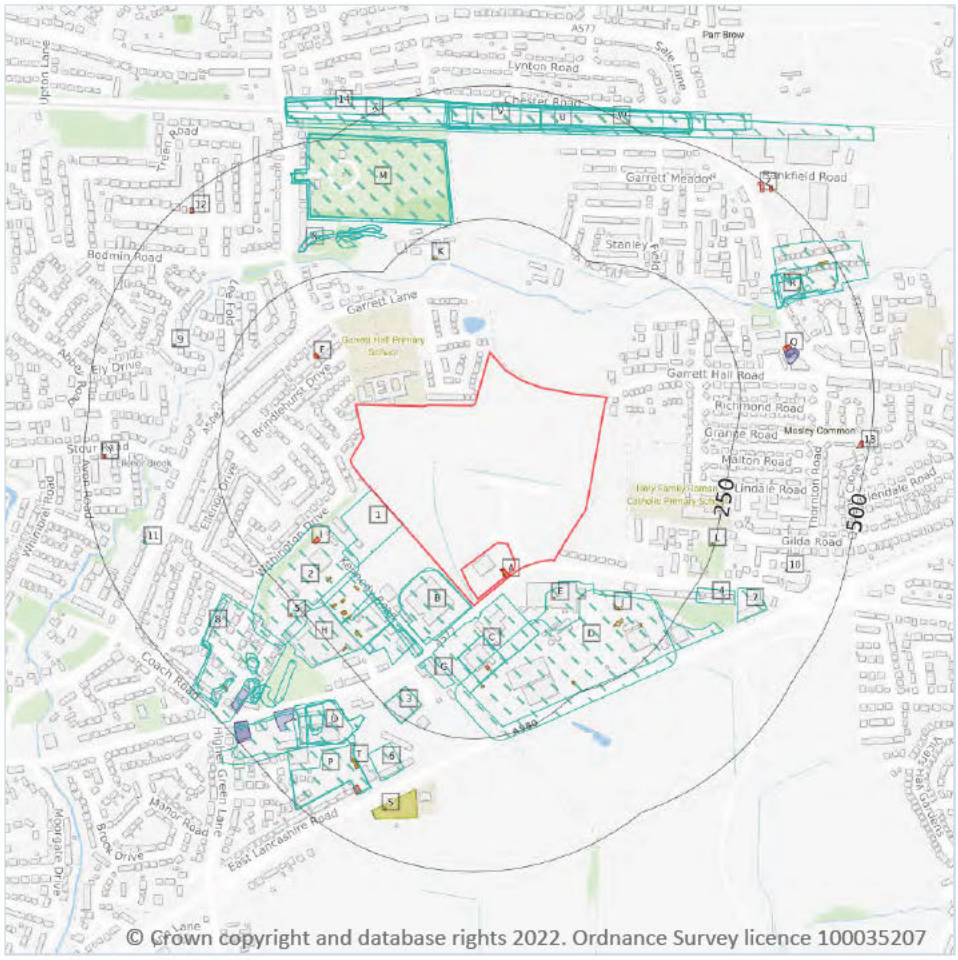
Recent site history - 2000 aerial photograph



Capture Date: 04/09/2000

Site Area: 12.5ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	86

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Depots	1973 - 1991	788749

ID	Location	Land use	Dates present	Group ID
B	4m SW	Unspecified Works	1967	678356
B	5m SW	Unspecified Depot	1973 - 1991	771681
C	17m SE	Unspecified Works	1967 - 1973	700990
D	41m S	Unspecified Works	1973	752676
C	58m S	Unspecified Works	1959	774398
C	59m S	Textile Engraving Works	1956	664361
D	82m SE	Industrial Estate	1991	652319
2	107m SW	Unspecified Depots	1973	699873
G	125m SW	Unspecified Depot	1973	668844
G	126m SW	Railway Sidings	1904	641677
H	127m SW	Unspecified Works	1973 - 1991	773223
G	127m SW	Unspecified Depot	1967	668845
H	128m SW	Unspecified Works	1973 - 1991	789138
H	129m SW	Unspecified Works	1967	706298
G	129m SW	Tramway Sidings	1851	670614
G	142m SW	Weighing Machine	1851	656625
3	199m SW	Unspecified Warehouse	1967 - 1973	714025
K	202m NW	Sewage Tank	1904	657242
M	250m N	Cemetery	1926	790568
M	251m N	Cemetery	1891 - 1938	728897
M	254m N	Cemetery	1959	711497
M	254m N	Cemetery	1967 - 1991	768067
M	254m N	Cemetery	1956	780715
4	255m SE	Knitting Mills	1956	664915
N	292m NW	Unspecified Ground Workings	1904	726870
N	292m NW	Unspecified Ground Workings	1938	738278
O	294m SW	Wall Works	1949	715253
O	294m SW	Unspecified Works	1938	764390

ID	Location	Land use	Dates present	Group ID
N	295m N	Unspecified Ground Workings	1967	756879
6	301m SW	Unspecified Depot	1967 - 1973	764139
N	306m NW	Unspecified Ground Workings	1956	733484
N	306m NW	Unspecified Ground Workings	1967	752703
N	306m N	Unspecified Ground Workings	1959	737620
N	308m NW	Unspecified Ground Workings	1959	727108
N	308m N	Unspecified Ground Workings	1927	724376
N	308m N	Unspecified Ground Workings	1927	790701
O	314m SW	Disused Brick Works	1891	653023
O	318m SW	Wall Work	1967	652083
O	321m SW	Unspecified Pit	1891	691175
7	322m SE	Unspecified Mills	1959	653100
P	331m SW	Unspecified Depot	1967	668840
O	334m SW	Wall Works	1927	760399
P	340m SW	Unspecified Depots	1973	681756
8	342m SW	Unspecified Ground Workings	1904	764364
O	345m SW	Walling Works	1956	685843
O	345m SW	Unspecified Works	1959	754404
R	360m NE	Cotton Mill	1927	739813
R	361m NE	Cotton Mill	1938 - 1949	732834
R	361m NE	Cotton Mill	1891 - 1904	789968
O	365m SW	Disused Colliery	1904	671705
O	369m SW	Unspecified Pit	1956 - 1959	742049
R	370m NE	Unspecified Commercial/Industrial	1967	642828
R	370m NE	Silk Mill	1956 - 1959	752938
O	371m SW	Unspecified Pit	1904	754239
R	374m NE	Unspecified Works	1973 - 1991	706577
O	375m SW	Unspecified Pit	1891	780967

ID	Location	Land use	Dates present	Group ID
O	388m SW	Refuse Heap	1891 - 1904	764994
O	389m SW	Refuse Heap	1927 - 1949	722527
O	391m SW	Unspecified Ground Workings	1959	730843
O	393m SW	Unspecified Pit	1956	716938
O	395m SW	Unspecified Ground Workings	1927	710517
O	398m SW	Unspecified Pit	1938 - 1949	730842
O	402m SW	Unspecified Pit	1891	699580
O	410m SW	Unspecified Pit	1891 - 1904	738119
O	412m SW	Unspecified Pit	1938 - 1949	714037
U	412m N	Cuttings	1851	741626
11	413m W	Coal Pit	1851	653687
U	418m N	Cuttings	1926	776419
O	418m SW	Unspecified Ground Workings	1959	716510
V	419m N	Cuttings	1907	694833
V	420m N	Cuttings	1926	706582
R	422m NE	Chimney	1967	684305
U	423m N	Cuttings	1891	717560
V	424m N	Cuttings	1938	734693
U	427m N	Cuttings	1973	695534
V	428m N	Cuttings	1967	639729
V	428m N	Cuttings	1956	708667
O	430m SW	Unspecified Ground Workings	1956	712808
W	430m N	Cuttings	1907	715537
W	430m N	Cuttings	1938	776683
V	431m N	Cuttings	1959	769502
X	431m N	Cuttings	1891 - 1938	707436
W	432m N	Cuttings	1959	735438
X	436m N	Cuttings	1973	730929

ID	Location	Land use	Dates present	Group ID
14	491m NW	Cuttings	1959	754731

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	40

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
E	68m S	Unspecified Tank	1992	97334
E	68m S	Unspecified Tank	1988	92844
E	68m S	Unspecified Tank	1988	92997
E	68m S	Unspecified Tank	1981	98271
E	83m SE	Unspecified Tank	1996	85264
H	142m SW	Tanks	1993	86193
J	142m SE	Tanks	1980 - 1988	93048
C	151m S	Unspecified Tank	1988 - 1993	99767
J	164m SE	Tanks	1988	86192
J	165m SE	Tanks	1996	86191
H	167m SW	Tanks	1988 - 1993	100732
H	175m SW	Tanks	1992	98701
H	176m SW	Tanks	1988	90677
H	187m SW	Unspecified Tank	1988 - 1992	99110
H	187m SW	Tanks	1972 - 1988	99825
H	187m SW	Tanks	1992	101023
H	192m SW	Unspecified Tank	1972 - 1992	92459

ID	Location	Land use	Dates present	Group ID
H	192m SW	Unspecified Tank	1981	89705
H	196m SW	Tanks	1993	86190
H	196m SW	Unspecified Tank	1993	85266
J	199m SE	Unspecified Tank	1988	85265
K	200m NW	Sewage Tank	1908	78334
D	227m SE	Unspecified Tank	1988	98848
D	228m SE	Unspecified Tank	1966 - 1980	99921
H	232m SW	Unspecified Tank	1988 - 1993	95714
L	244m E	Unspecified Tank	1988	98483
L	245m E	Unspecified Tank	1975	102862
L	245m E	Unspecified Tank	1992	88812
5	267m SW	Unspecified Tank	1992	85263
T	364m SW	Tanks	1972	92315
T	364m SW	Tanks	1981	92402
T	369m SW	Tanks	1972	89949
10	391m E	Unspecified Tank	1951	103699
O	391m SW	Unspecified Tank	1908	85267
R	409m NE	Unspecified Tank	1980	85261
R	413m NE	Unspecified Tank	1928	85262
S	413m SW	Unspecified Tank	1981 - 1993	98124
R	465m NE	Unspecified Tank	1985 - 1991	98262
R	469m NE	Tanks	1985 - 1991	97270
R	473m NE	Tanks	1972	88025

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	26

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Electricity Substation**	**1981 - 1993**	**55529**
A	0m NE	Electricity Transformer	1972	55498
A	1m SW	Electricity Substation	1988	47666
A	10m NW	Electricity Substation	1992	52966
A	11m NW	Electricity Substation	1981	52507
E	82m SE	Electricity Substation	1996	45849
F	113m NW	Electricity Substation	1981 - 1992	57609
F	113m NW	Electricity Transformer	1972	46523
C	116m S	Electricity Substation	1972 - 1993	48950
I	135m SW	Electricity Transformer	1972	46522
I	135m SW	Electricity Substation	1981 - 1992	53475
Q	343m E	Electricity Substation	1988 - 1992	55340
Q	349m E	Electricity Substation	1951 - 1975	47262
9	355m W	Electricity Substation	1990	45845
T	401m SW	Electricity Transformer	1972	46507
T	402m SW	Electricity Substation	1981 - 1993	49557
O	450m SW	Electricity Transformer	1969	46508
O	450m SW	Electricity Substation	1985	56125
O	451m SW	Electricity Substation	1992 - 1996	48487
Y	459m W	Electricity Substation	1978 - 1990	57962
Y	460m W	Electricity Transformer	1970	46524

ID	Location	Land use	Dates present	Group ID
12	471m NW	Electricity Substation	1968 - 1992	49940
13	478m E	Electricity Substation	1970 - 1992	56672
Z	481m NE	Electricity Substation	1985 - 1991	48170
Z	490m NE	Electricity Substation	1971	53272
Z	493m NE	Electricity Substation	1980	45843

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
S	363m S	Filling Station	1988	1424

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	11

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 12**

ID	Location	Land use	Dates present	Group ID
Q	343m E	Garage	1951 - 1988	17691
Q	345m E	Garage	1970 - 1975	18033

ID	Location	Land use	Dates present	Group ID
Q	345m E	Garage	1992	16895
Q	345m E	Garage	1951	16988
S	362m S	Garage	1963 - 1972	19655
S	363m S	Garage	1981	14907
O	379m SW	Garage	1964 - 1969	17731
O	425m SW	Garage	1993 - 1996	17412
O	463m SW	Garage	1985	16179
O	463m SW	Garage	1993 - 1996	19522
O	464m SW	Garage	1992 - 1993	18182

This data is sourced from Ordnance Survey / Groundsure.

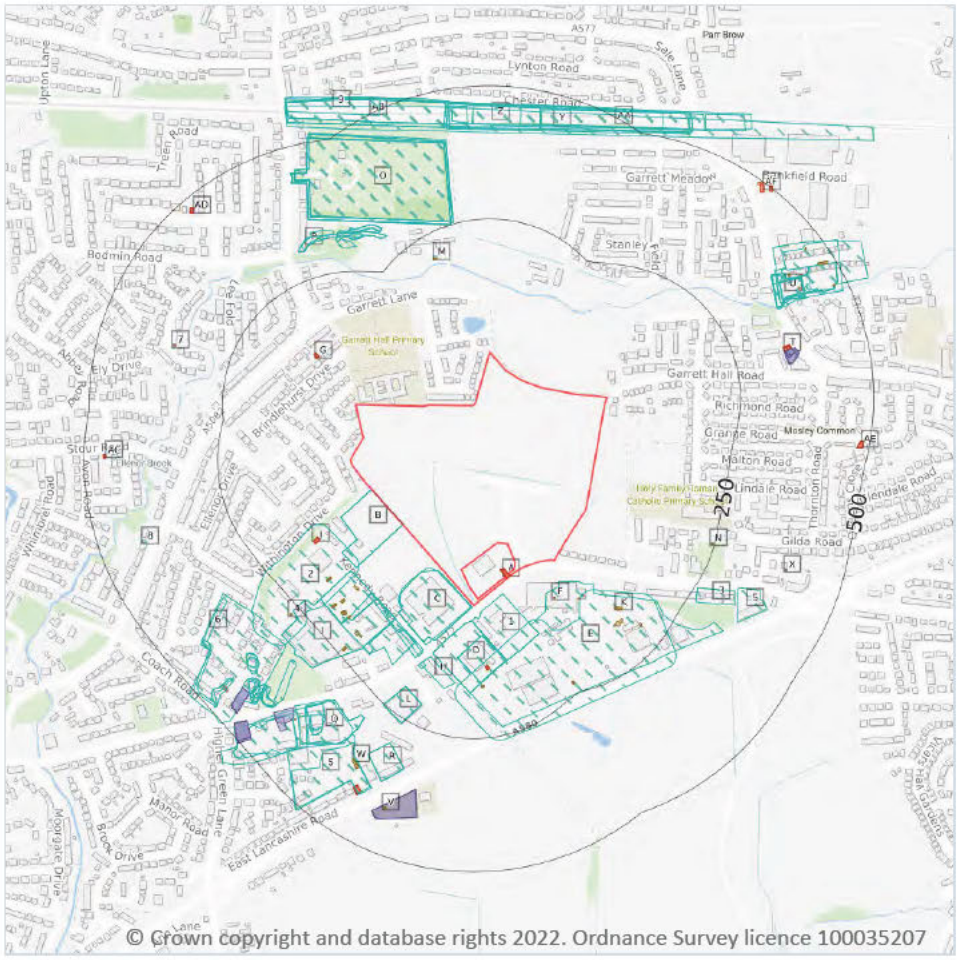
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	117

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
B	**On site**	**Unspecified Depots**	**1991**	**788749**
B	**On site**	**Unspecified Depots**	**1973**	**788749**
C	4m SW	Unspecified Works	1967	678356

ID	Location	Land Use	Date	Group ID
C	5m SW	Unspecified Depot	1991	771681
C	5m SW	Unspecified Depot	1973	771681
1	17m SE	Unspecified Works	1973	700990
D	29m S	Unspecified Works	1967	700990
D	29m S	Unspecified Works	1973	700990
E	41m S	Unspecified Works	1973	752676
D	58m S	Unspecified Works	1959	774398
D	59m S	Textile Engraving Works	1956	664361
E	82m SE	Industrial Estate	1991	652319
2	107m SW	Unspecified Depots	1973	699873
H	125m SW	Unspecified Depot	1973	668844
H	126m SW	Railway Sidings	1904	641677
I	127m SW	Unspecified Works	1991	773223
I	127m SW	Unspecified Works	1973	773223
H	127m SW	Unspecified Depot	1967	668845
I	128m SW	Unspecified Works	1991	789138
I	128m SW	Unspecified Works	1973	789138
I	129m SW	Unspecified Works	1967	706298
H	129m SW	Tramway Sidings	1851	670614
H	142m SW	Weighing Machine	1851	656625
L	199m SW	Unspecified Warehouse	1967	714025
L	199m SW	Unspecified Warehouse	1973	714025
M	202m NW	Sewage Tank	1904	657242
O	250m N	Cemetery	1926	790568
O	251m N	Cemetery	1938	728897
O	251m N	Cemetery	1926	728897
O	251m N	Cemetery	1907	728897
O	251m N	Cemetery	1891	728897

ID	Location	Land Use	Date	Group ID
O	254m N	Cemetery	1959	711497
O	254m N	Cemetery	1991	768067
O	254m N	Cemetery	1956	780715
O	254m N	Cemetery	1967	768067
O	254m N	Cemetery	1973	768067
3	255m SE	Knitting Mills	1956	664915
P	292m NW	Unspecified Ground Workings	1938	738278
P	292m NW	Unspecified Ground Workings	1904	726870
Q	294m SW	Unspecified Works	1938	764390
Q	294m SW	Wall Works	1949	715253
P	295m N	Unspecified Ground Workings	1967	756879
R	301m SW	Unspecified Depot	1967	764139
R	301m SW	Unspecified Depot	1973	764139
P	306m NW	Unspecified Ground Workings	1956	733484
P	306m NW	Unspecified Ground Workings	1967	752703
P	306m N	Unspecified Ground Workings	1959	737620
P	308m NW	Unspecified Ground Workings	1959	727108
P	308m N	Unspecified Ground Workings	1927	790701
P	308m N	Unspecified Ground Workings	1927	724376
Q	314m SW	Disused Brick Works	1891	653023
Q	318m SW	Wall Work	1967	652083
Q	321m SW	Unspecified Pit	1891	691175
5	322m SE	Unspecified Mills	1959	653100
S	331m SW	Unspecified Depot	1967	668840
Q	334m SW	Wall Works	1927	760399
Q	334m SW	Wall Works	1927	760399
S	340m SW	Unspecified Depots	1973	681756
6	342m SW	Unspecified Ground Workings	1904	764364

ID	Location	Land Use	Date	Group ID
Q	345m SW	Walling Works	1956	685843
Q	345m SW	Unspecified Works	1959	754404
U	360m NE	Cotton Mill	1927	739813
U	360m NE	Cotton Mill	1927	739813
U	361m NE	Cotton Mill	1938	732834
U	361m NE	Cotton Mill	1904	789968
U	361m NE	Cotton Mill	1949	732834
U	361m NE	Cotton Mill	1891	789968
Q	365m SW	Disused Colliery	1904	671705
Q	369m SW	Unspecified Pit	1959	742049
U	370m NE	Silk Mill	1956	752938
U	370m NE	Unspecified Commercial/Industrial	1967	642828
Q	370m SW	Unspecified Pit	1956	742049
U	370m NE	Silk Mill	1959	752938
Q	371m SW	Unspecified Pit	1904	754239
U	374m NE	Unspecified Works	1973	706577
Q	375m SW	Unspecified Pit	1891	780967
U	375m NE	Unspecified Works	1991	706577
Q	388m SW	Refuse Heap	1891	764994
Q	389m SW	Refuse Heap	1927	722527
Q	389m SW	Refuse Heap	1927	722527
Q	391m SW	Unspecified Ground Workings	1959	730843
Q	391m SW	Refuse Heap	1938	722527
Q	391m SW	Refuse Heap	1949	722527
Q	393m SW	Unspecified Pit	1956	716938
Q	395m SW	Unspecified Ground Workings	1927	710517
Q	395m SW	Unspecified Ground Workings	1927	710517
Q	398m SW	Unspecified Pit	1938	730842

ID	Location	Land Use	Date	Group ID
Q	398m SW	Unspecified Pit	1949	730842
Q	398m SW	Refuse Heap	1904	764994
Q	402m SW	Unspecified Pit	1891	699580
Q	410m SW	Unspecified Pit	1891	738119
Q	412m SW	Unspecified Pit	1938	714037
Q	412m SW	Unspecified Pit	1904	738119
Q	412m SW	Unspecified Pit	1949	714037
Y	412m N	Cuttings	1851	741626
8	413m W	Coal Pit	1851	653687
Y	418m N	Cuttings	1926	776419
Q	418m SW	Unspecified Ground Workings	1959	716510
Z	419m N	Cuttings	1907	694833
Z	420m N	Cuttings	1926	706582
U	422m NE	Chimney	1967	684305
Y	423m N	Cuttings	1891	717560
Z	424m N	Cuttings	1938	734693
Y	427m N	Cuttings	1973	695534
Z	428m N	Cuttings	1956	708667
Z	428m N	Cuttings	1967	639729
Q	430m SW	Unspecified Ground Workings	1956	712808
AA	430m N	Cuttings	1938	776683
AA	430m N	Cuttings	1907	715537
Z	431m N	Cuttings	1959	769502
AB	431m N	Cuttings	1938	707436
AB	431m N	Cuttings	1926	707436
AB	431m N	Cuttings	1907	707436
AB	431m N	Cuttings	1891	707436
AA	432m N	Cuttings	1959	735438

ID	Location	Land Use	Date	Group ID
AB	436m N	Cuttings	1973	730929
9	491m NW	Cuttings	1959	754731

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	63

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
F	68m S	Unspecified Tank	1992	97334
F	68m S	Unspecified Tank	1981	98271
F	68m S	Unspecified Tank	1988	92997
F	68m S	Unspecified Tank	1988	92844
F	83m SE	Unspecified Tank	1996	85264
I	142m SW	Tanks	1993	86193
K	142m SE	Tanks	1988	93048
K	143m SE	Tanks	1980	93048
D	151m S	Unspecified Tank	1988	99767
D	151m S	Unspecified Tank	1988	99767
D	151m S	Unspecified Tank	1993	99767
D	151m S	Unspecified Tank	1992	99767
K	164m SE	Tanks	1988	86192
K	165m SE	Tanks	1996	86191
I	167m SW	Tanks	1993	100732
I	167m SW	Tanks	1992	100732
I	167m SW	Tanks	1988	100732
I	175m SW	Tanks	1992	98701

ID	Location	Land Use	Date	Group ID
I	176m SW	Tanks	1988	90677
I	176m SW	Tanks	1988	90677
I	187m SW	Unspecified Tank	1992	99110
I	187m SW	Unspecified Tank	1988	99110
I	187m SW	Tanks	1972	99825
I	187m SW	Tanks	1992	101023
I	188m SW	Tanks	1981	99825
I	188m SW	Tanks	1988	99825
I	192m SW	Unspecified Tank	1992	92459
I	192m SW	Unspecified Tank	1972	92459
I	192m SW	Unspecified Tank	1981	89705
I	193m SW	Unspecified Tank	1988	92459
I	196m SW	Tanks	1993	86190
I	196m SW	Unspecified Tank	1993	85266
K	199m SE	Unspecified Tank	1988	85265
M	200m NW	Sewage Tank	1908	78334
E	227m SE	Unspecified Tank	1988	98848
E	228m SE	Unspecified Tank	1980	99921
E	228m SE	Unspecified Tank	1966	99921
I	232m SW	Unspecified Tank	1988	95714
I	232m SW	Unspecified Tank	1988	95714
I	232m SW	Unspecified Tank	1993	95714
I	232m SW	Unspecified Tank	1992	95714
N	244m E	Unspecified Tank	1988	98483
N	245m E	Unspecified Tank	1975	102862
N	245m E	Unspecified Tank	1992	88812
4	267m SW	Unspecified Tank	1992	85263
W	364m SW	Tanks	1972	92315

ID	Location	Land Use	Date	Group ID
W	364m SW	Tanks	1981	92402
W	369m SW	Tanks	1972	89949
X	391m E	Unspecified Tank	1951	103699
X	391m E	Unspecified Tank	1951	103699
Q	391m SW	Unspecified Tank	1908	85267
U	409m NE	Unspecified Tank	1980	85261
U	413m NE	Unspecified Tank	1928	85262
V	413m SW	Unspecified Tank	1993	98124
V	413m SW	Unspecified Tank	1992	98124
V	414m SW	Unspecified Tank	1981	98124
V	414m SW	Unspecified Tank	1988	98124
V	414m SW	Unspecified Tank	1988	98124
U	465m NE	Unspecified Tank	1985	98262
U	465m NE	Unspecified Tank	1991	98262
U	469m NE	Tanks	1985	97270
U	469m NE	Tanks	1991	97270
U	473m NE	Tanks	1972	88025

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m **59**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Electricity Substation**	**1993**	**55529**
A	**On site**	**Electricity Substation**	**1981**	**55529**
A	**On site**	**Electricity Substation**	**1992**	**55529**

ID	Location	Land Use	Date	Group ID
A	0m NE	Electricity Transformer	1972	55498
A	1m SW	Electricity Substation	1988	47666
A	1m SW	Electricity Substation	1988	47666
A	10m NW	Electricity Substation	1992	52966
A	10m NW	Electricity Transformer	1972	55498
A	11m NW	Electricity Substation	1981	52507
F	82m SE	Electricity Substation	1996	45849
G	113m NW	Electricity Substation	1992	57609
G	113m NW	Electricity Transformer	1972	46523
G	113m NW	Electricity Substation	1981	57609
D	116m S	Electricity Substation	1981	48950
D	116m S	Electricity Substation	1988	48950
D	116m S	Electricity Substation	1988	48950
D	116m S	Electricity Substation	1972	48950
D	117m S	Electricity Substation	1993	48950
D	117m S	Electricity Substation	1992	48950
J	135m SW	Electricity Transformer	1972	46522
J	135m SW	Electricity Substation	1981	53475
J	135m SW	Electricity Substation	1992	53475
T	343m E	Electricity Substation	1988	55340
T	344m E	Electricity Substation	1992	55340
T	349m E	Electricity Substation	1975	47262
T	349m E	Electricity Substation	1951	47262
T	349m E	Electricity Substation	1970	47262
T	349m E	Electricity Substation	1951	47262
7	355m W	Electricity Substation	1990	45845
W	401m SW	Electricity Transformer	1972	46507
W	402m SW	Electricity Substation	1981	49557

ID	Location	Land Use	Date	Group ID
W	402m SW	Electricity Substation	1988	49557
W	402m SW	Electricity Substation	1988	49557
W	402m SW	Electricity Substation	1993	49557
W	402m SW	Electricity Substation	1992	49557
Q	450m SW	Electricity Transformer	1969	46508
Q	450m SW	Electricity Substation	1985	56125
Q	451m SW	Electricity Substation	1996	48487
Q	451m SW	Electricity Substation	1993	48487
Q	451m SW	Electricity Substation	1992	48487
Q	451m SW	Electricity Substation	1993	48487
AC	459m W	Electricity Substation	1990	57962
AC	460m W	Electricity Transformer	1970	46524
AC	460m W	Electricity Substation	1978	57962
AC	461m W	Electricity Substation	1984	57962
AC	461m W	Electricity Substation	1988	57962
AD	471m NW	Electricity Substation	1992	49940
AD	472m NW	Electricity Substation	1980	49940
AD	472m NW	Electricity Substation	1986	49940
AD	472m NW	Electricity Substation	1988	49940
AD	472m NW	Electricity Substation	1968	49940
AE	478m E	Electricity Substation	1970	56672
AE	478m E	Electricity Substation	1982	56672
AE	478m E	Electricity Substation	1988	56672
AE	478m E	Electricity Substation	1992	56672
AF	481m NE	Electricity Substation	1985	48170
AF	481m NE	Electricity Substation	1991	48170
AF	490m NE	Electricity Substation	1971	53272
AF	493m NE	Electricity Substation	1980	45843

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	2

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
V	363m S	Filling Station	1988	1424
V	363m S	Filling Station	1988	1424

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	18

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

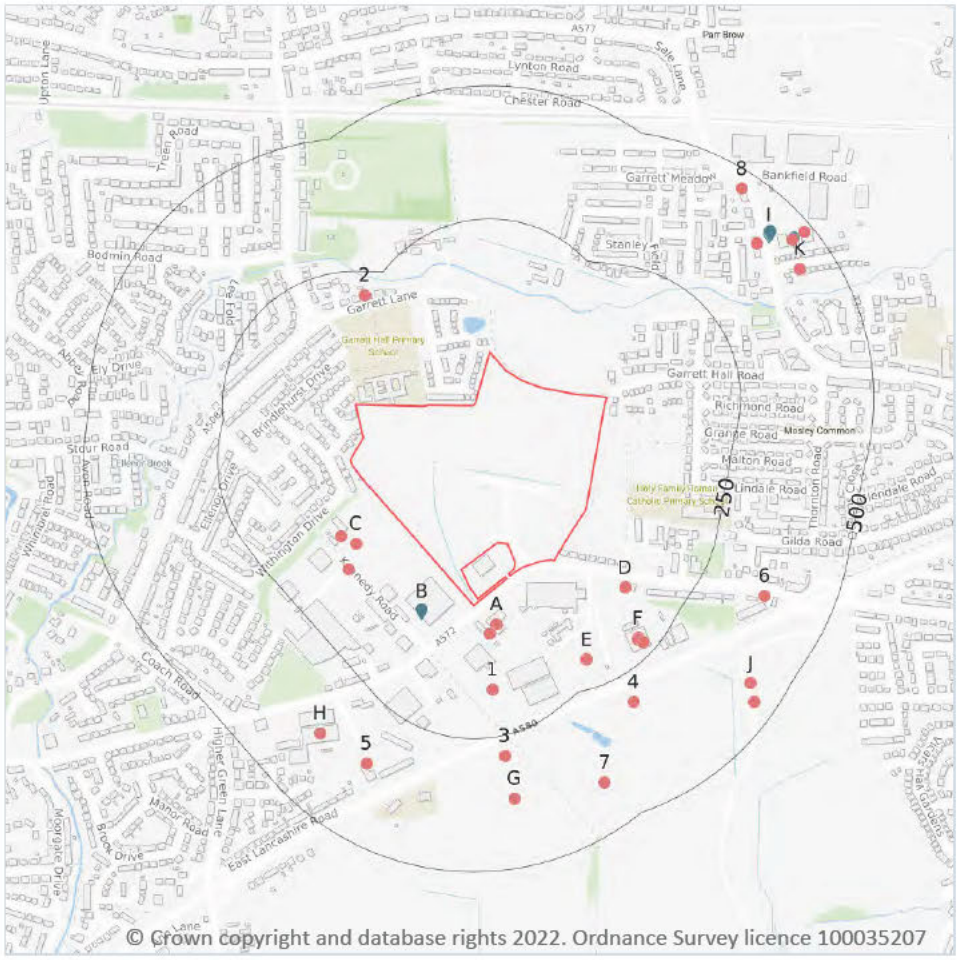
Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
T	343m E	Garage	1988	17691
T	345m E	Garage	1975	18033
T	345m E	Garage	1970	18033
T	345m E	Garage	1951	17691
T	345m E	Garage	1992	16895
T	345m E	Garage	1951	16988
V	362m S	Garage	1972	19655
V	362m S	Garage	1963	19655
V	363m S	Garage	1981	14907
Q	379m SW	Garage	1964	17731
Q	407m SW	Garage	1969	17731
Q	425m SW	Garage	1996	17412

ID	Location	Land Use	Date	Group ID
Q	425m SW	Garage	1993	17412
Q	463m SW	Garage	1985	16179
Q	463m SW	Garage	1996	19522
Q	463m SW	Garage	1993	19522
Q	464m SW	Garage	1992	18182
Q	464m SW	Garage	1993	18182

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	10

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 33**

ID	Location	Details		
B	81m SW	Site Name: Rubber Cycle (uk) Ltd Site Address: Unit 1 Astley Park, Chaddock Lane, Manchester, M29 7JT Correspondence Address: Moor Lodge, Ovenhill Road, New Mills, High Peak, Derbyshire, SK22 4QL	Type of Site: Material Recycling Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RUB001 EPR reference: - Operator: Rubber Cycle (uk) Ltd Waste Management licence No: 50137 Annual Tonnage: 24999	Issue Date: 03/03/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	81m SW	Site Name: Rubber Recycling Ltd Site Address: Unit 1 Elliott Hire Site Astley Park, Chaddock Lane, Boothstown, Manchester, M29 7JT Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RRL001 EPR reference: EA/EPR/YP3298CC/T002 Operator: Rubber Recycling Ltd Waste Management licence No: 50137 Annual Tonnage: 24999	Issue Date: 03/03/2003 Effective Date: 26/10/2005 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
I	429m NE	Site Name: Maxilead Ltd Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester, M29 8PR Correspondence Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester, Lancashire, M29 8PR	Type of Site: Physical Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX006 EPR reference: - Operator: Maxilead Ltd Waste Management licence No: 100268 Annual Tonnage: 0	Issue Date: 1/17/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
I	429m NE	Site Name: Parr Bridge Works Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester, M29 8PR Correspondence Address: -	Type of Site: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX006 EPR reference: EA/EPR/LP3498EU/V002 Operator: Maxilead Ltd Waste Management licence No: 100268 Annual Tonnage: 150000	Issue Date: 17/01/2008 Effective Date: - Modified: 14/01/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
I	429m NE	Site Name: Parr Bridge Works Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester, M29 8PR Correspondence Address: -	Type of Site: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX006 EPR reference: EA/EPR/LP3498EU/S003 Operator: Maxilead Limited Waste Management licence No: 100268 Annual Tonnage: 150000	Issue Date: 17/01/2008 Effective Date: - Modified: 04/02/2019 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
I	429m NE	Site Name: Parr Bridge Works Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Manchester, M29 8PR Correspondence Address: -	Type of Site: Physical Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX006 EPR reference: EA/EPR/LP3498EU/S003 Operator: Maxilead Limited Waste Management licence No: 100268 Annual Tonnage: 150000	Issue Date: 17/01/2008 Effective Date: - Modified: 04/02/2019 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
I	433m NE	Site Name: Maxilead Ltd Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Wigan, Lancashire, M29 8PR Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX003 EPR reference: EA/EPR/MP3694CP/V003 Operator: Maxilead Ltd Waste Management licence No: 50269 Annual Tonnage: 5000	Issue Date: 27/05/2004 Effective Date: - Modified: 05/03/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
I	433m NE	Site Name: Maxilead Ltd Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Wigan, Lancashire, M29 8PR Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX003 EPR reference: EA/EPR/MP3694CP/V003 Operator: Maxilead Ltd Waste Management licence No: 50269 Annual Tonnage: 5000	Issue Date: 27/05/2004 Effective Date: - Modified: 05/03/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
I	458m NE	Site Name: Maxilead Limited Site Address: Parr Bridge Works, Mossley Common Road, Tyldesley, Wigan, M29 8PR Correspondence Address: Parr Bridge Works, Mossley Common Road, Tyldesley, Wigan, M29 8PR	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX003 EPR reference: - Operator: Maxilead Limited Waste Management licence No: 50269 Annual Tonnage: 0	Issue Date: 27/05/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
I	458m NE	Site Name: Maxilead Limited Site Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Wigan, Lancashire, M29 8PR Correspondence Address: Parr Bridge Works, Mosley Common Road, Tyldesley, Wigan, Lancashire, M29 8PR	Type of Site: Material Recycling Treatment Facility Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAX003 EPR reference: - Operator: Maxilead Limited Waste Management licence No: 50269 Annual Tonnage: 4999	Issue Date: 27/05/2004 Effective Date: - Modified: 22/08/2007 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m **53**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 33**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	54m SE	Unit 2 285 Chaddock Lane MANCHESTER M28 1DU	EPR/GF0333DX/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	62m SE	UNIT 2, 285, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DU	WEX238956	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	62m SE	UNIT 2, 285, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DU	WEX095621	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	91m SW	J Murphy & Sons Yard Kennedy Road Astley Greater Manchester M297JY	EPR/HH0713DW/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
C	102m SW	J Murphy and Sons Ltd Kennedy Road Manchester Wigan M29 7JU	EPR/PF0104VM/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
C	132m SW	J Murphy & Sons Yard Kennedy Road Astley M29 7JY	EPR/JF0701CT/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
D	140m SE	237, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DW	WEX284447	Using waste exemption	Not on a farm	Use of waste in construction
D	140m SE	237, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DW	WEX284447	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	140m SE	237, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DW	WEX284447	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	140m SE	237, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DW	WEX144244	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	140m SE	237, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DW	WEX144244	Using waste exemption	Not on a farm	Use of waste in construction
D	140m SE	237, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1DW	WEX144244	Storing waste exemption	Not on a farm	Storage of waste in secure containers
1	162m S	Container Cabins Ltd Westlink Industrial Estate Manchester Lancashire M28 1DR	EPR/DF0605XX /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
E	196m S	Cadent Gas Ltd, Chaddock Lane, Worsley, M28 1XW	WEX259439	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	196m S	Cadent Gas Ltd, Chaddock Lane, Worsley, M28 1XW	WEX259439	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
E	196m S	Network Plus, Chaddock Lane, Worsley, Manchester, M28 1XW	WEX278195	Using waste exemption	Not on a farm	Use of waste in construction
E	196m S	Network Plus, Chaddock Lane, Worsley, Manchester, M28 1XW	WEX278195	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	196m S	CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1XW	WEX249197	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	196m S	CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1XW	WEX114988	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)

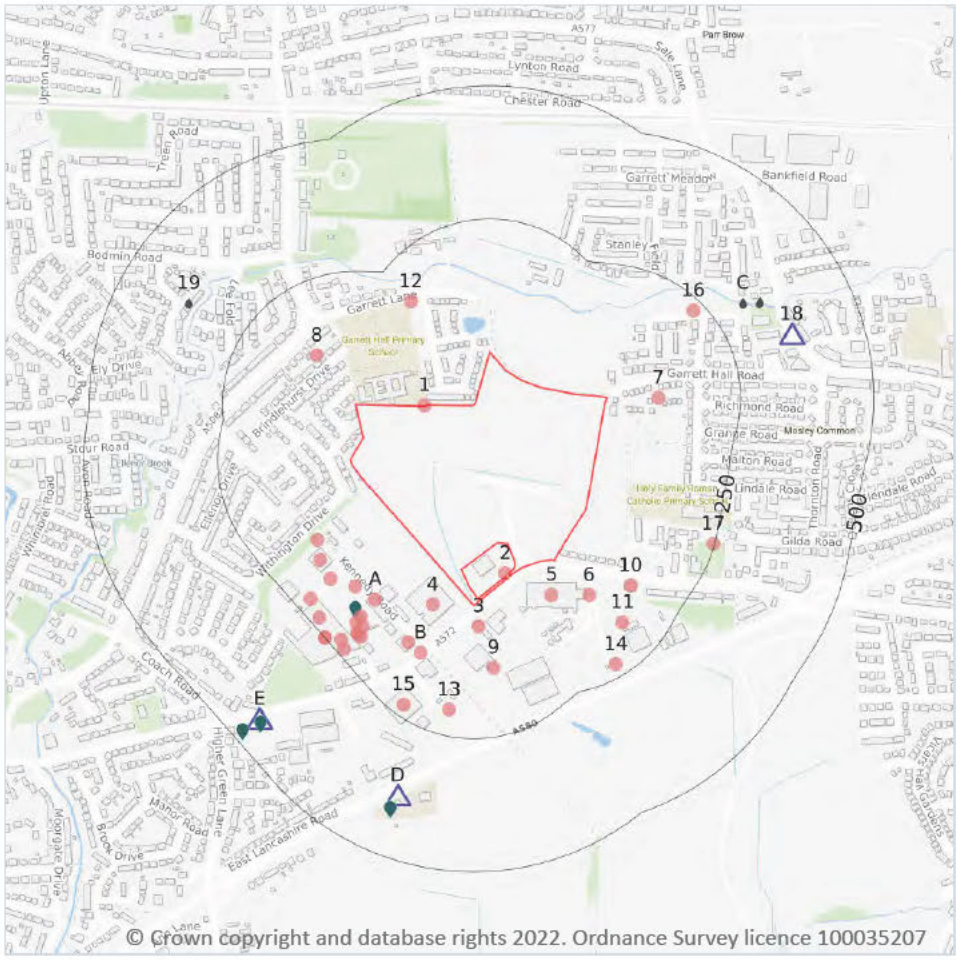
ID	Location	Site	Reference	Category	Sub-Category	Description
E	196m S	Balfour Beatty Utility Solutions Ltd, CHADDOCK LANE, WORSLEY, MANCHESTER, M28 1XW	WEX107207	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	196m S	CHADDOCK LANE WORSLEY MANCHESTER M28 1XW	WEX008525	Storing waste exemption	Not on a farm	Storage of waste in secure containers
2	205m N	Garrett Fields, Garrett Lane, Tyldesley, M29 7EY	WEX157925	Using waste exemption	Not on a Farm	Use of waste in construction
F	214m SE	BBUSL Depot Chaddock Lane Manchester Lancashire M28 1XW	EPR/ZE5647SH/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	214m SE	BBUSL Depot Chaddock Lane Manchester Lancashire M28 1XW	EPR/PF0804LK/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
F	214m SE	BBUSL Depot Chaddock Lane Manchester Lancashire M28 1XW	EPR/WF0402VZ/A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste aerosol cans
F	214m SE	Chaddock Lane Lancashire M28 1XW	EPR/JE5556ZJ/A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste aerosol cans
F	215m SE	BBUSL Depot Chaddock Lane Manchester Lancashire M28 1XW	EPR/QE5150RB/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	226m SE	Dragon Recycling C/O National Grid Chaddock Lane MANCHESTER M28 1XW	EPR/FE5644TT/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
3	288m S	-	WEX005390	Storing waste exemption	On a farm	Storage of sludge
4	304m SE	-	WEX005383	Storing waste exemption	On a farm	Storage of sludge
5	359m SW	P&H Pipelines & Services Ltd Chaddock Lane MANCHESTER M29 7JT	EPR/PF0409XJ/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	370m S	-	WEX232553	Storing waste exemption	On a farm	Storage of sludge
G	370m S	-	WEX079815	Storing waste exemption	On a farm	Storage of sludge

ID	Location	Site	Reference	Category	Sub-Category	Description
6	372m SE	Manor House Farm Worsley	EPR/PE5459CT /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX279844	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX279844	Disposing of waste exemption	Not on a farm	Disposal by incineration
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX279844	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX279844	Treating waste exemption	Not on a farm	Recovery of textiles
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX279844	Using waste exemption	Not on a farm	Use of waste for a specified purpose
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX123973	Disposing of waste exemption	Not on a farm	Disposal by incineration
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX123973	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX123973	Treating waste exemption	Not on a farm	Recovery of textiles
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX123973	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
H	376m SW	CHADDOCK LANE, ASTLEY, TYLDESLEY, MANCHESTER, M29 7JT	WEX123973	Using waste exemption	Not on a farm	Use of waste for a specified purpose
I	403m NE	BRIDGEWATER VIEW (HOUSING DEVELOPMENT), OFF MOSLEY COMMON ROAD, MOSLEY COMMON, MANCHESTER, M29 8PR	WEX091146	Using waste exemption	Not on a farm	Use of waste in construction
7	413m SE	-	WEX080610	Storing waste exemption	On a farm	Storage of sludge

ID	Location	Site	Reference	Category	Sub-Category	Description
J	434m SE	-	WEX005385	Storing waste exemption	On a farm	Storage of sludge
K	434m NE	-	WEX168282	Treating waste exemption	Not on a farm	Screening and blending of waste
K	434m NE	-	WEX168282	Using waste exemption	Not on a farm	Use of waste in construction
I	456m NE	PARR BRIDGE WORKS, MOSLEY COMMON ROAD, TYLDESLEY, MANCHESTER, M29 8PR	WEX162631	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
J	459m SE	Manor House Farm Worsley	EPR/PE5550CW/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
8	466m NE	BRIDGEWATER VIEW (HOUSING DEVELOPMENT), OFF MOSLEY COMMON ROAD, MOSLEY COMMON, MANCHESTER, M29 8PR	WEX232307	Using waste exemption	Not on a farm	Use of waste in construction
I	482m NE	Parr Bridge Works Mosley Common Road Manchester Lancashire M29 8PR	EPR/EE5089ZV/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

Licensed pollutant release (Part A(2)/B)

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	36

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 42**

ID	Location	Company	Address	Activity	Category
1	2m N	Mast	Greater Manchester, M29	Telecommunications Features	Infrastructure and Facilities
2	6m W	Electricity Sub Station	Greater Manchester, M28	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
3	40m S	J Safe	Collins Industrial Park, Chaddock Lane, Worsley, Manchester, Greater Manchester, M28 1DR	Workwear	Industrial Products
4	57m SW	R Swain & Sons Ltd	Chaddock Lane, Worsley, Manchester, Greater Manchester, M28 1DP	Distribution and Haulage	Transport, Storage and Delivery
5	64m S	Morrison's Manufacturing Worsley	Chaddock Lane, Worsley, Manchester, Greater Manchester, M28 1DR	Catering and Non Specific Food Products	Foodstuffs
6	91m SE	Electricity Sub Station	Greater Manchester, M28	Electrical Features	Infrastructure and Facilities
7	96m E	Electricity Sub Station	Greater Manchester, M28	Electrical Features	Infrastructure and Facilities
8	118m NW	Electricity Sub Station	Greater Manchester, M29	Electrical Features	Infrastructure and Facilities
9	122m S	Electricity Sub Station	Greater Manchester, M28	Electrical Features	Infrastructure and Facilities
A	132m SW	Electricity Sub Station	Greater Manchester, M29	Electrical Features	Infrastructure and Facilities
B	134m SW	Jarvie Plant Ltd	Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JS	Construction and Tool Hire	Hire Services
B	138m SW	Formula One Autocentres	Chaddock Lane Ind Est, Chaddock Lane, Manchester, Greater Manchester, M29 7JY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	139m SW	Electricity Sub Station	Greater Manchester, M29	Electrical Features	Infrastructure and Facilities
A	144m SW	Tank	Greater Manchester, M29	Tanks (Generic)	Industrial Features
10	147m SE	Westbourne Civil Engineering Ltd	237, Chaddock Lane, Worsley, Manchester, Greater Manchester, M28 1DW	Civil Engineers	Engineering Services
A	160m SW	Height for Hire	Unit 8 Astley Park Estate, Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JY	Construction and Tool Hire	Hire Services
A	169m SW	Tank	Greater Manchester, M29	Tanks (Generic)	Industrial Features
11	172m SE	Tank	Greater Manchester, M28	Tanks (Generic)	Industrial Features

ID	Location	Company	Address	Activity	Category
A	172m SW	Hopper	Greater Manchester, M29	Hoppers and Silos	Farming
12	176m NW	Electricity Sub Station	Greater Manchester, M29	Electrical Features	Infrastructure and Facilities
A	183m SW	Hopper	Greater Manchester, M29	Hoppers and Silos	Farming
A	187m SW	Hopper	Greater Manchester, M29	Hoppers and Silos	Farming
A	197m SW	Tank	Greater Manchester, M29	Tanks (Generic)	Industrial Features
A	199m SW	Tank	Greater Manchester, M29	Tanks (Generic)	Industrial Features
A	199m SW	Tank	Greater Manchester, M29	Tanks (Generic)	Industrial Features
13	201m S	Industrial Estate	Greater Manchester, M29	Business Parks and Industrial Estates	Industrial Features
A	222m SW	Electricity Sub Station	Greater Manchester, M29	Electrical Features	Infrastructure and Facilities
14	226m SE	Electricity Sub Station	Greater Manchester, M28	Electrical Features	Infrastructure and Facilities
15	228m SW	Country Baskets	Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JS	Luggage, Bags, Umbrellas and Travel Accessories	Consumer Products
16	230m NE	Electricity Sub Station	Greater Manchester, M28	Electrical Features	Infrastructure and Facilities
A	230m SW	Excell Trade Frames Ltd	Unit 4 Astley Park Estate, Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JY	General Construction Supplies	Industrial Products
A	234m SW	Workwear Experts	Unit 3 Astley Park Estate, Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JY	Workwear	Industrial Products
A	237m SW	Tank	Greater Manchester, M29	Tanks (Generic)	Industrial Features
17	247m E	Tank	Greater Manchester, M28	Tanks (Generic)	Industrial Features
A	250m SW	Alpha Roofing Systems	Astley Park Estate, Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JY	Construction Completion Services	Construction Services
A	250m SW	Eurofracht Ltd	Astley Park Estate, Chaddock Lane, Tyldesley, Manchester, Greater Manchester, M29 7JY	Distribution and Haulage	Transport, Storage and Delivery

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	3

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 42**

ID	Location	Company	Address	LPG	Status
18	366m E	OBSOLETE	126, Mosley Common Road, Mosley Common, Worsley, Manchester, Greater Manchester, M28 1AN	Not Applicable	Obsolete
D	384m S	BP	East Lancashire Road, Astley, Manchester, Greater Manchester, M29 7HX	No	Open
E	443m SW	CO-OP	Manchester Road, Astley, Manchester, Greater Manchester, M29 7BQ	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	4

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 42**

ID	Location	Address	Details	
A	173m SW	Aggregate Industries Ltd (Kennedy Asphalt Ltd), Chaddock Lane, Astley, Tyldesley, Manchester, M29 7JS	Process: Roadstone Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	414m S	Astley Service Station, East Lancashire Road, Tyldesley, M29 7HX	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	448m SW	Cross Hillocks Service Station, 559 Manchester Road, Astley, Manchester, M29 4BQ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	482m SW	C & S Wood, 561 Manchester Road, Astley, Tyldesley, M29 7BQ	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	5

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 42**

ID	Location	Address	Details	
C	310m NE	PARR BRIDGE/MOSLEY COMMON RD CSO, 11 MOSSLEY COMMON ROAD, TYLDESLEY, WIGAN, GREATER MANCHESTER, M29 8PR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982787 Permit Version: 1 Receiving Water: HONKSFORD BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 25/09/2003
C	310m NE	PARR BRIDGE/MOSLEY COMMON RD CSO, 11 MOSSLEY COMMON ROAD, TYLDESLEY, WIGAN, GREATER MANCHESTER, M29 8PR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01WIG0209 Permit Version: 1 Receiving Water: -	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
C	335m NE	PARR BRIDGE/MOSLEY COMMON RD CSO, 11 MOSSLEY COMMON ROAD, TYLDESLEY, WIGAN, GREATER MANCHESTER, M29 8PR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982787 Permit Version: 2 Receiving Water: HONKSFORD BROOK	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 26/09/2003 Revocation Date: 19/02/2020
C	338m NE	PARR BRIDGE/MOSLEY COMMON RD CSO, 11 MOSSLEY COMMON ROAD, TYLDESLEY, WIGAN, GREATER MANCHESTER, M29 8PR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982787 Permit Version: 4 Receiving Water: HONKSFORD BROOK	Status: VARIED UNDER EPR 2010 Issue date: 20/02/2020 Effective Date: 20/02/2020 Revocation Date: -
19	366m NW	PEEL RES DEVELOPMENT SWO, TANPITS FARM LAND, ASTLEY, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991405 Permit Version: 1 Receiving Water: ELLENOR BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 27/01/1993 Revocation Date: 11/02/1993

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

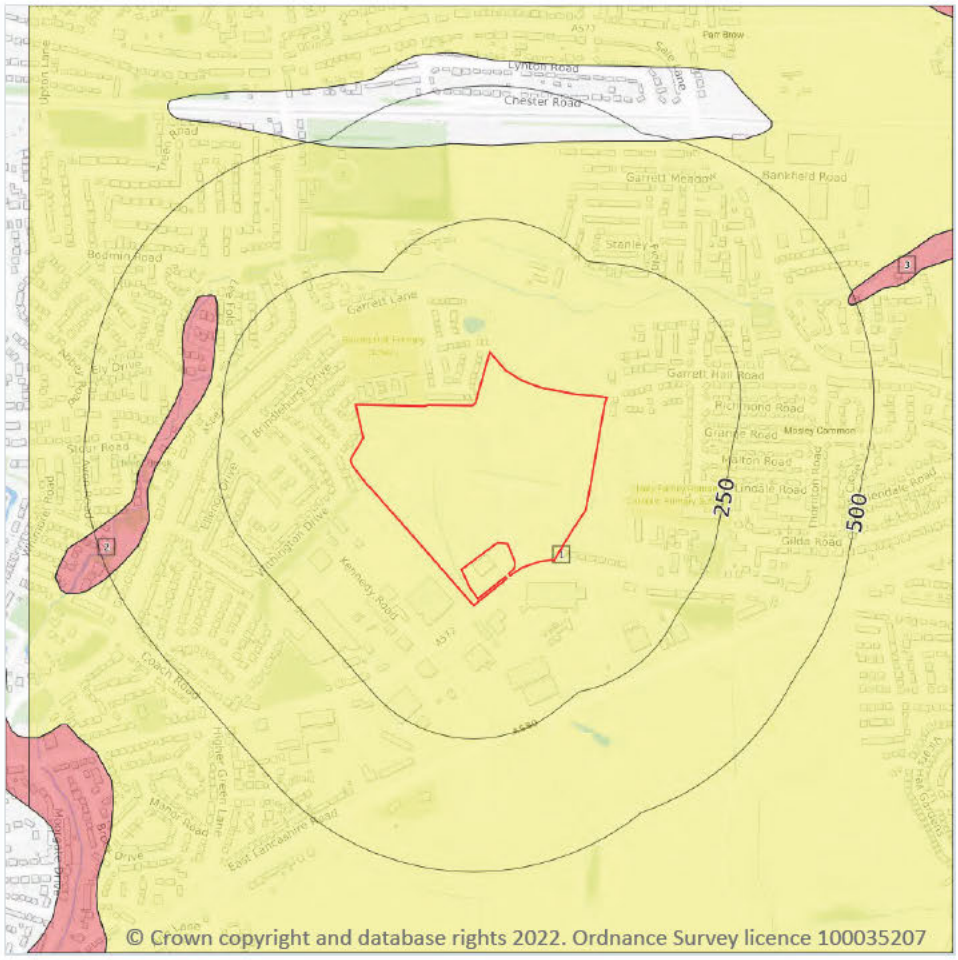
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	3

Aquifer status of groundwater held within superficial geology.

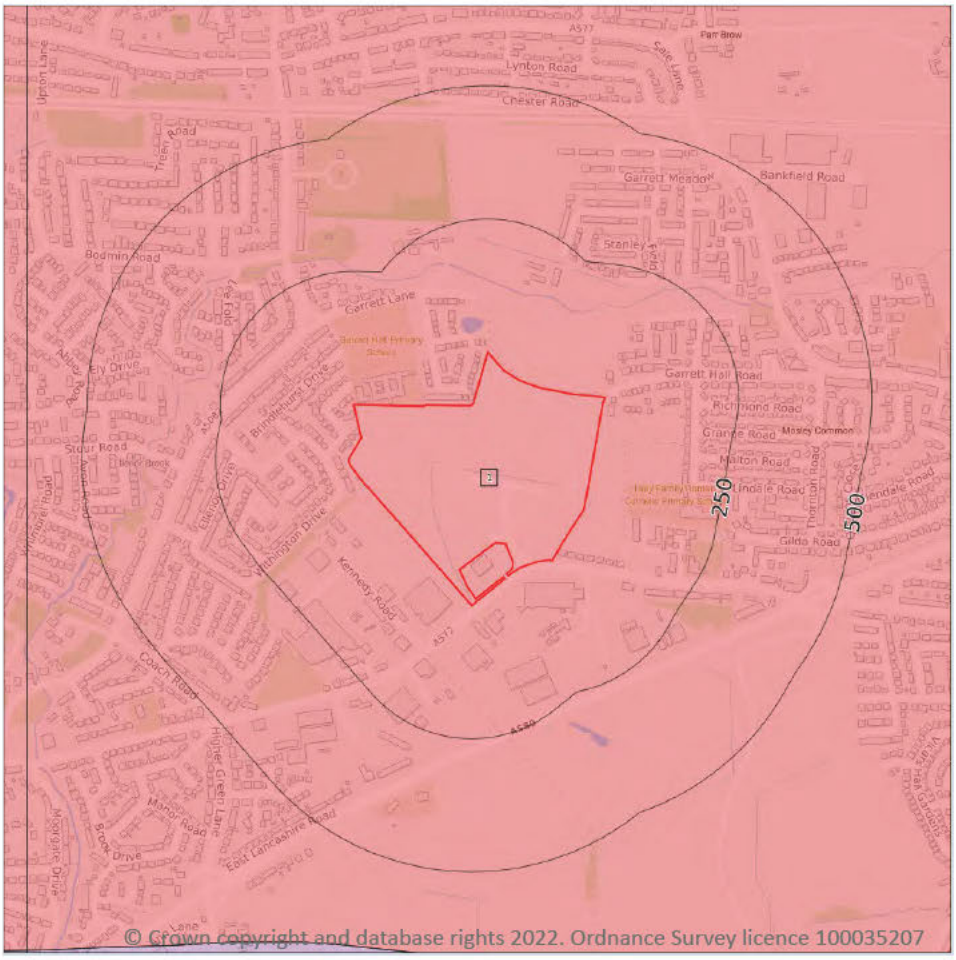
Features are displayed on the Hydrogeology map on **page 51**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	275m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	487m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	1

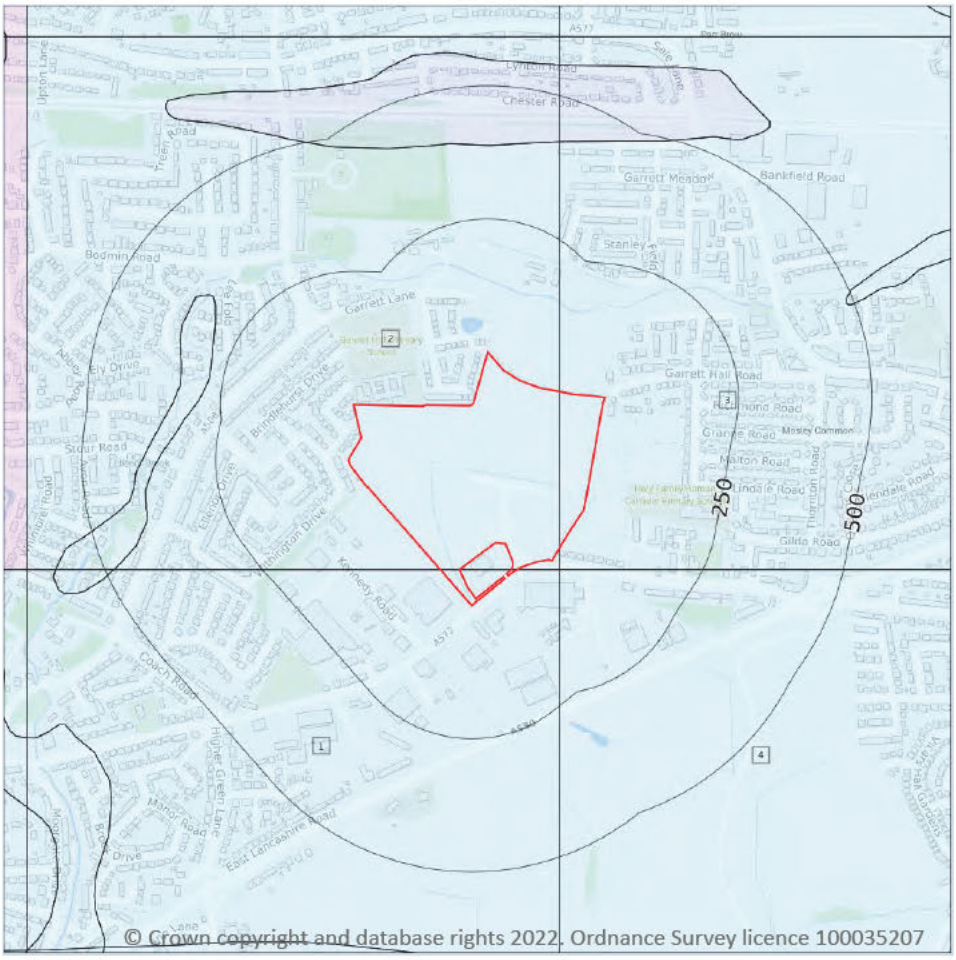
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 53**

ID	Location	Designation	Description
1	On site	Secondary A	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	4

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 54**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
3	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
4	21m SE	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

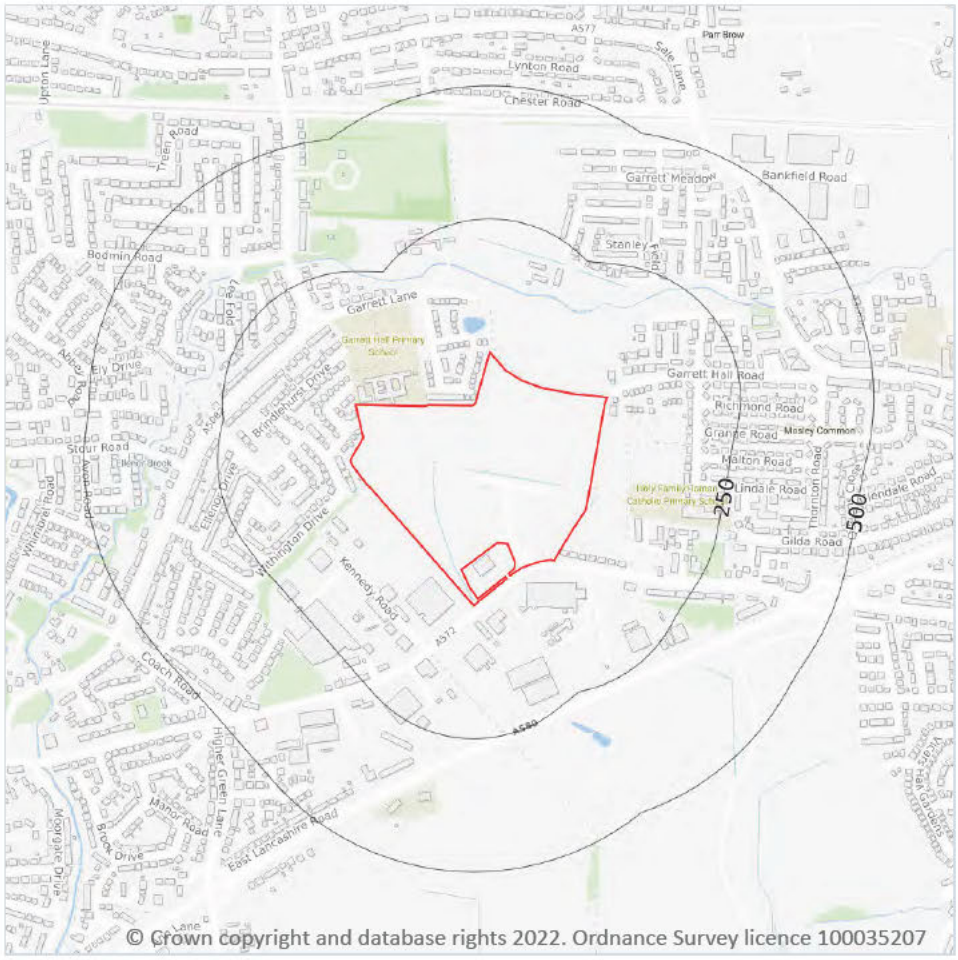
5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	1

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 57**

ID	Location	Details	
-	1248m SW	Status: Historical Licence No: NW/069/0016/004 Details: Hydraulic Testing Direct Source: Surface, Non-Tidal - North West Region Point: ASTLEY BROOK AT EAST LANCS PUMPING STATION Data Type: Point Name: BALFOUR BEATTY PLC Easting: 369891 Northing: 400116	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/03/2014 Expiry Date: 08/04/2014 Issue No: 1 Version Start Date: 13/03/2014 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

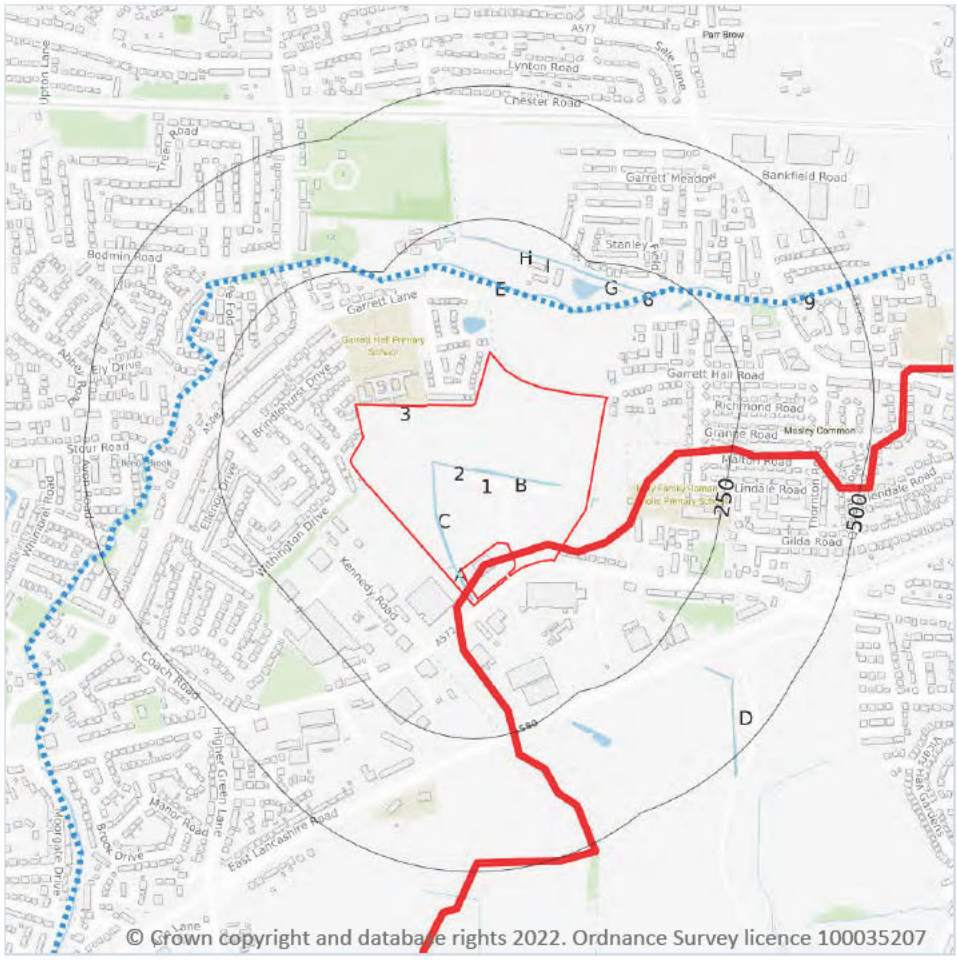
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m	18

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 60**

ID	Location	Type of water feature	Ground level	Permanence	Name
2	On site	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
A	**On site**	**Lake, loch or reservoir.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
B	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
E	124m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Honksford Brook
H	198m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	198m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	198m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	205m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
9	205m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Honksford Brook
H	206m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	210m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
H	210m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	215m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	217m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	230m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	11

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 60**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 60**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
3	**On site**	**River**	**Astley Brook (Mersey)**	**GB112069061100**	**Glaze**	**Mersey Lower**
D	**On site**	**River**	**Shaw Brook**	**GB112069061090**	**Glaze**	**Mersey Lower**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	2

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 60**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
6	122m N	River	Astley Brook (Mersey)	GB112069061100	Moderate	Fail	Moderate	2019
-	840m SE	River	Shaw Brook	GB112069061090	Poor	Fail	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 60**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	**On site**	**Sankey and Glaze Carboniferous aquifers**	**GB41202G100100**	**Poor**	**Poor**	**Good**	**2019**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

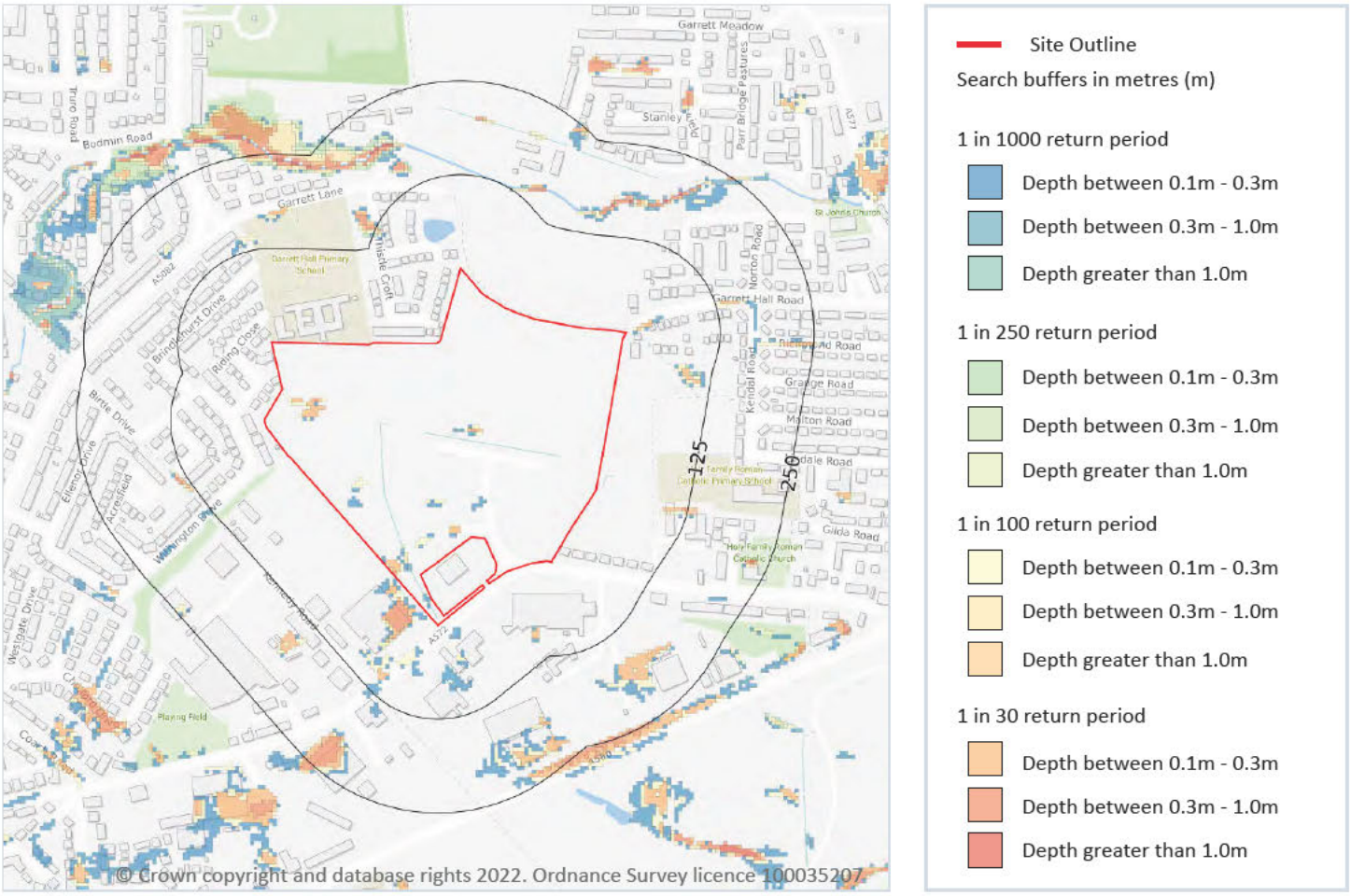
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



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8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.3m - 1.0m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 67**

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

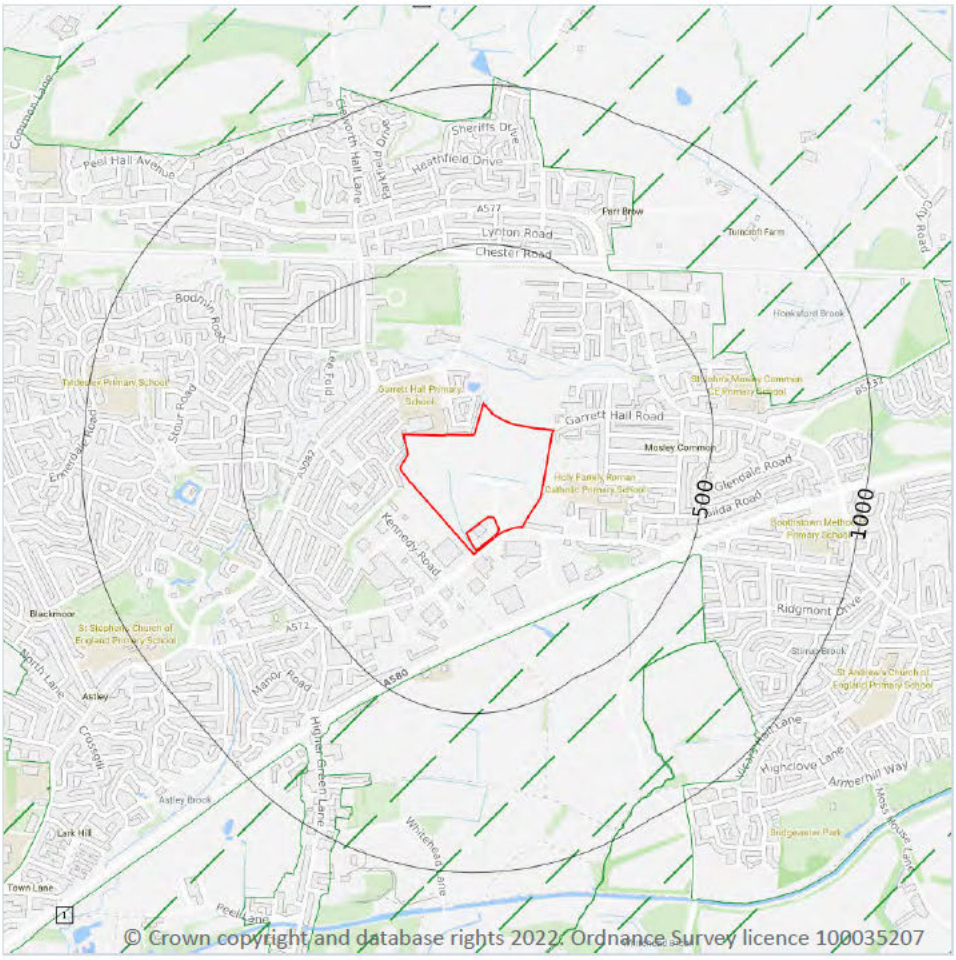
Highest risk on site	**Low**
Highest risk within 50m	**Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 69**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	4

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on **page 70**

ID	Location	Name	Local Authority name
1	271m SE	Merseyside and Greater Manchester	Wigan
2	533m N	Merseyside and Greater Manchester	Wigan
3	585m SE	Merseyside and Greater Manchester	Salford
-	1631m N	Merseyside and Greater Manchester	Salford

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

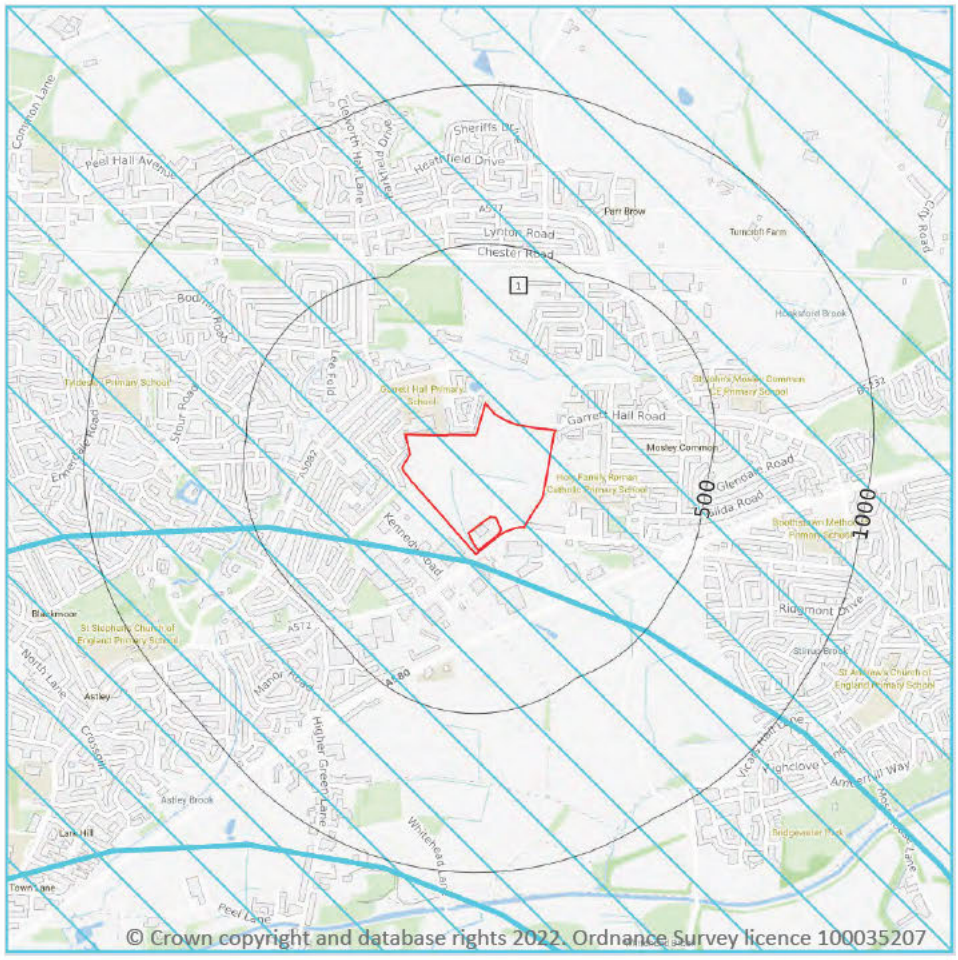
Records within 2000m	1

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**River Glaze NVZ**	**Surface Water**	**641**	**Existing**

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 75**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t).** **Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	4

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 77**

ID	Location	Name	Grade	Reference Number	Listed date
1	103m E	Garden Wall And Stone Gatepiers At Chaddock Hall, Astley Mosley Common, Wigan, M28	II	1068485	18/07/1966
2	121m SE	Chaddock Hall, Astley Mosley Common, Wigan, M28	II	1356222	18/07/1966
3	179m SE	Barn At Chaddock Hall, Astley Mosley Common, Wigan, M28	II	1163209	18/07/1966
4	236m NW	Garrett Hall, Tyldesley, Wigan, M29	II	1163348	27/07/1987

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

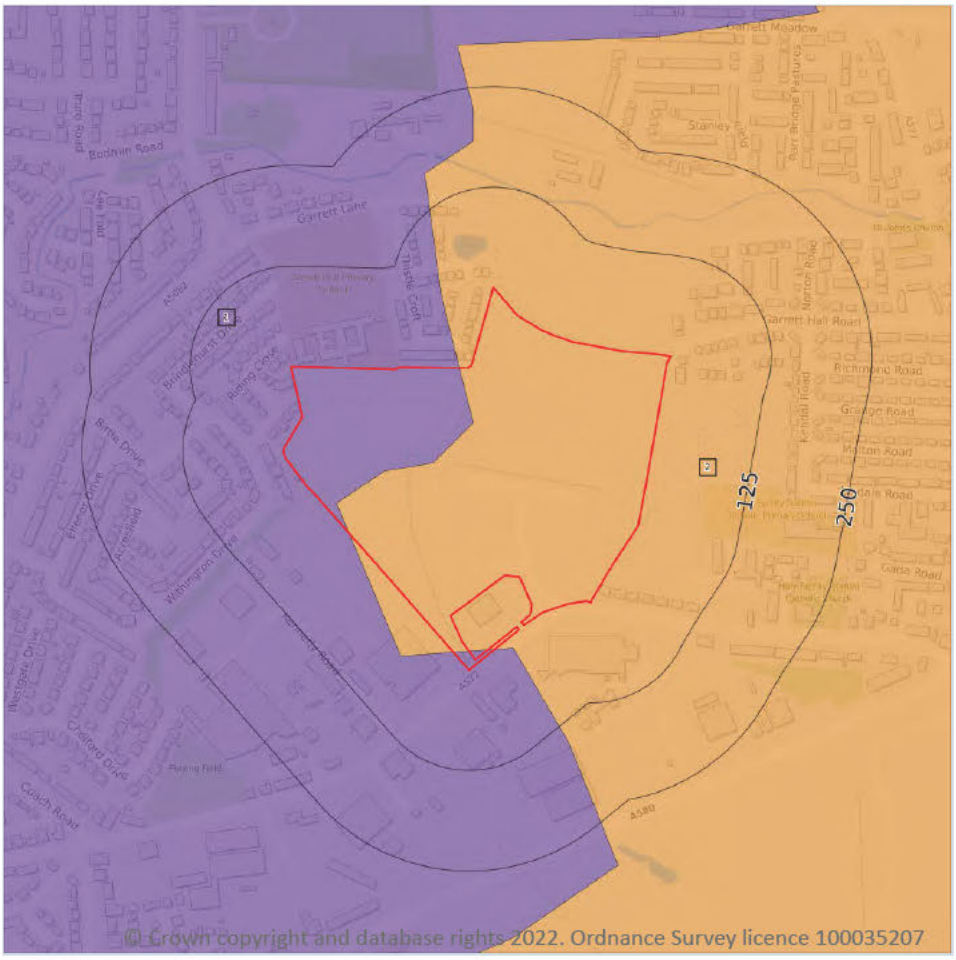
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



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12.1 Agricultural Land Classification

Records within 250m	2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 80**

ID	Location	Classification	Description
1	On site	Urban	-
2	On site	Grade 3	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 82**

ID	Location	Main Habitat	Other habitats
1	247m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

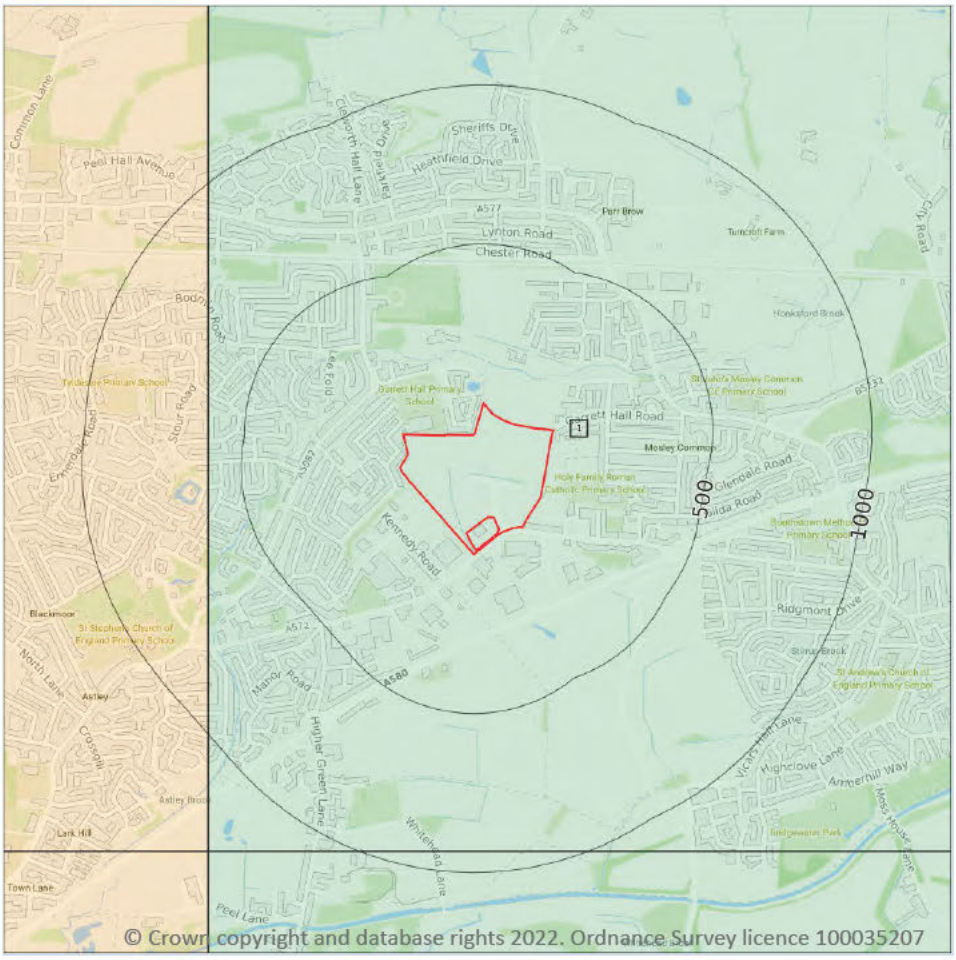
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

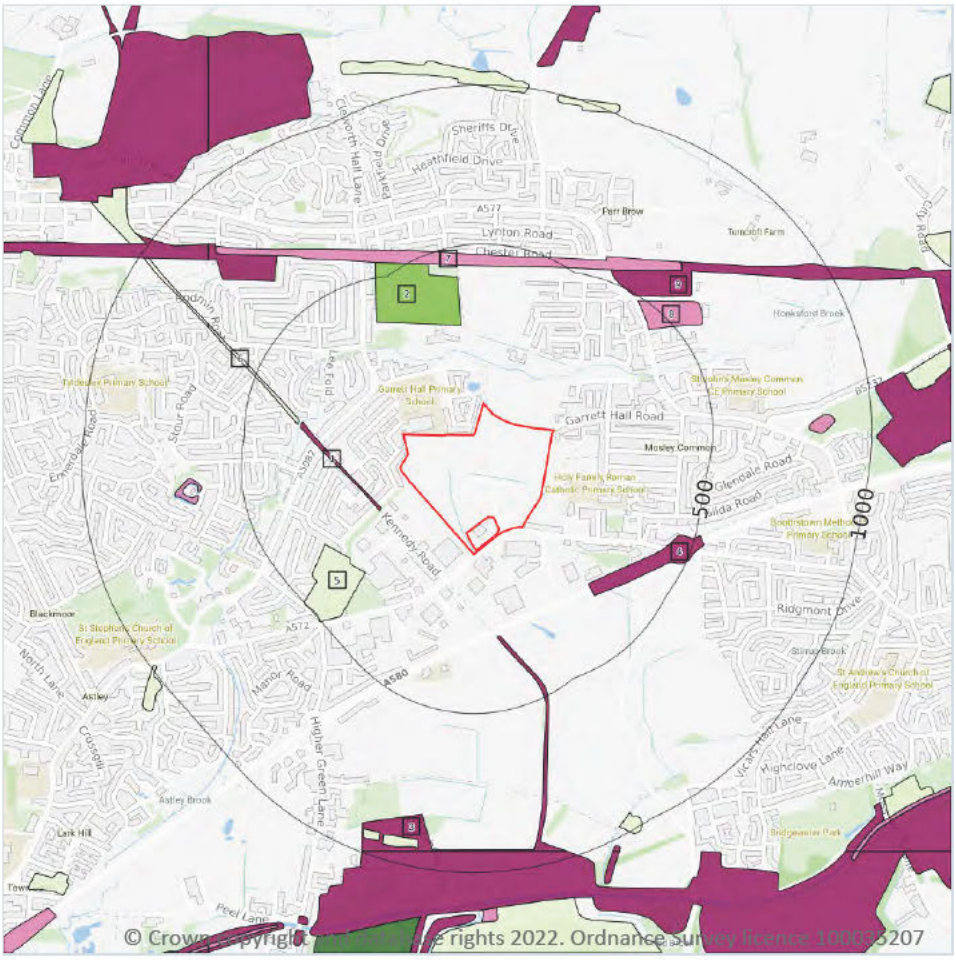
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 84**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD70SW

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



14.2 Artificial and made ground (10k)

Records within 500m	9

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

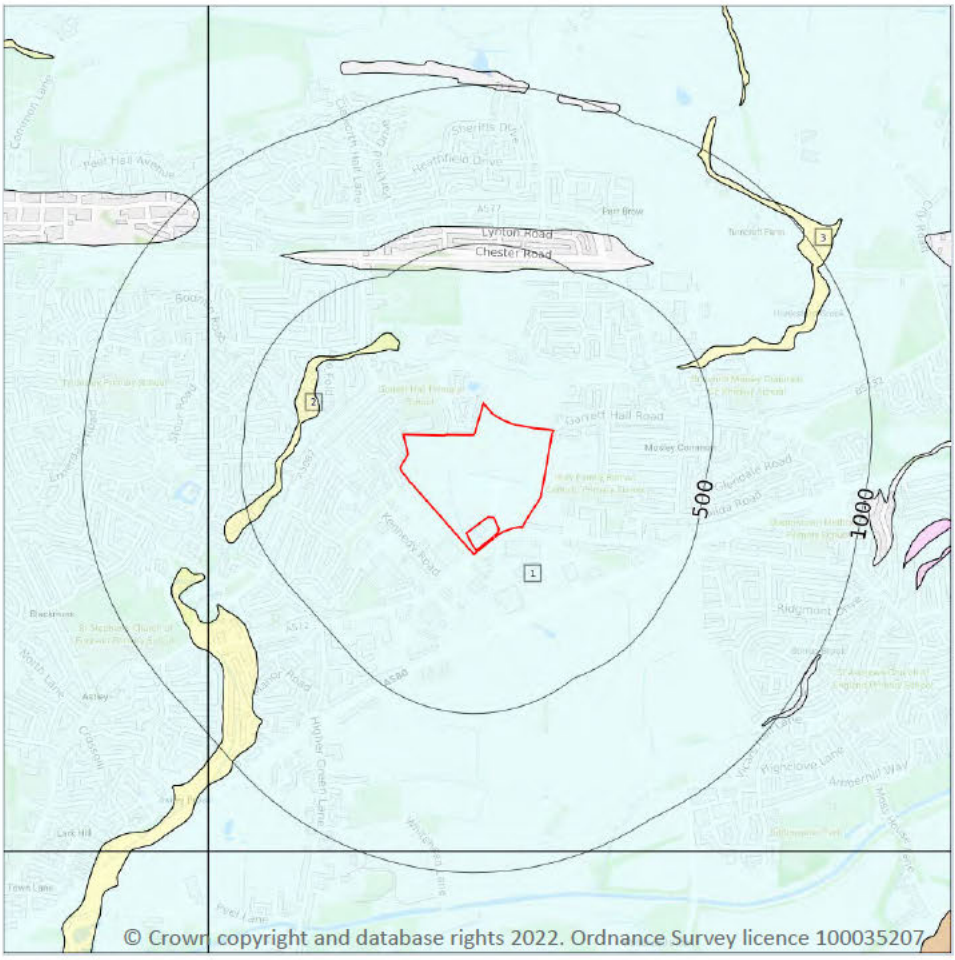
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 85**

ID	Location	LEX Code	Description	Rock description
1	121m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	254m N	DDGR-UKNOWN	Disturbed Ground (Undivided)	Unknown/unclassified Entry
3	268m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	273m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	295m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	331m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	431m N	WGR-VOID	Worked Ground (Undivided)	Void
8	436m NE	WGR-VOID	Worked Ground (Undivided)	Void
9	494m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m **3**

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 87**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	266m N	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	435m NE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

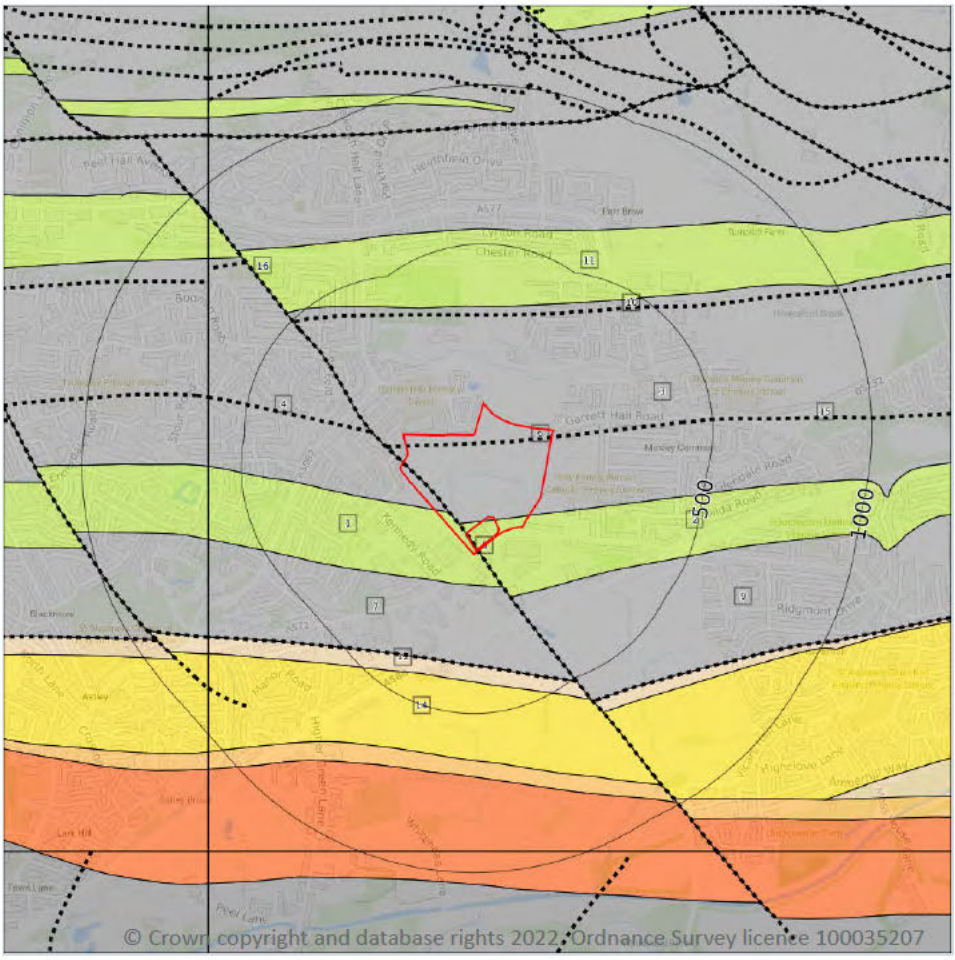
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **9**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 89**

ID	Location	LEX Code	Description	Rock age
1	On site	NHSS-SDST	Newton Heath Sandstone - Sandstone	Bolsovian Sub-age
2	On site	NHSS-SDST	Newton Heath Sandstone - Sandstone	Bolsovian Sub-age
3	On site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age

ID	Location	LEX Code	Description	Rock age
4	**On site**	**PMCM-MDSS**	**Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone**	**Bolsovian Sub-age - Duckmantian Sub-age**
7	97m S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
9	177m SE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
11	305m N	NR-SDST	Nob End Rock - Sandstone	Bolsovian Sub-age
12	345m S	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovian Sub-age
14	396m S	WDR-SDST	Worsley Delf Rock - Sandstone	Bolsovian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m **7**

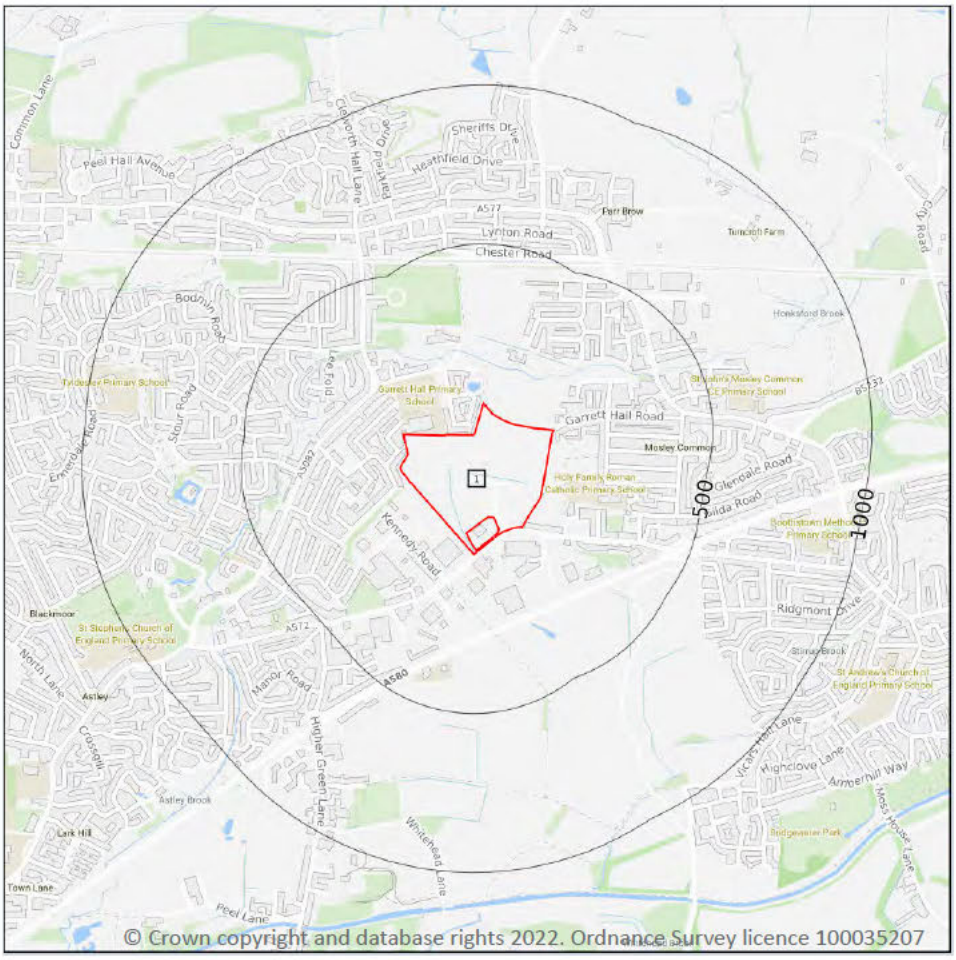
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 89**

ID	Location	Category	Description
5	**On site**	**FAULT**	**Normal fault, inferred; crossmarks on downthrow side**
6	**On site**	**ROCK**	**Coal seam, inferred**
8	101m W	ROCK	Coal seam, inferred
10	277m N	FOSSIL_HORIZON	Fossil horizon, marine band
13	345m S	FOSSIL_HORIZON	Fossil horizon, marine band coincident with bedrock geology boundary
15	403m E	ROCK	Coal seam, observed
16	464m NW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 91**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

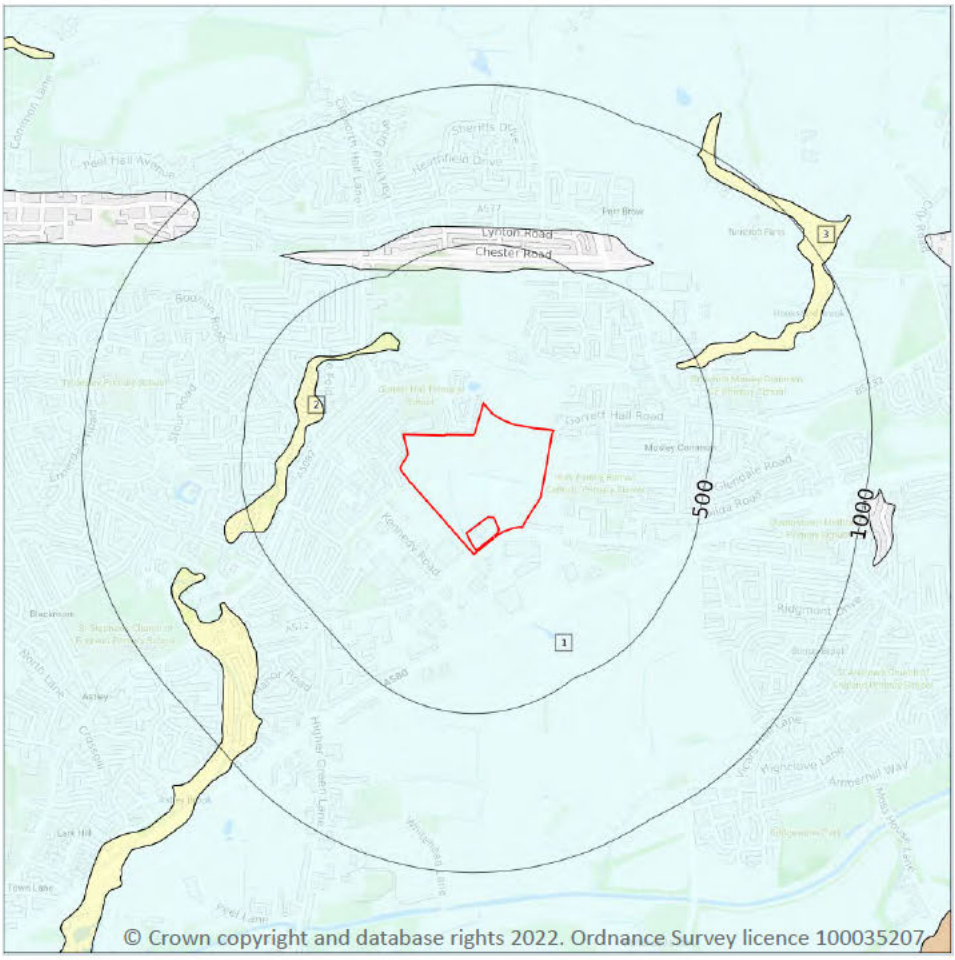
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m **3**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 93**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	259m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	437m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

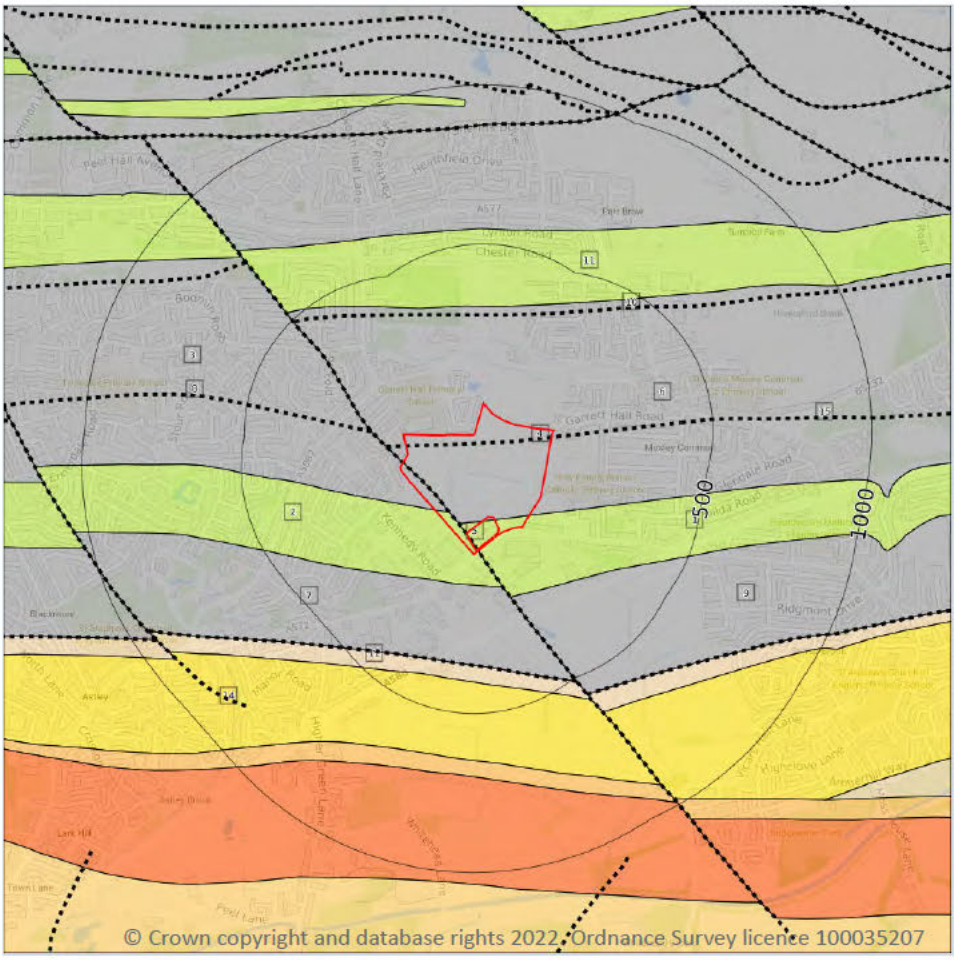
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **9**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 95**

ID	Location	LEX Code	Description	Rock age
1	On site	NHSS-SDST	NEWTON HEATH SANDSTONE - SANDSTONE	WESTPHALIAN
2	On site	NHSS-SDST	NEWTON HEATH SANDSTONE - SANDSTONE	WESTPHALIAN
3	On site	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
6	**On site**	**PMCM-MDSS**	**PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE**	**WESTPHALIAN**
7	96m S	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
9	176m SE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
11	305m N	NR-SDST	NOB END ROCK - SANDSTONE	WESTPHALIAN
12	345m S	PUCM-MDSS	PENNINE UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
14	397m S	WDR-SDST	WORSLEY DELF ROCK - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m **2**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**High**	**Moderate**
On site	**Fracture**	**Moderate**	**Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **6**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 95**

ID	Location	Category	Description
4	**On site**	**ROCK**	**Coal seam, inferred**
5	**On site**	**FAULT**	**Fault, inferred**

ID	Location	Category	Description
8	101m W	ROCK	Coal seam, inferred
10	277m N	FOSSIL_HORIZON	Marine band
13	345m S	FOSSIL_HORIZON	Marine band
15	402m E	ROCK	Coal seam, observed

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m	11

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

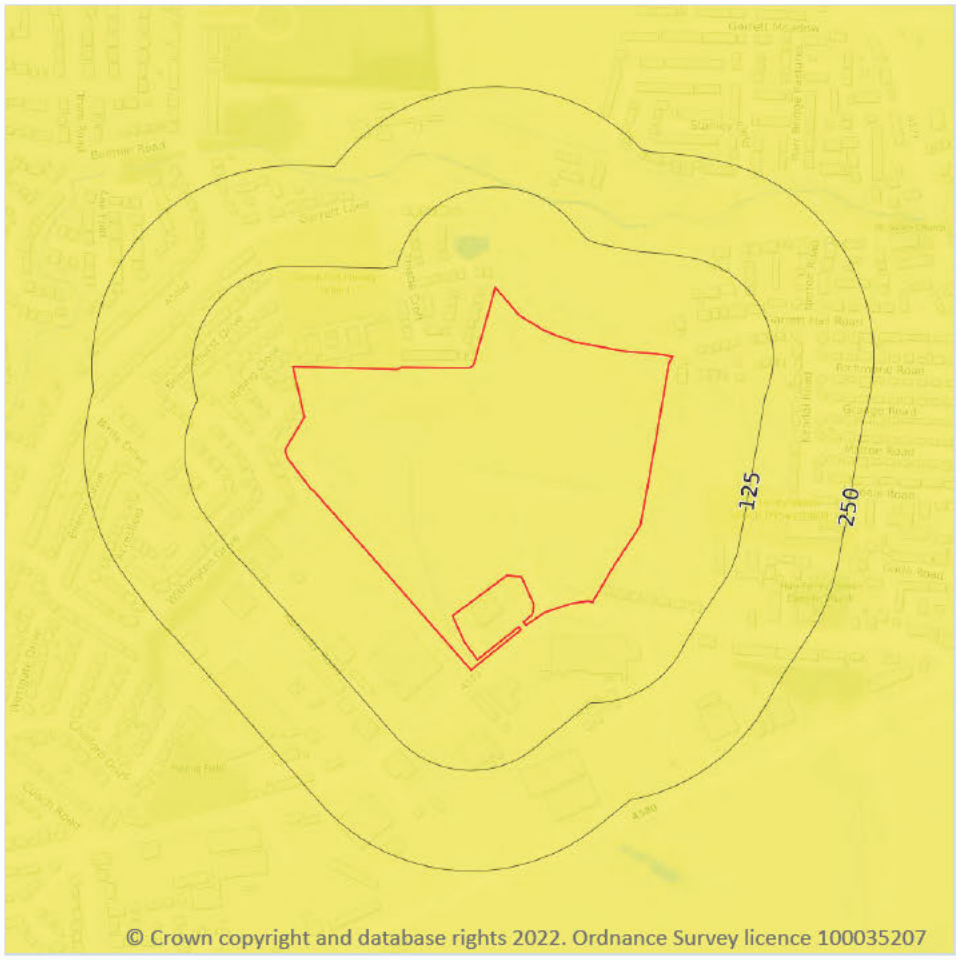
Features are displayed on the Boreholes map on **page 98**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	132m SE	370930 400840	CHADDOCK LANE BH5	-	Y	N/A
2	163m SE	371100 400900	CHADDOCK LANE BH4	-	Y	N/A
A	163m S	370800 400773	MAIN DRAINAGE SCHEME BH56	10.0	N	21761

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	172m S	370781 400769	MAIN DRAINAGE SCHEME BH55	10.45	N	21760
A	176m SW	370759 400774	MAIN DRAINAGE SCHEME BH54	10.0	N	21759
3	184m S	370860 400750	CHADDOCK LANE BH6	-	Y	N/A
A	190m SW	370739 400769	MAIN DRAINAGE SCHEME BH53	10.5	N	21758
A	195m SW	370725 400771	MAIN DRAINAGE SCHEME BH52	10.0	N	21757
4	235m S	371050 400790	CHADDOCK LANE BH2	-	Y	N/A
5	238m SE	371120 400820	CHADDOCK LANE BH1	-	Y	N/A
6	246m W	370368 401294	MAIN DRAINAGE SCHEME BH14	9.0	N	21719

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

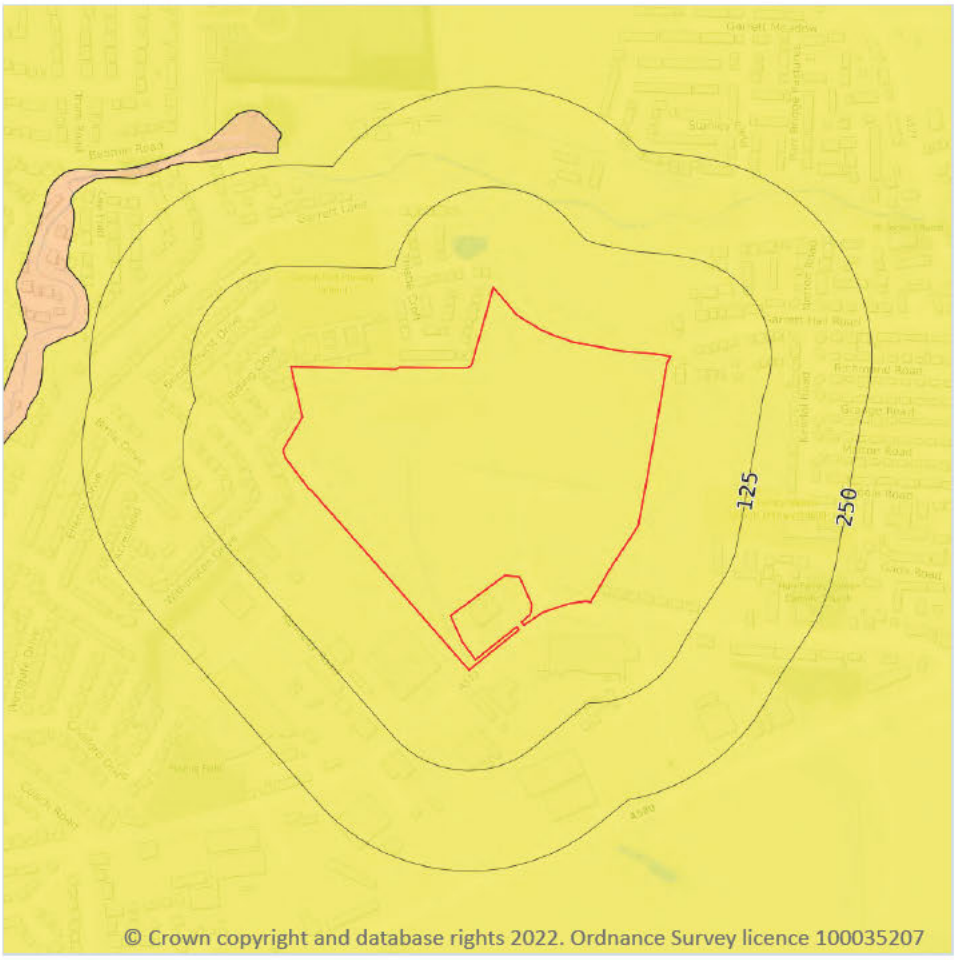
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 100**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

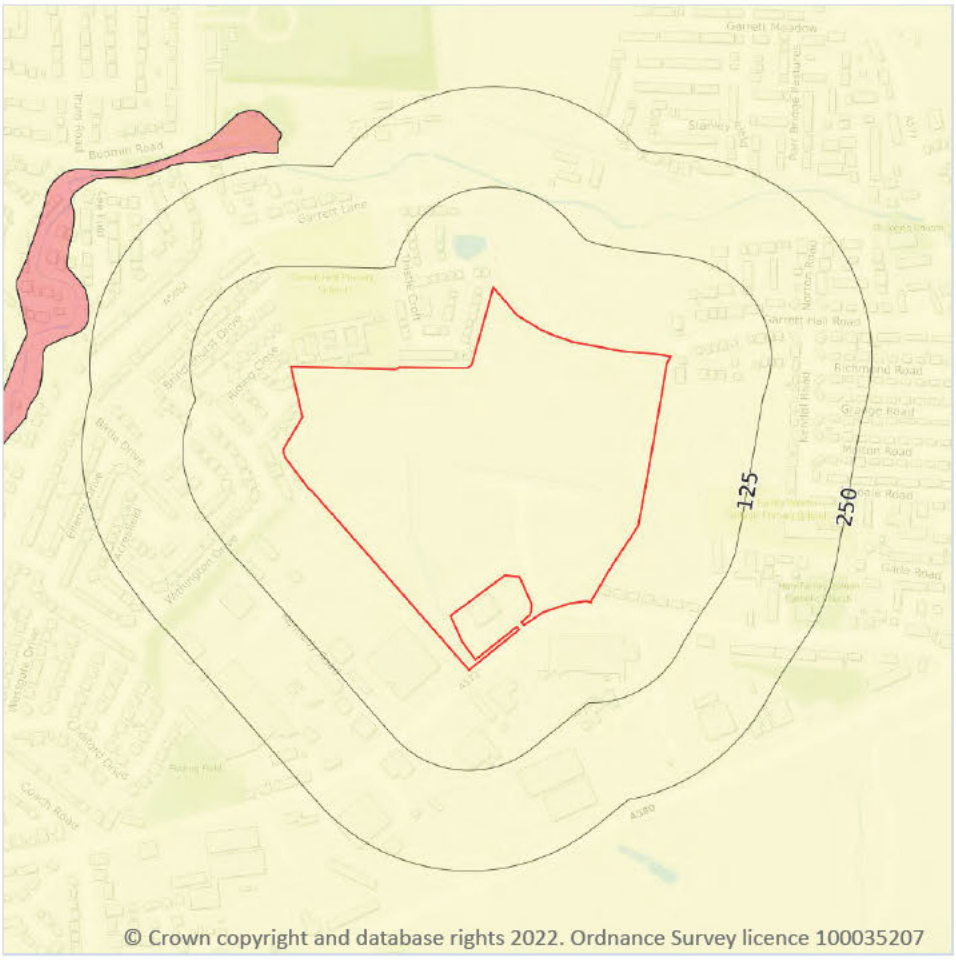
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 101**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

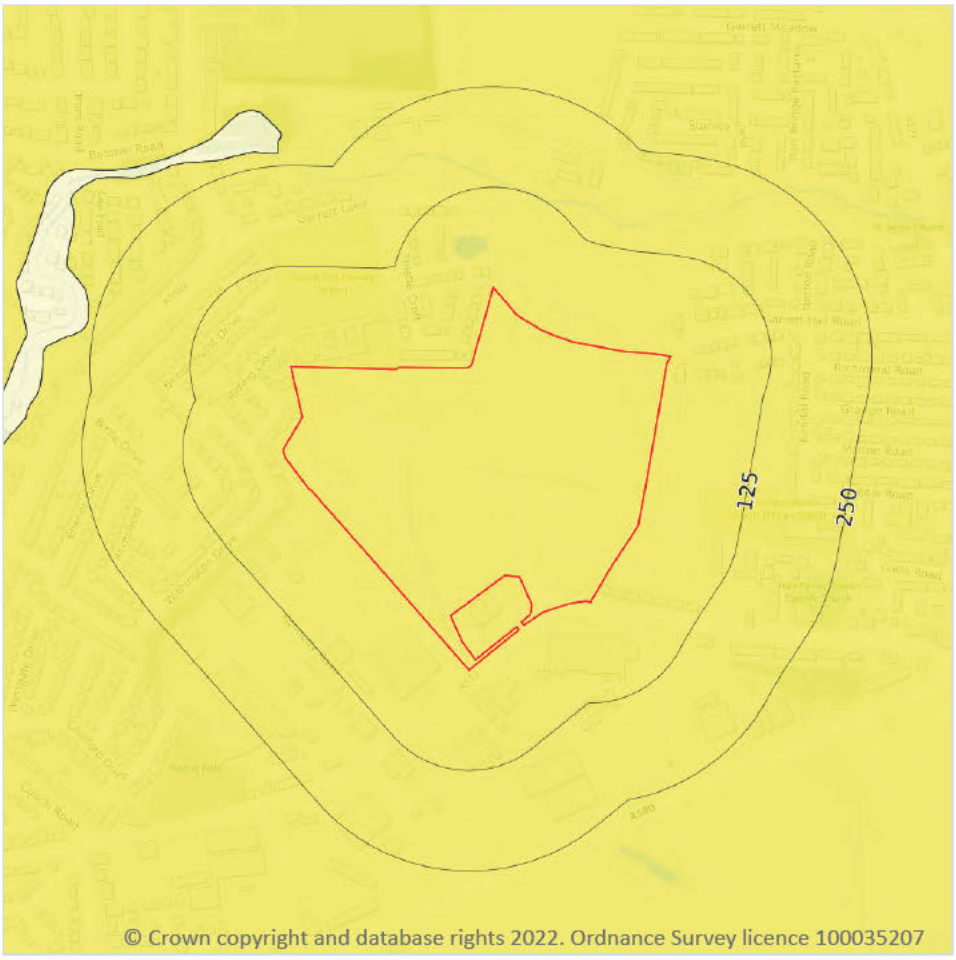
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 102**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

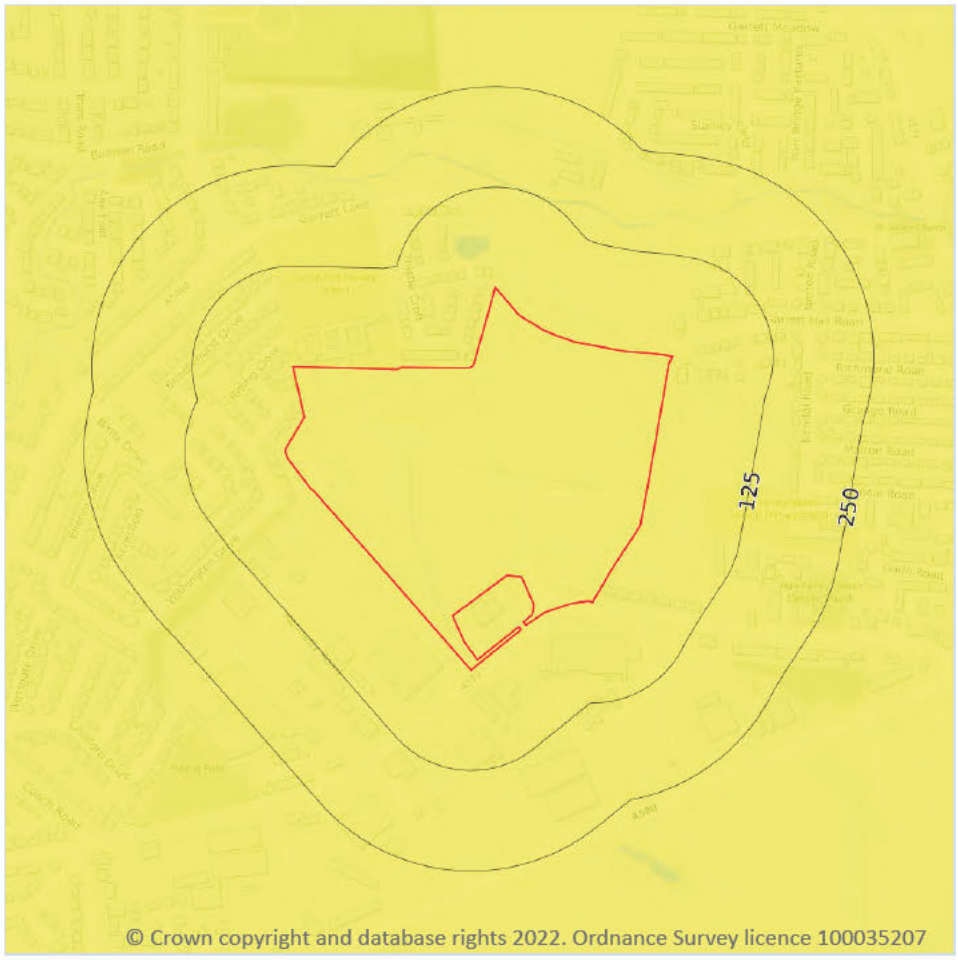
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 103**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 104**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

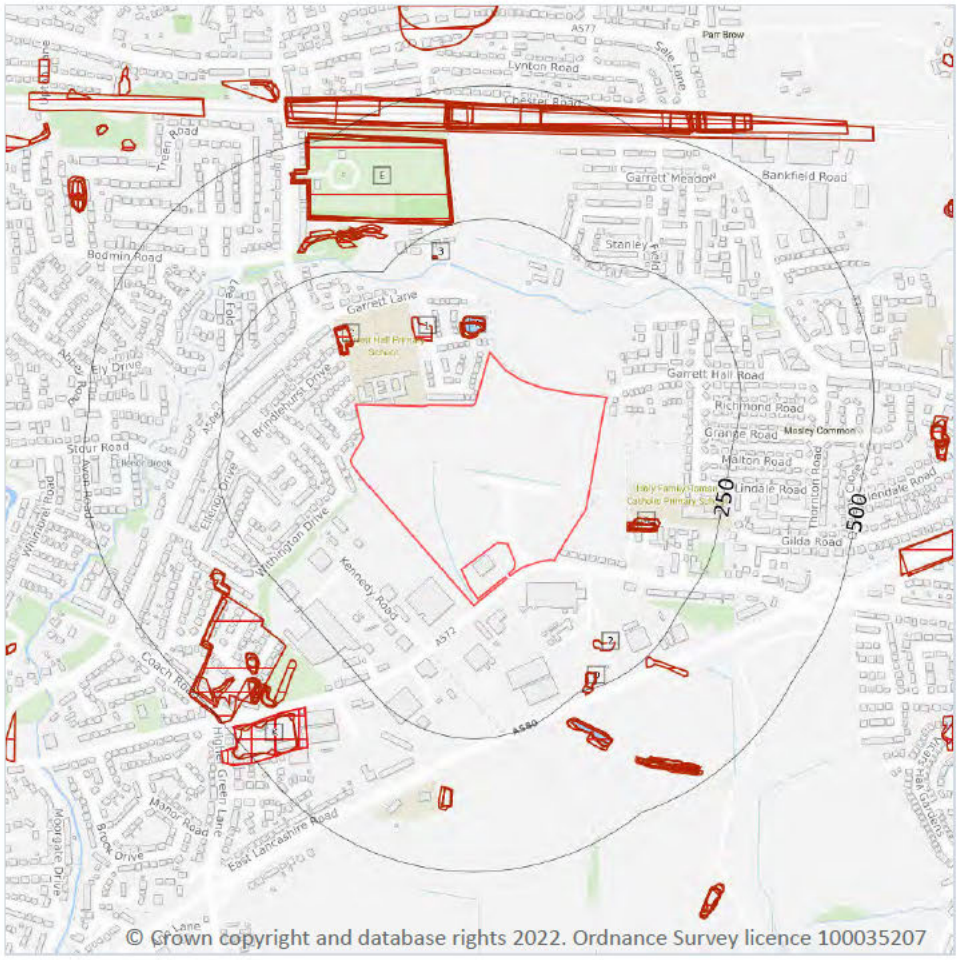
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 105**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



18.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	37

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 107**

ID	Location	Land Use	Year of mapping	Mapping scale
A	39m NW	Pond	1927	1:10560
A	39m NW	Pond	1927	1:10560
A	39m NW	Pond	1949	1:10560
A	39m NW	Pond	1938	1:10560
A	39m NW	Pond	1904	1:10560
A	40m NW	Pond	1891	1:10560
A	42m N	Pond	1851	1:10560
A	45m NW	Pond	1991	1:10000
A	45m NW	Pond	1956	1:10560
A	45m NW	Pond	1967	1:10560
A	45m NW	Pond	1973	1:10000
B	81m E	Pond	1851	1:10560
B	86m E	Pond	1891	1:10560
B	86m E	Pond	1927	1:10560
B	86m E	Pond	1927	1:10560
B	87m E	Pond	1949	1:10560
B	87m E	Pond	1938	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
B	87m E	Pond	1904	1:10560
B	90m E	Pond	1959	1:10560
B	91m E	Pond	1991	1:10000
B	91m E	Pond	1956	1:10560
B	91m E	Pond	1967	1:10560
B	91m E	Pond	1973	1:10000
C	95m N	Pond	1927	1:10560
C	95m N	Pond	1927	1:10560
C	98m N	Pond	1938	1:10560
C	98m N	Pond	1904	1:10560
C	99m N	Pond	1891	1:10560
C	101m N	Pond	1851	1:10560
1	111m W	Ponds	1851	1:10560
2	168m SE	Pond	1851	1:10560
3	202m NW	Sewage Tank	1904	1:10560
D	219m S	Pond	1891	1:10560
D	219m S	Pond	1949	1:10560
D	219m S	Pond	1938	1:10560
D	219m S	Pond	1904	1:10560
E	250m N	Cemetery	1926	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	19

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 107**

ID	Location	Land Use	Year of mapping	Mapping scale
K	365m SW	Disused Colliery	1904	1:10560
-	682m N	Unspecified Shafts	1907	1:10560
-	688m N	Unspecified Old Shaft	1938	1:10560
-	688m N	Unspecified Old Shaft	1926	1:10560
-	804m SE	Old Coal Shafts	1904	1:10560
AF	805m SE	Old Coal Shafts	1904	1:10560
-	832m S	Colliery	1927	1:10560
-	846m S	Colliery	1949	1:10560
-	931m N	Unspecified Old Shaft	1938	1:10560
-	931m N	Unspecified Old Shaft	1926	1:10560
-	931m N	Unspecified Old Shaft	1907	1:10560
-	933m S	Unspecified Mine	1971	1:10000
-	933m S	Colliery	1949	1:10560
-	937m N	Unspecified Disused Shaft	1967	1:10560
-	937m N	Unspecified Disused Shaft	1973	1:10000
-	942m N	Unspecified Old Shaft	1956	1:10560
-	999m NW	Colliery	1891	1:10560
-	1000m E	Collieries	1927	1:10560
-	1000m E	Collieries	1904	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	**In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk.**

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

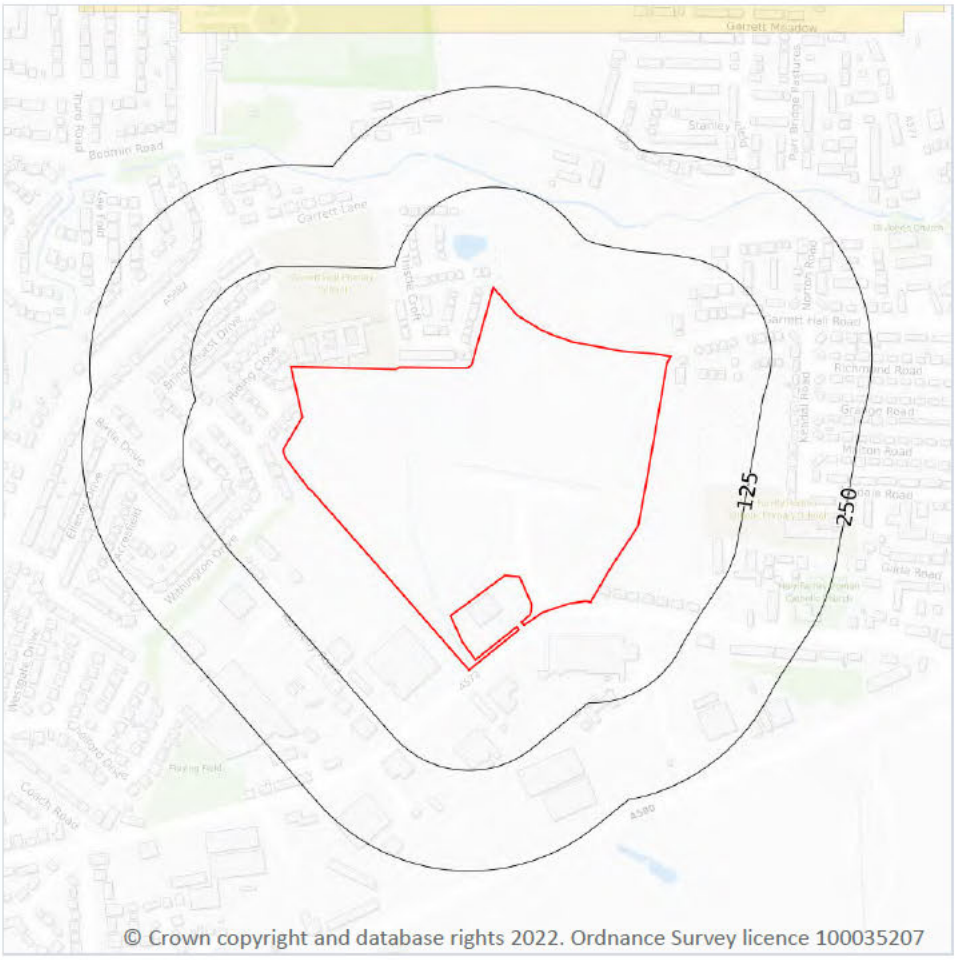
18.13 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 113**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None****

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	12

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**600 - 1200 mg/kg**	**360 - 720 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**300 - 600 mg/kg**	**240 - 360 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
11m E	15 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
21m SE	15 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
21m SE	15 mg/kg	No data	600 - 1200 mg/kg	360 - 720 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

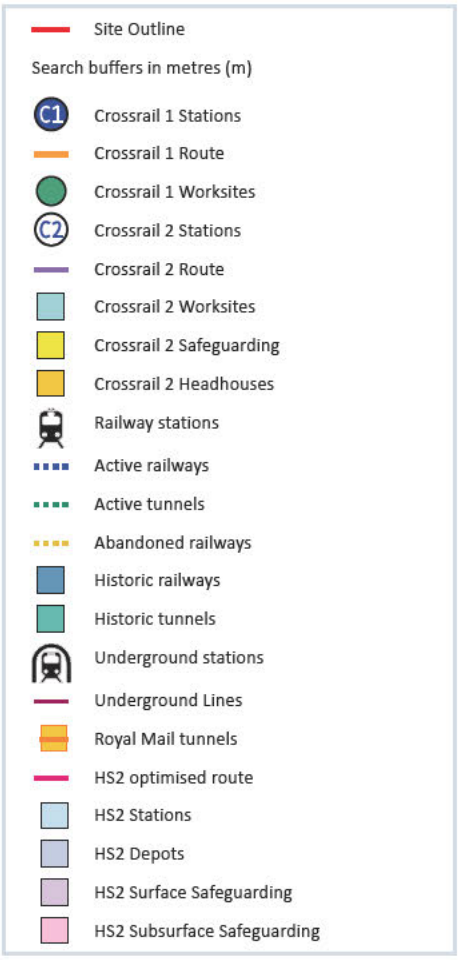
Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects





21.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	3

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 116**

Location	Land Use	Year of mapping	Mapping scale
126m SW	Railway Sidings	1904	10560
127m SW	Railway Sidings	1908	2500
129m SW	Tramway Sidings	1851	10560

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

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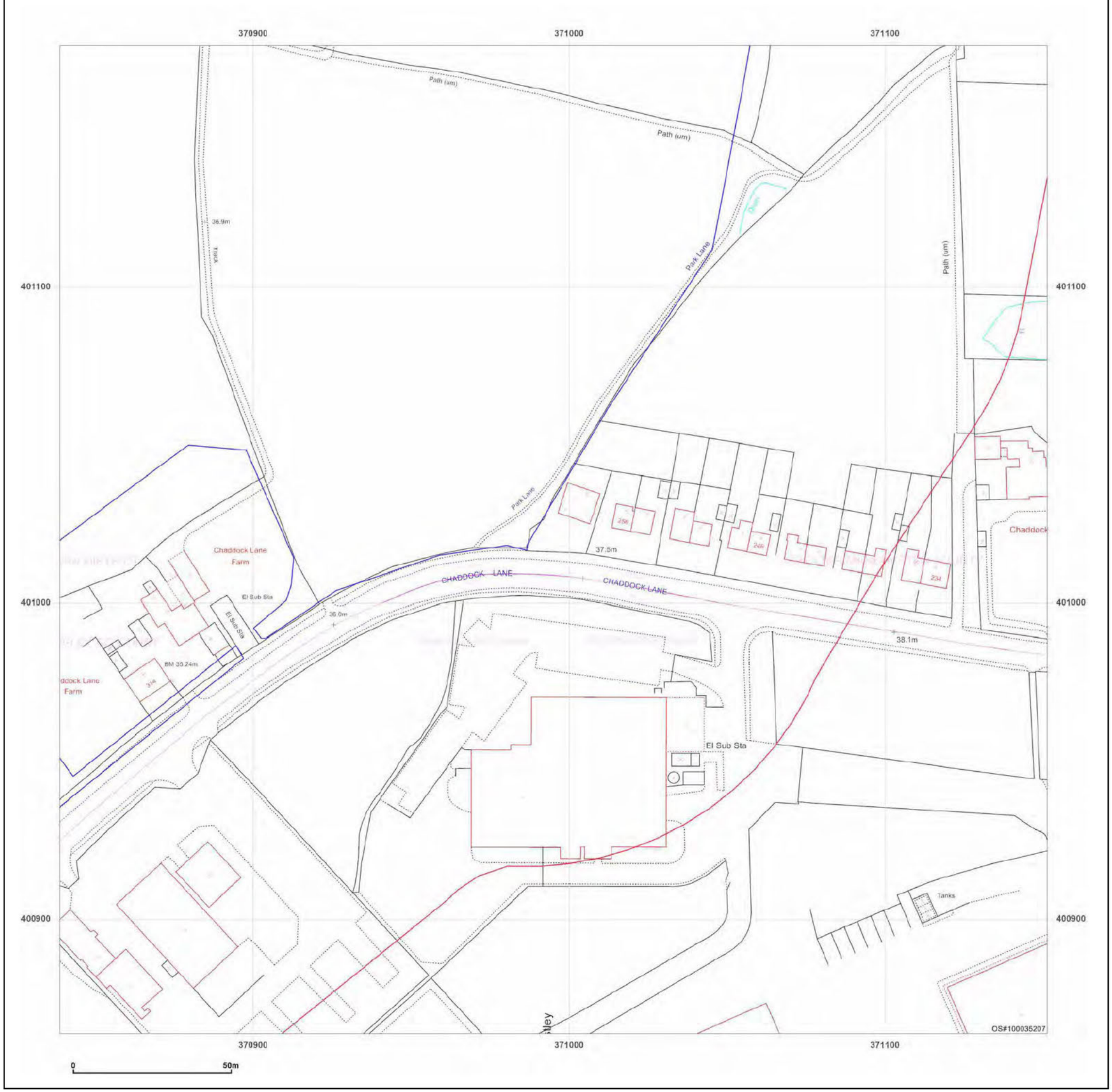
APPENDIX D – HISTORICAL DRAWINGS



Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_Landline_2_1
Grid Ref: 370995, 401020

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250

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Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_Landline_1_2
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Map date: 2003
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Printed at: 1:1,250

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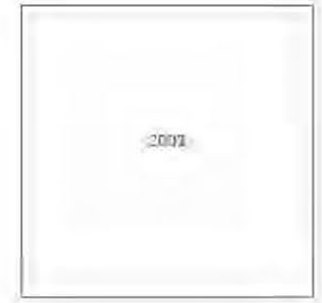

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Discovery

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Client Ref: 21133J
Report Ref: DCE-8475351_Landline_1_1
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Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250

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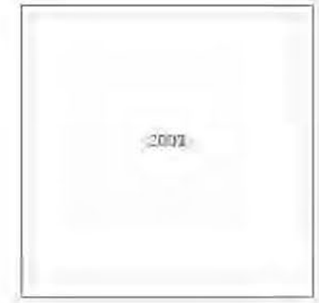

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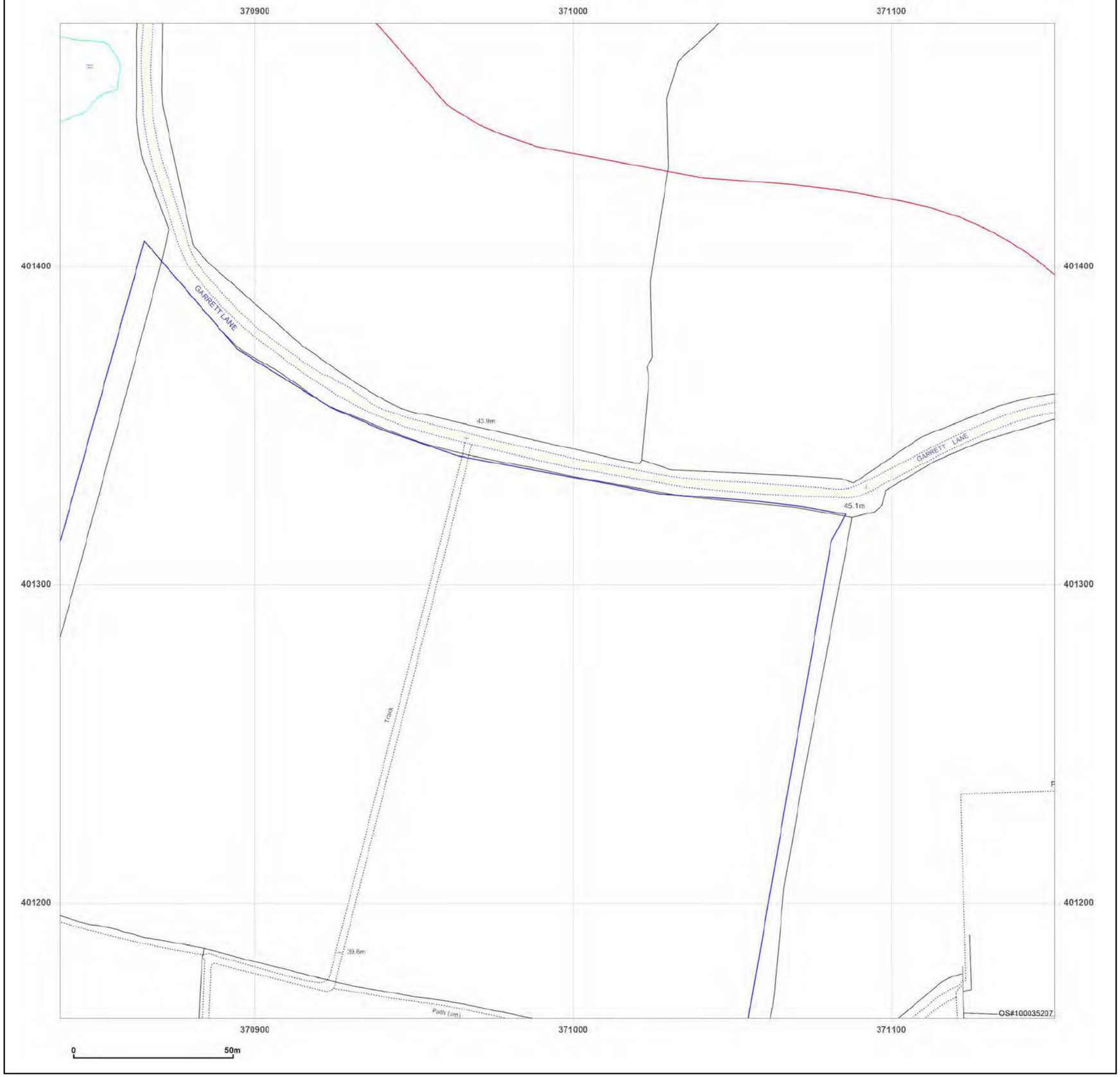

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

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Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250

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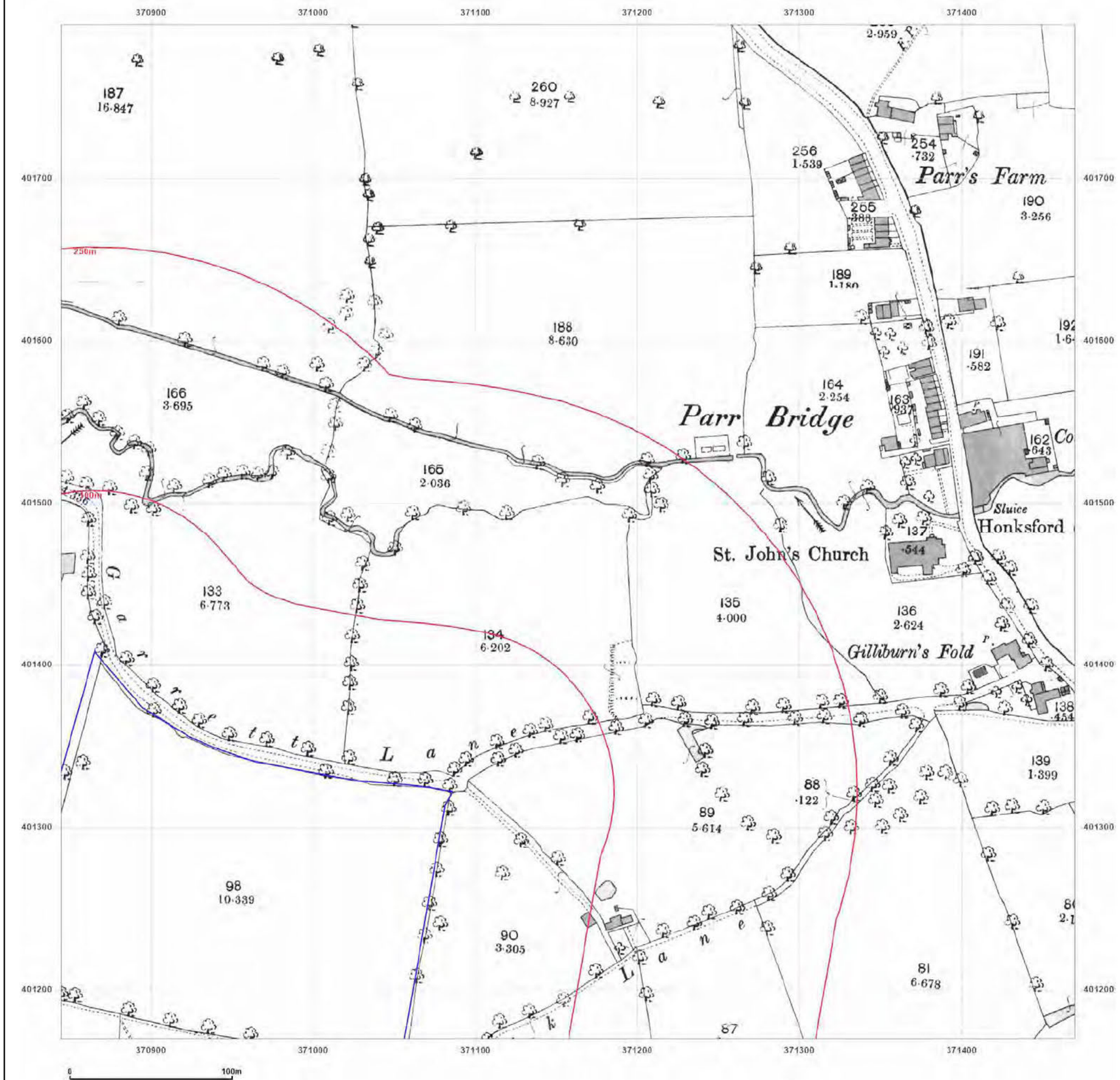

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

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Map date: 1893
Scale: 1:2,500
Printed at: 1:2,500

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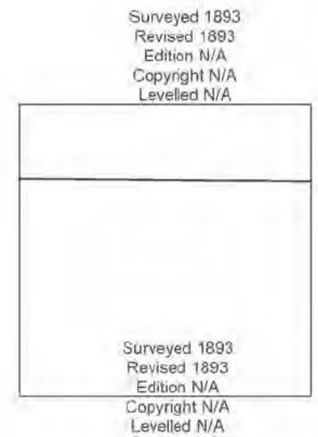

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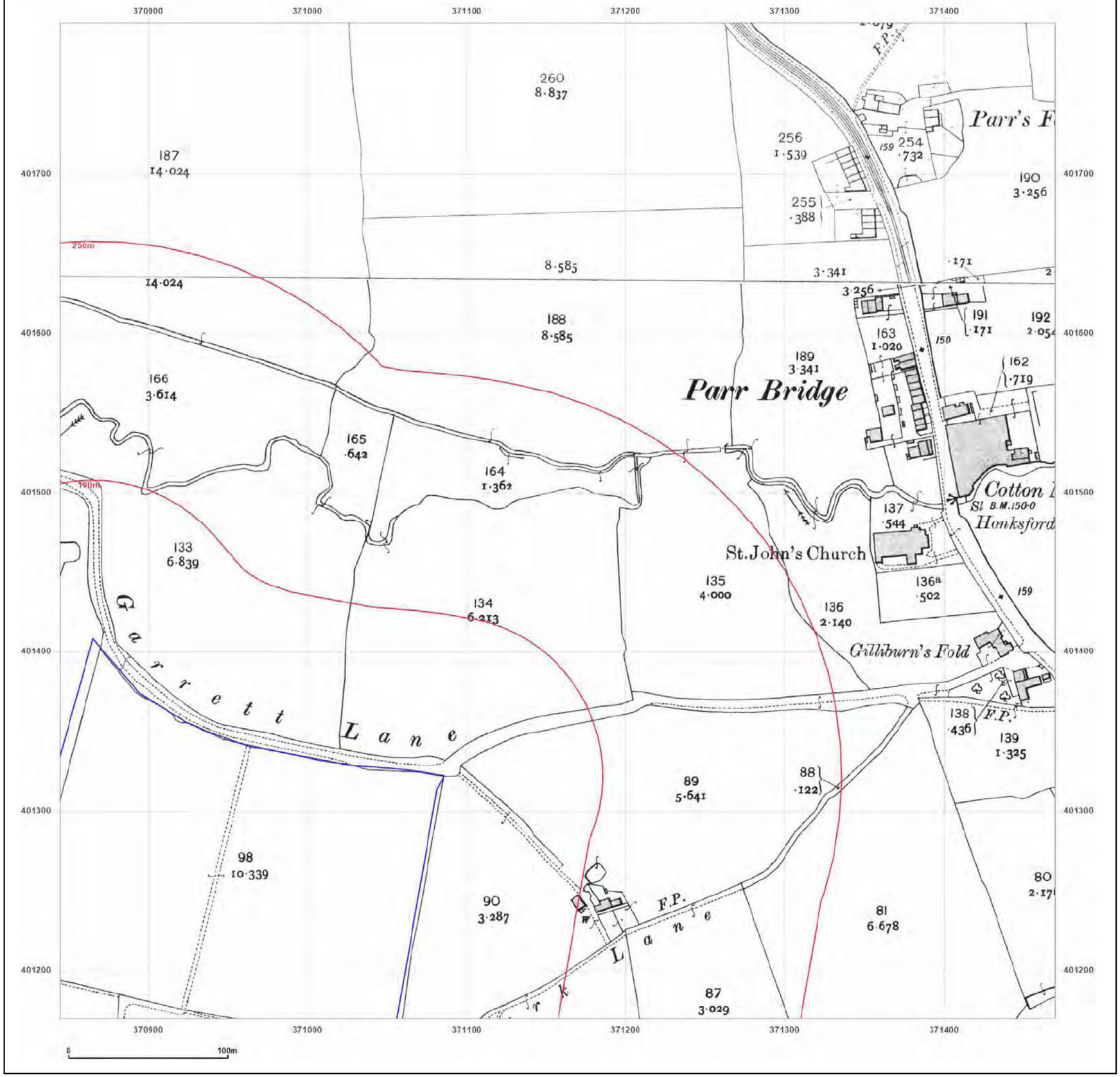

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_2
Grid Ref: 371157, 401482

Map Name: County Series
Map date: 1908-1909
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1909
Edition N/A
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Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

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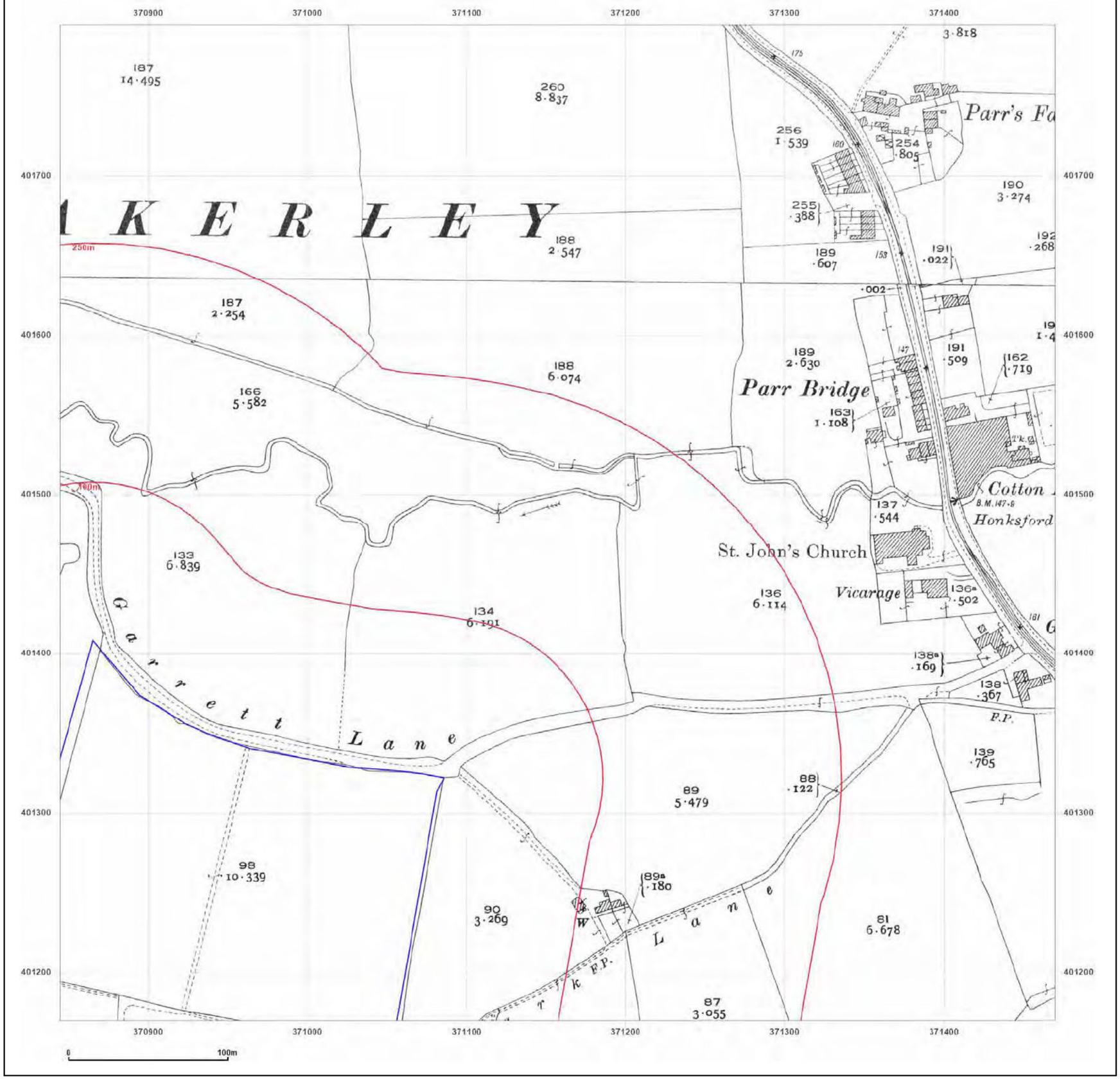

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_2
Grid Ref: 371157, 401482

Map Name: County Series
Map date: **1928**
Scale: 1:2,500
Printed at: 1:2,500

N
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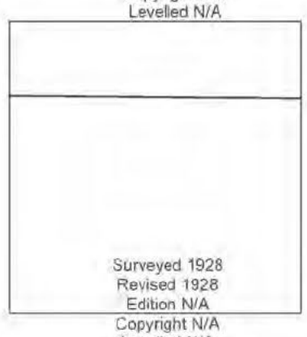
Surveyed 1928
Revised 1928
Edition N/A
Copyright N/A
Levelled N/A



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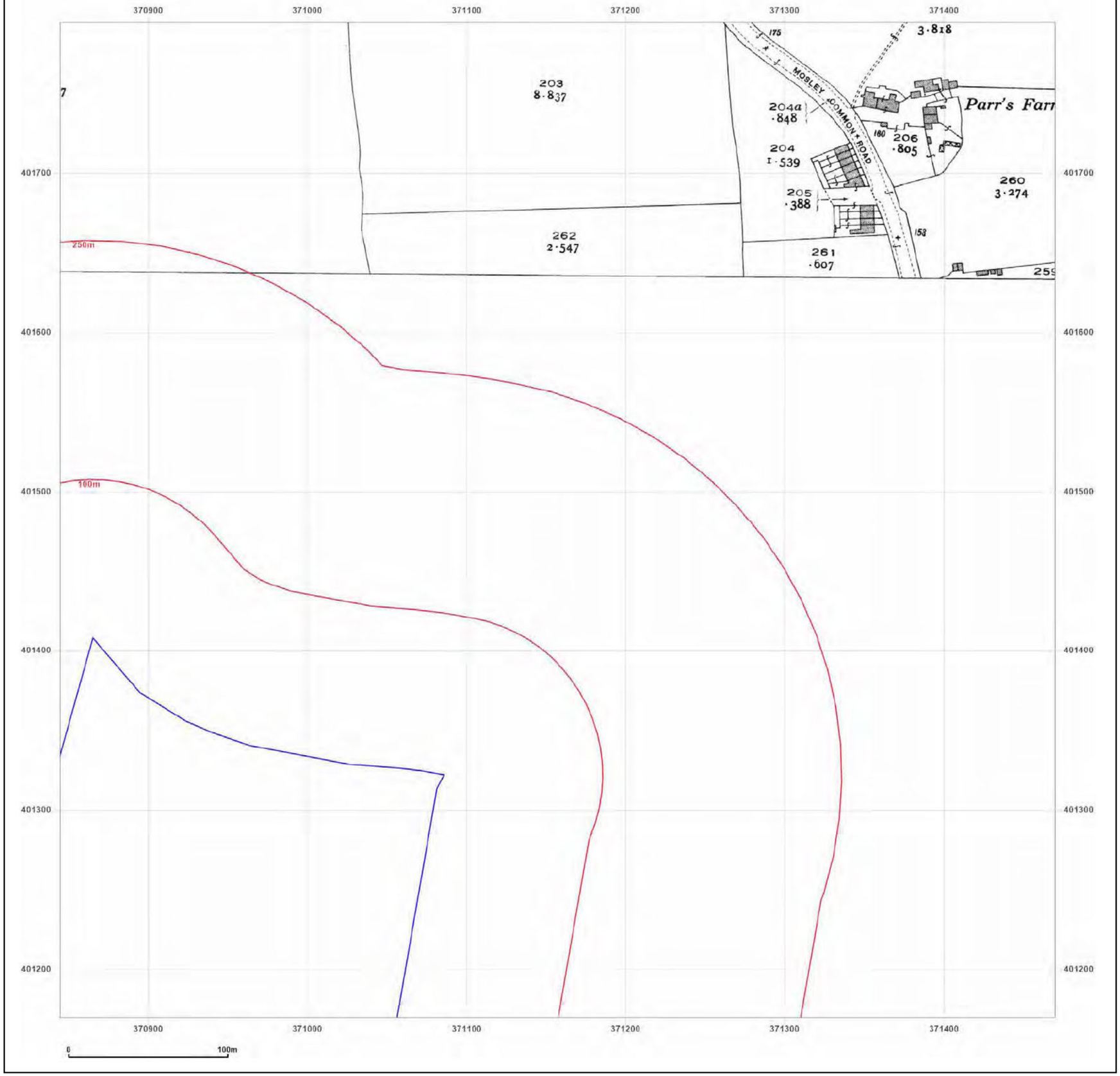

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_2
Grid Ref: 371157, 401482

Map Name: County Series
Map date: **1938**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1891
Revised 1936
Edition 1938
Copyright N/A
Levelled 1926

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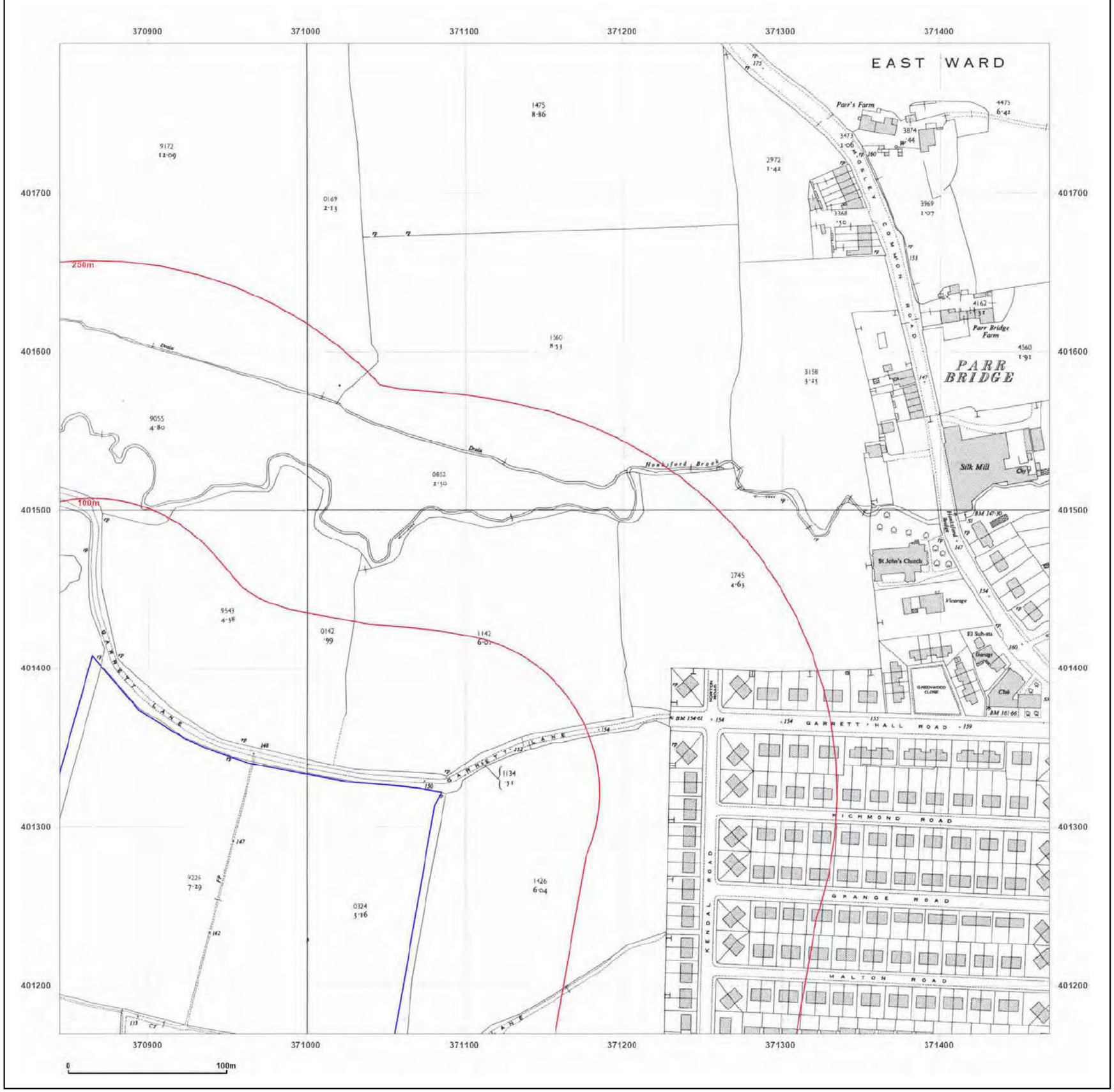

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_2
Grid Ref: 371157, 401482

Map Name: National Grid
Map date: **1951**
Scale: 1:2,500
Printed at: 1:2,500

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W E
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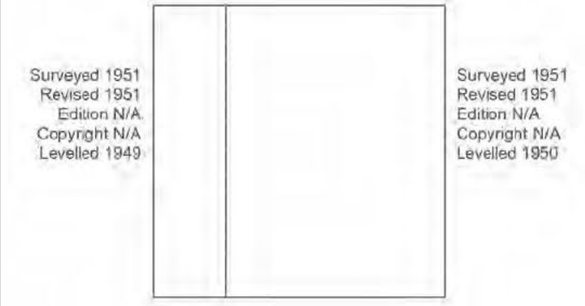

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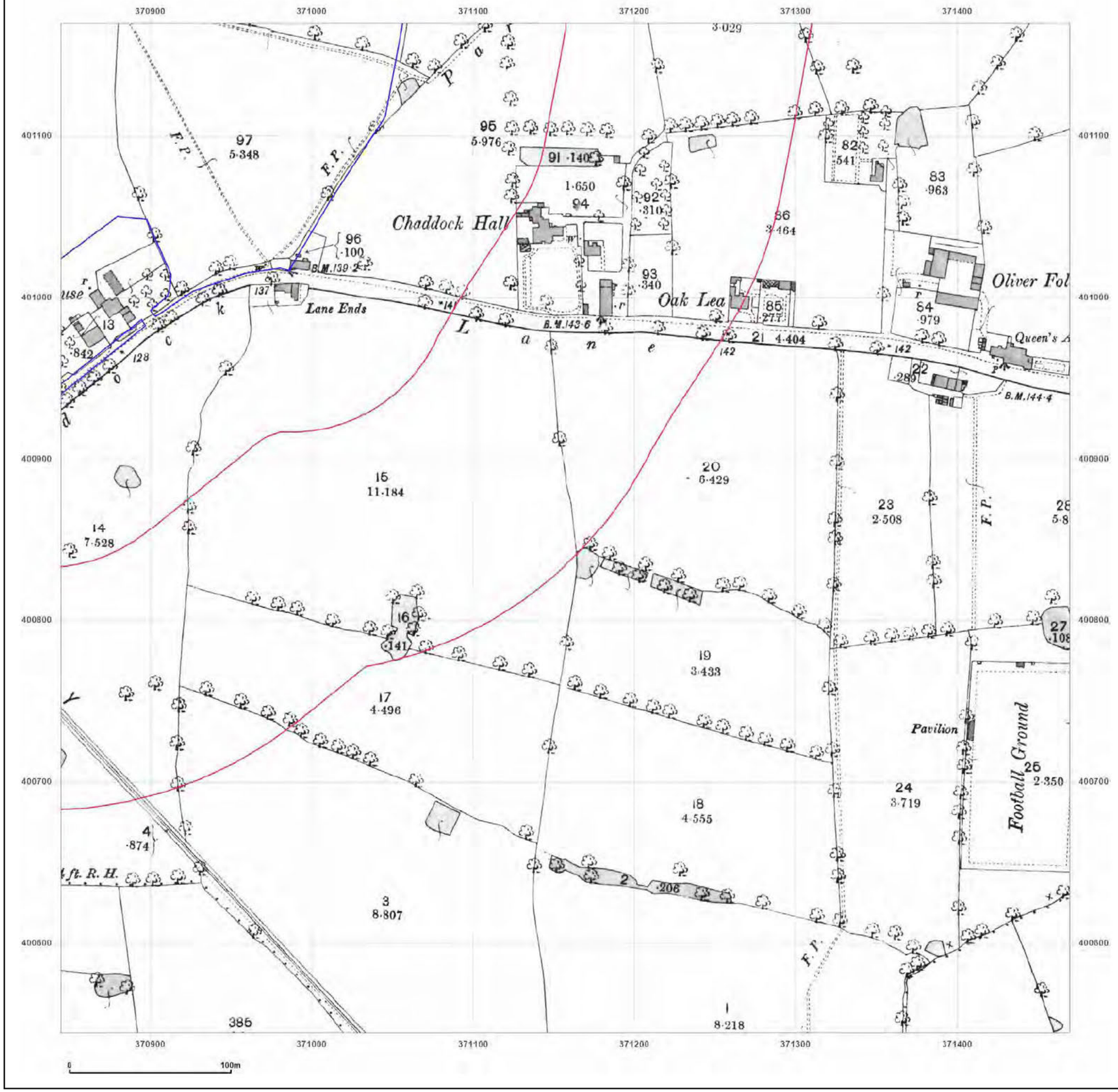

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_1
Grid Ref: 371157, 400857

Map Name: County Series
Map date: 1893
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

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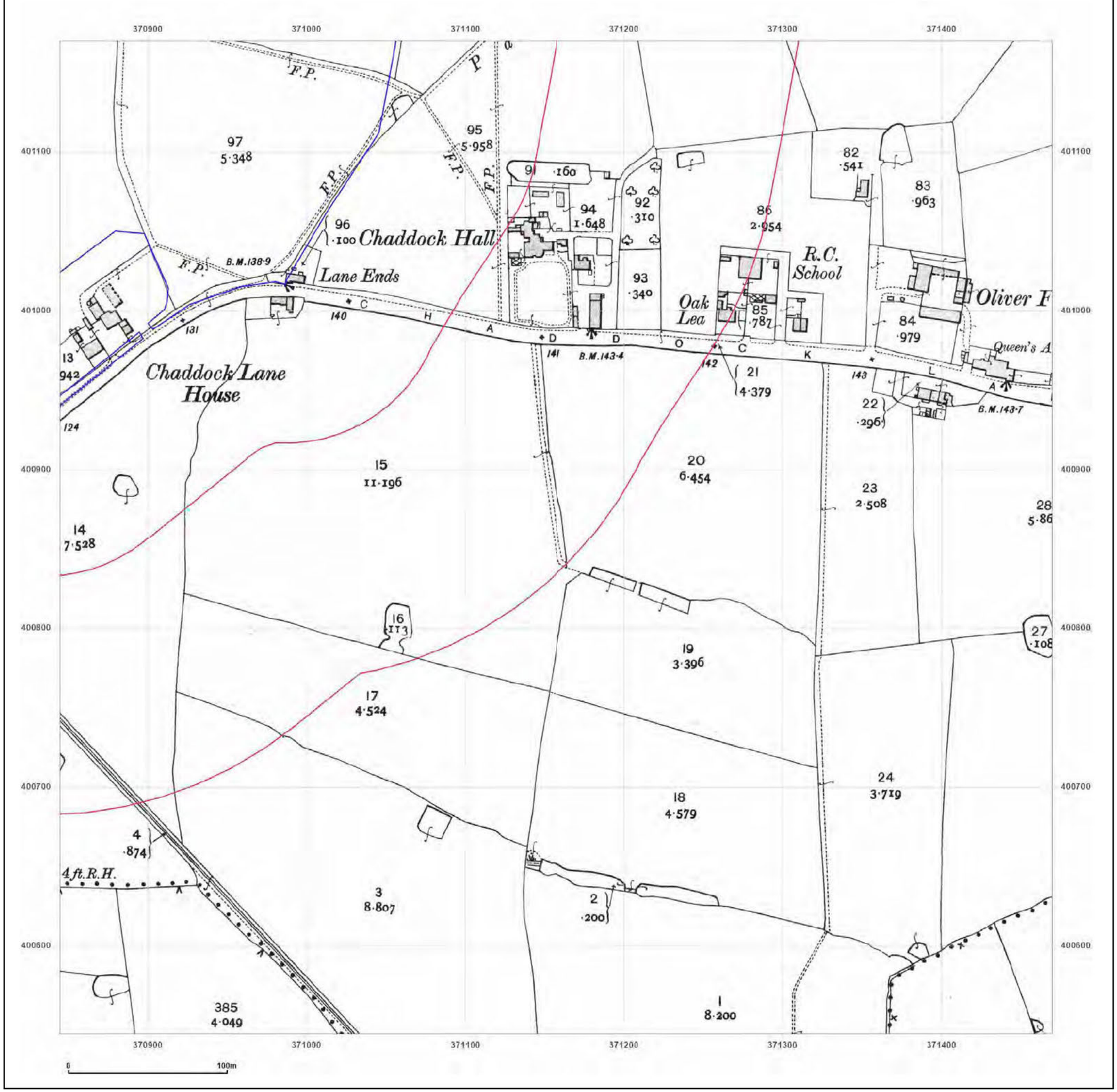

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_1
Grid Ref: 371157, 400857

Map Name: County Series
Map date: 1908
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

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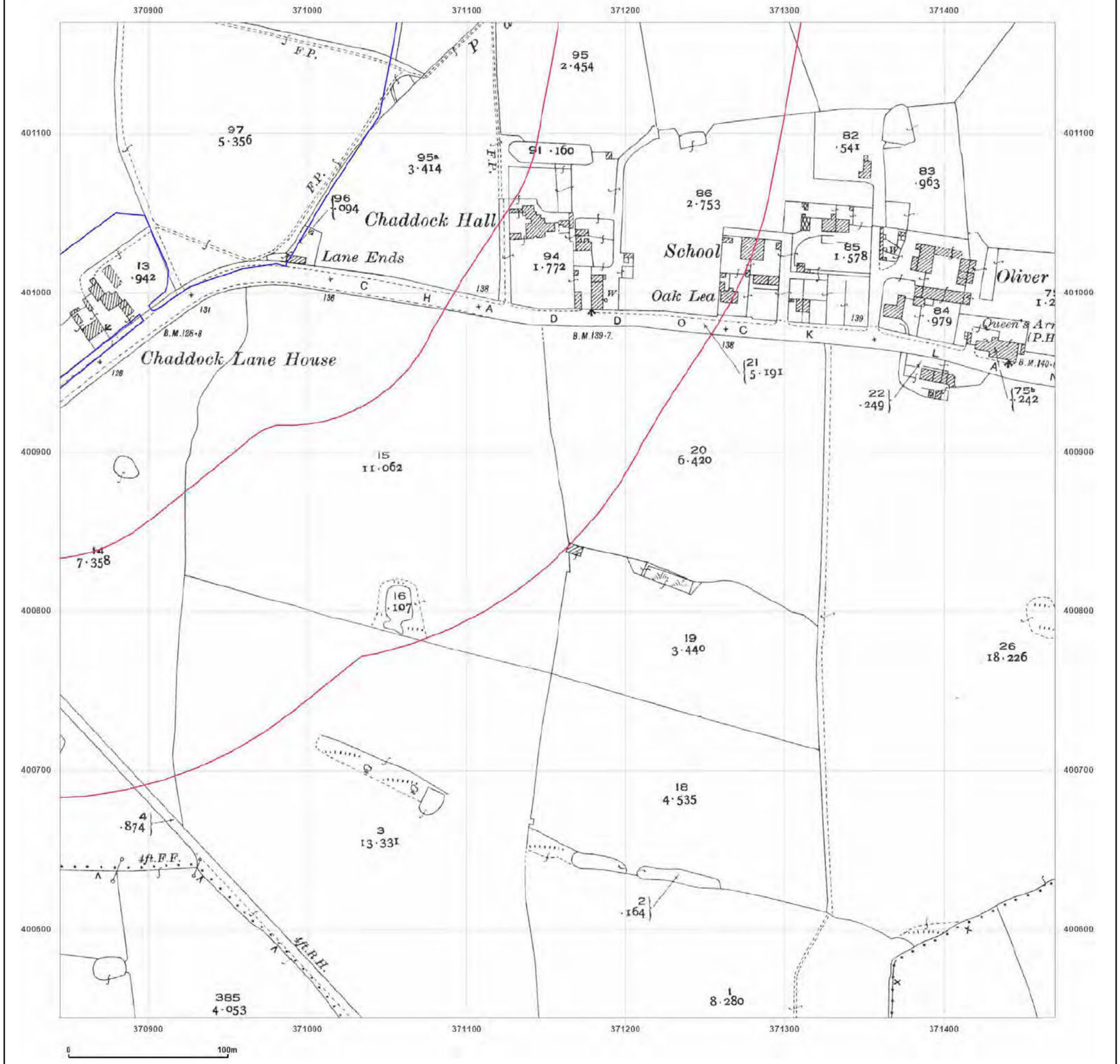

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_1
Grid Ref: 371157, 400857

Map Name: County Series
Map date: **1928**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1928
Revised 1928
Edition N/A
Copyright N/A
Levelled N/A

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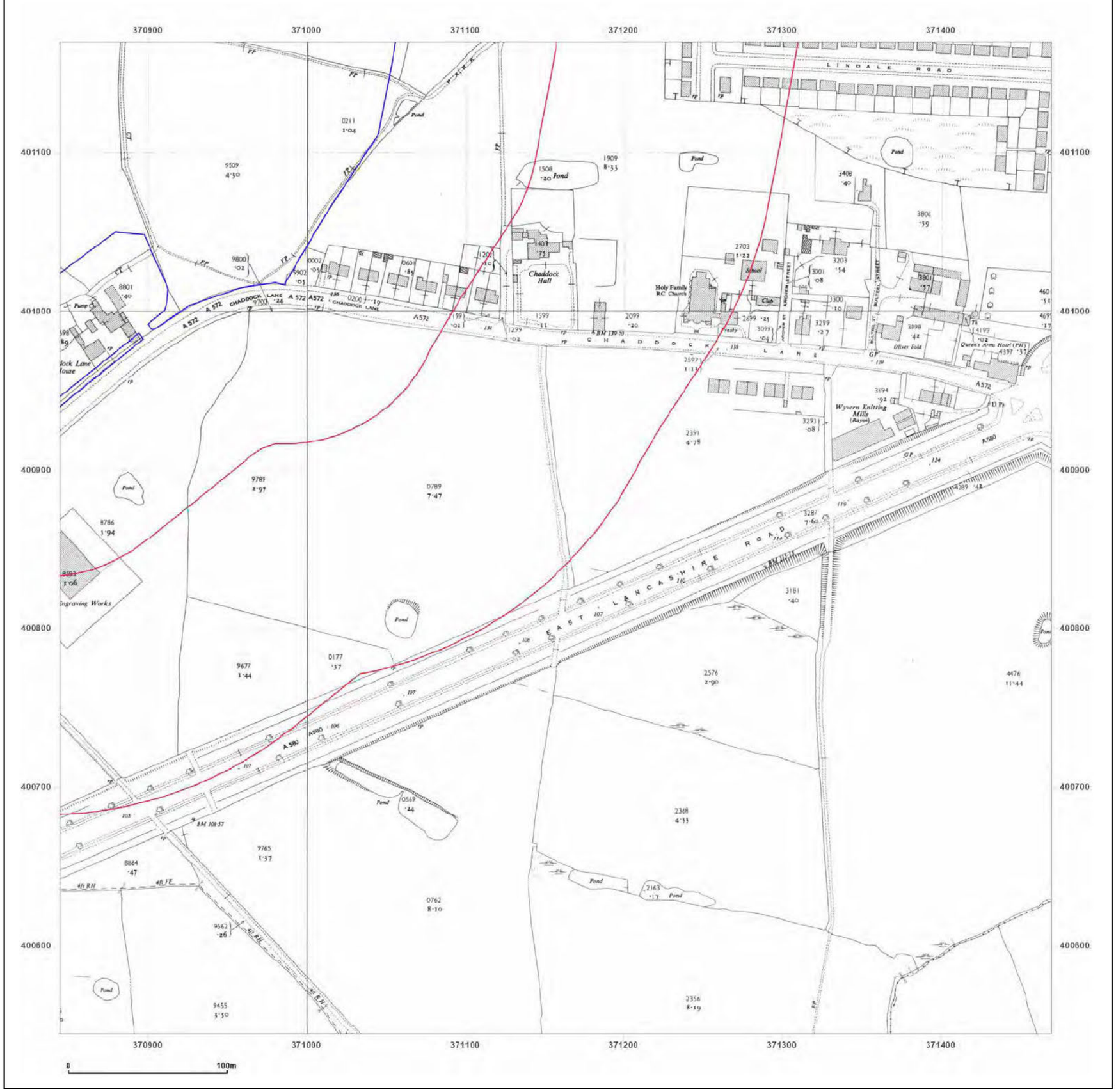

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_2_1
Grid Ref: 371157, 400857

Map Name: National Grid
Map date: **1951**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1949	Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1950
Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1950	Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1950

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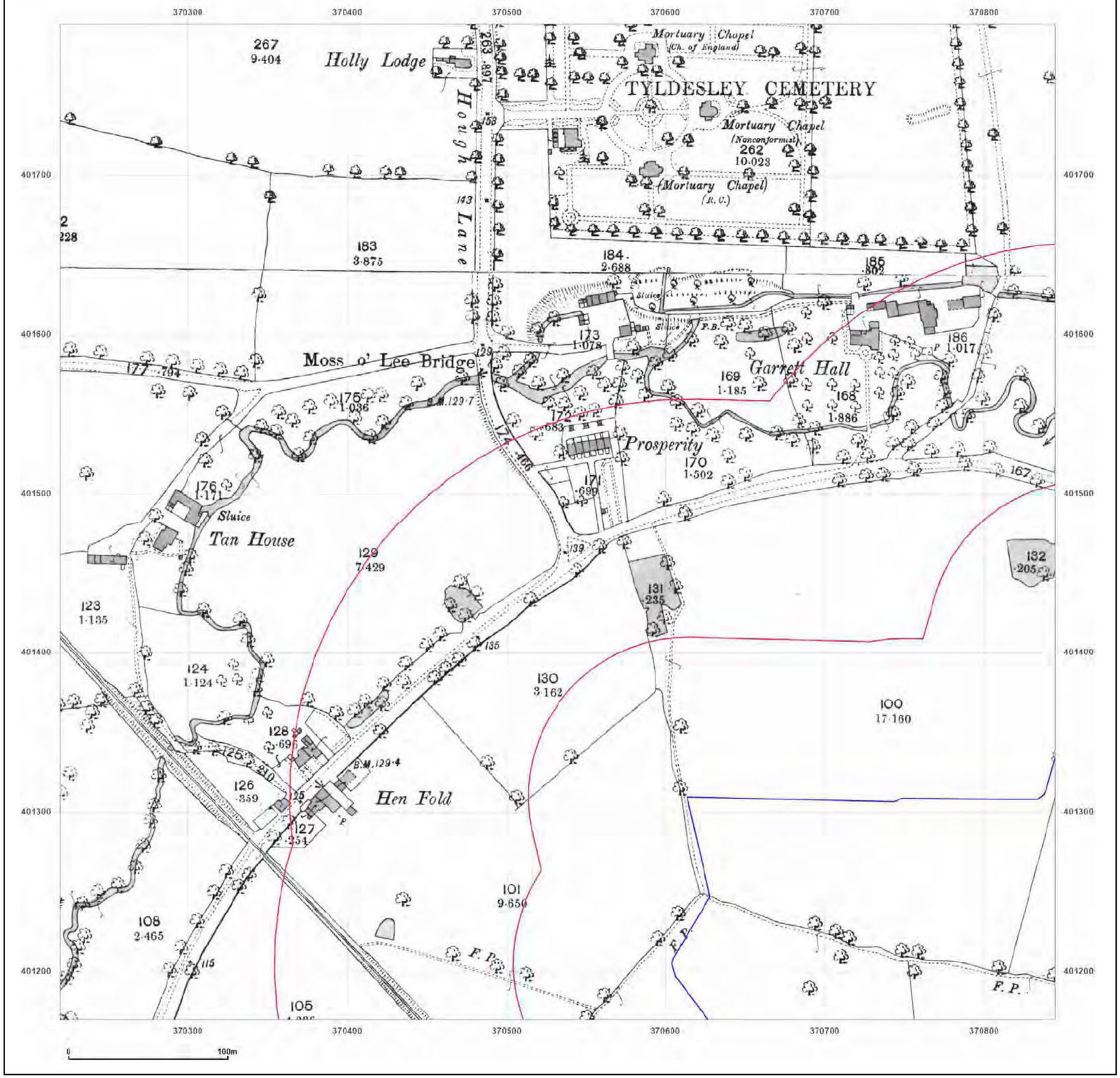

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_2
Grid Ref: 370532, 401482

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500

N
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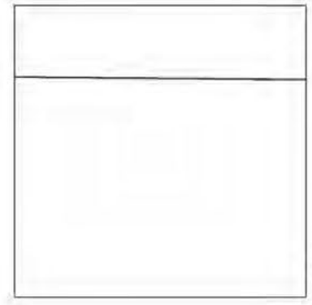

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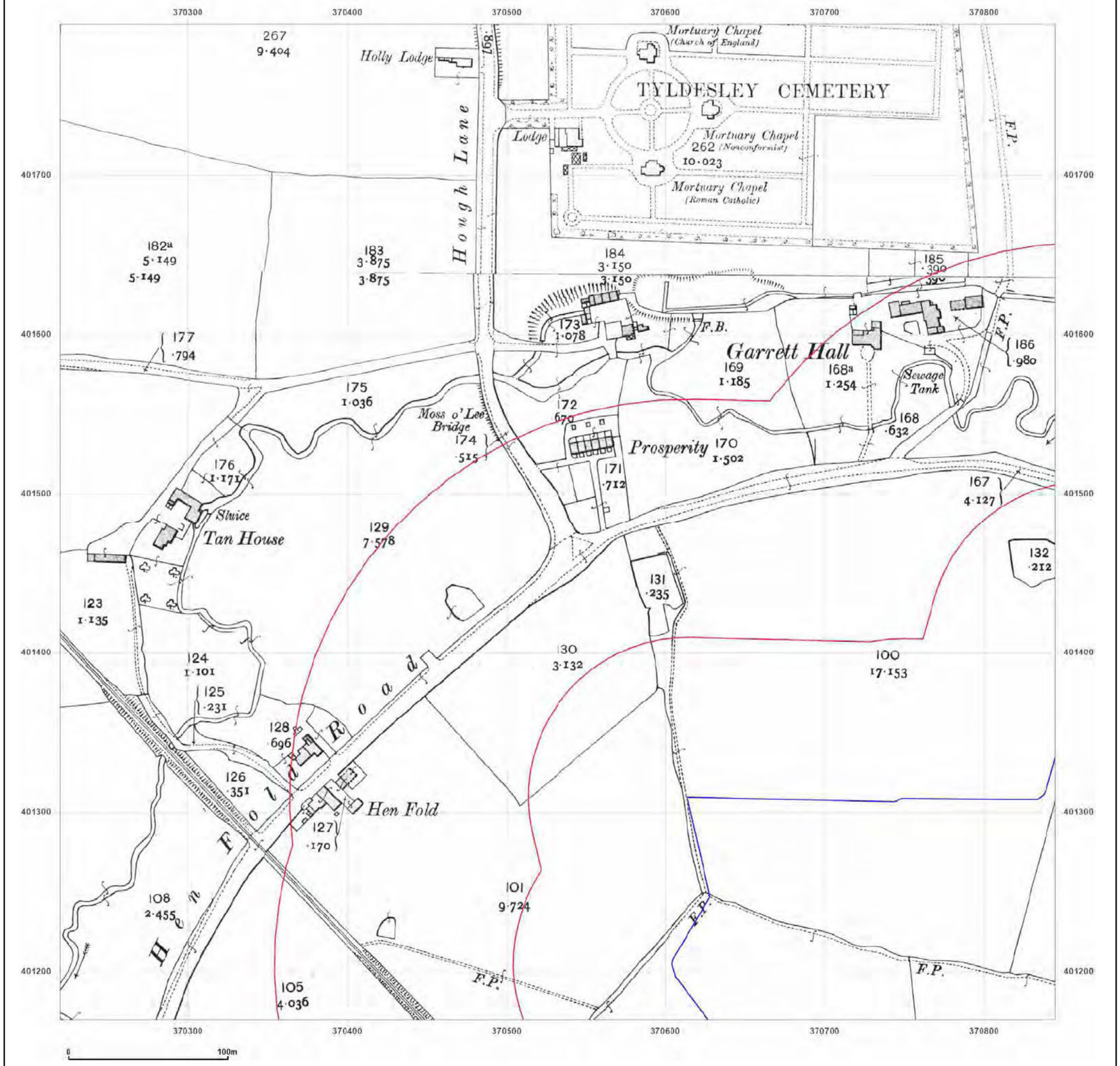

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_2
Grid Ref: 370532, 401482

Map Name: County Series
Map date: 1908-1909
Scale: 1:2,500
Printed at: 1:2,500

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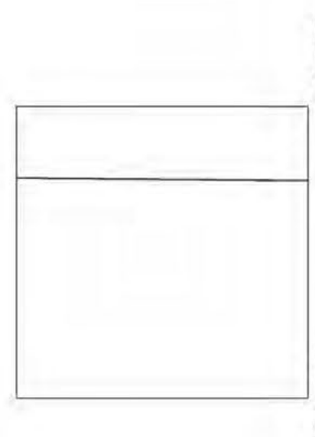

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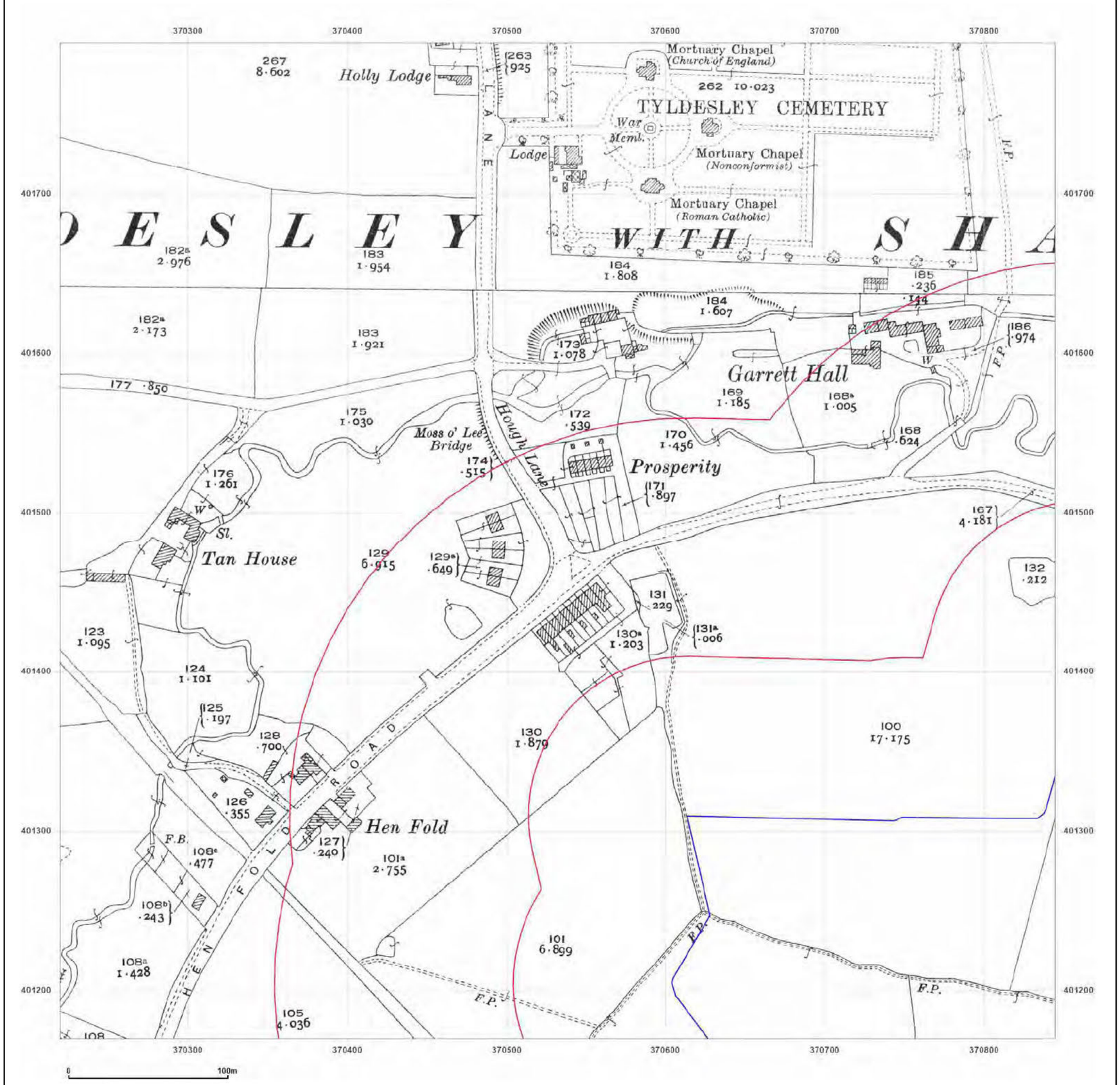

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_2
Grid Ref: 370532, 401482

Map Name: County Series
Map date: 1928
Scale: 1:2,500
Printed at: 1:2,500

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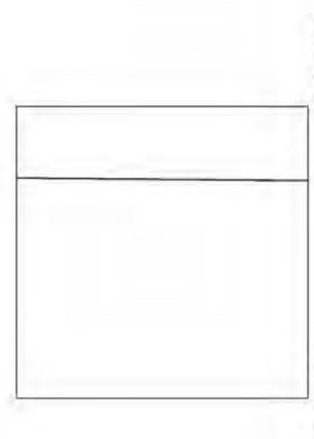

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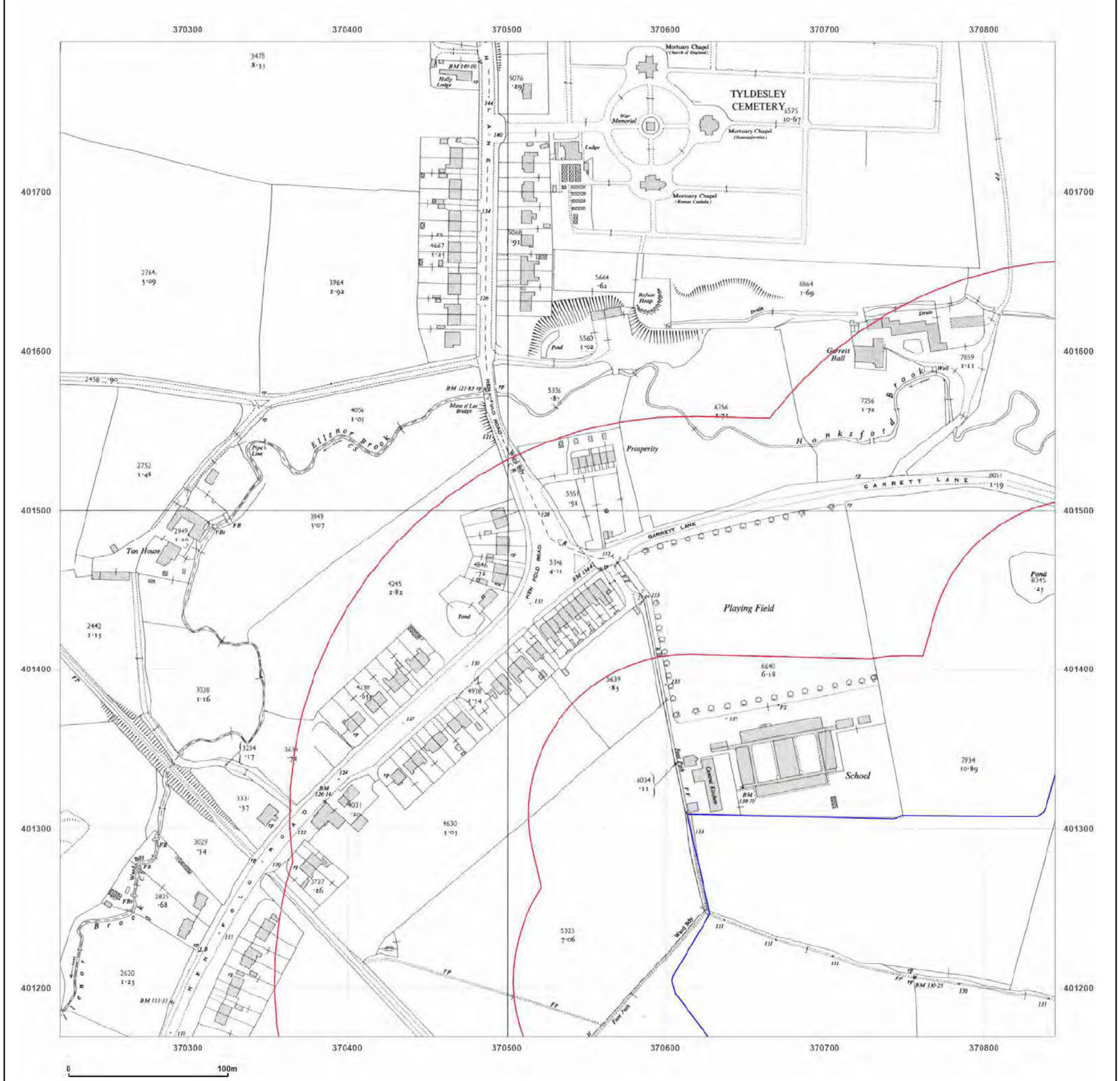

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_2
Grid Ref: 370532, 401482

Map Name: National Grid

Map date: **1951**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1949

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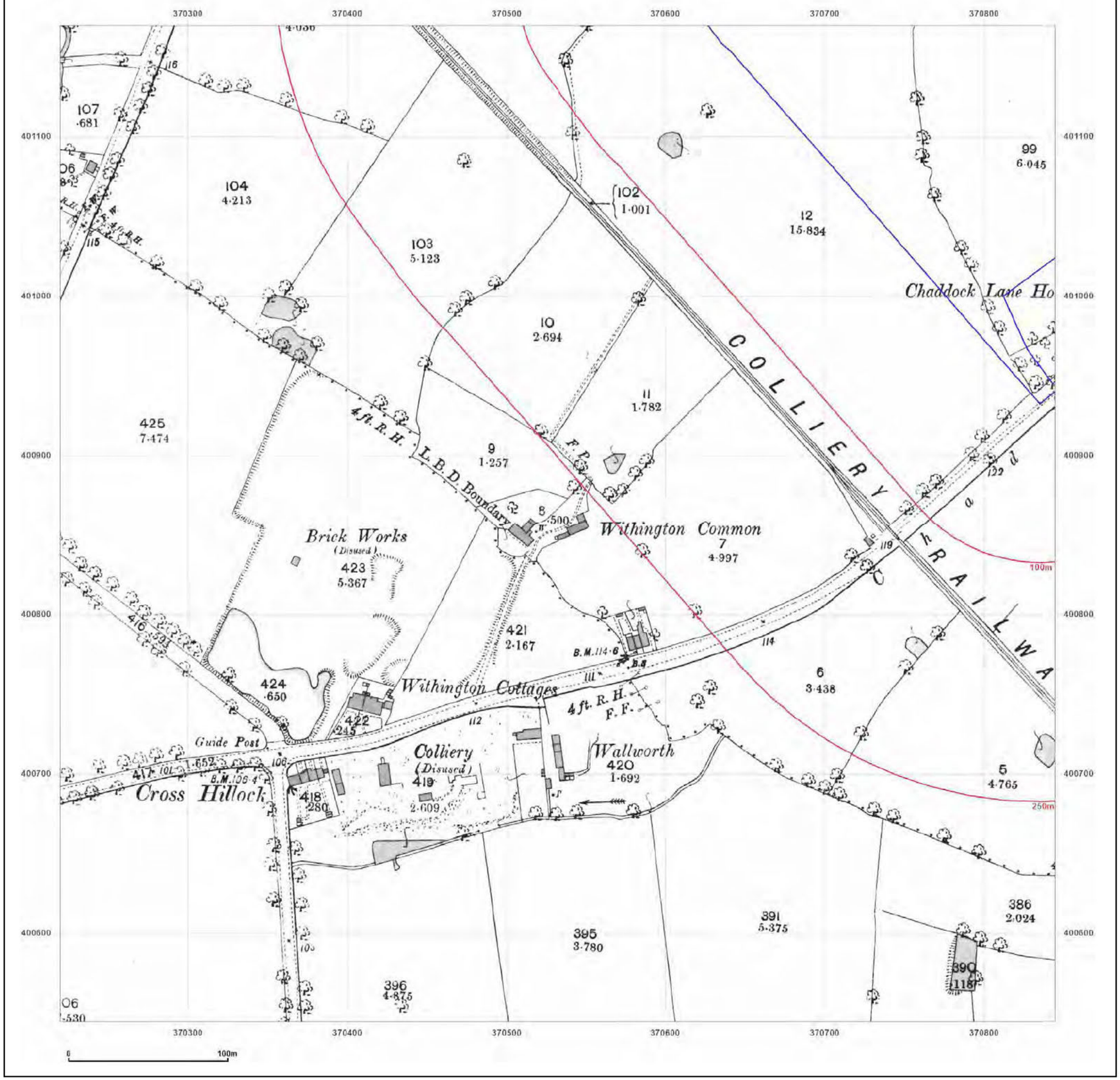

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_1
Grid Ref: 370532, 400857

Map Name: County Series
Map date: **1893**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

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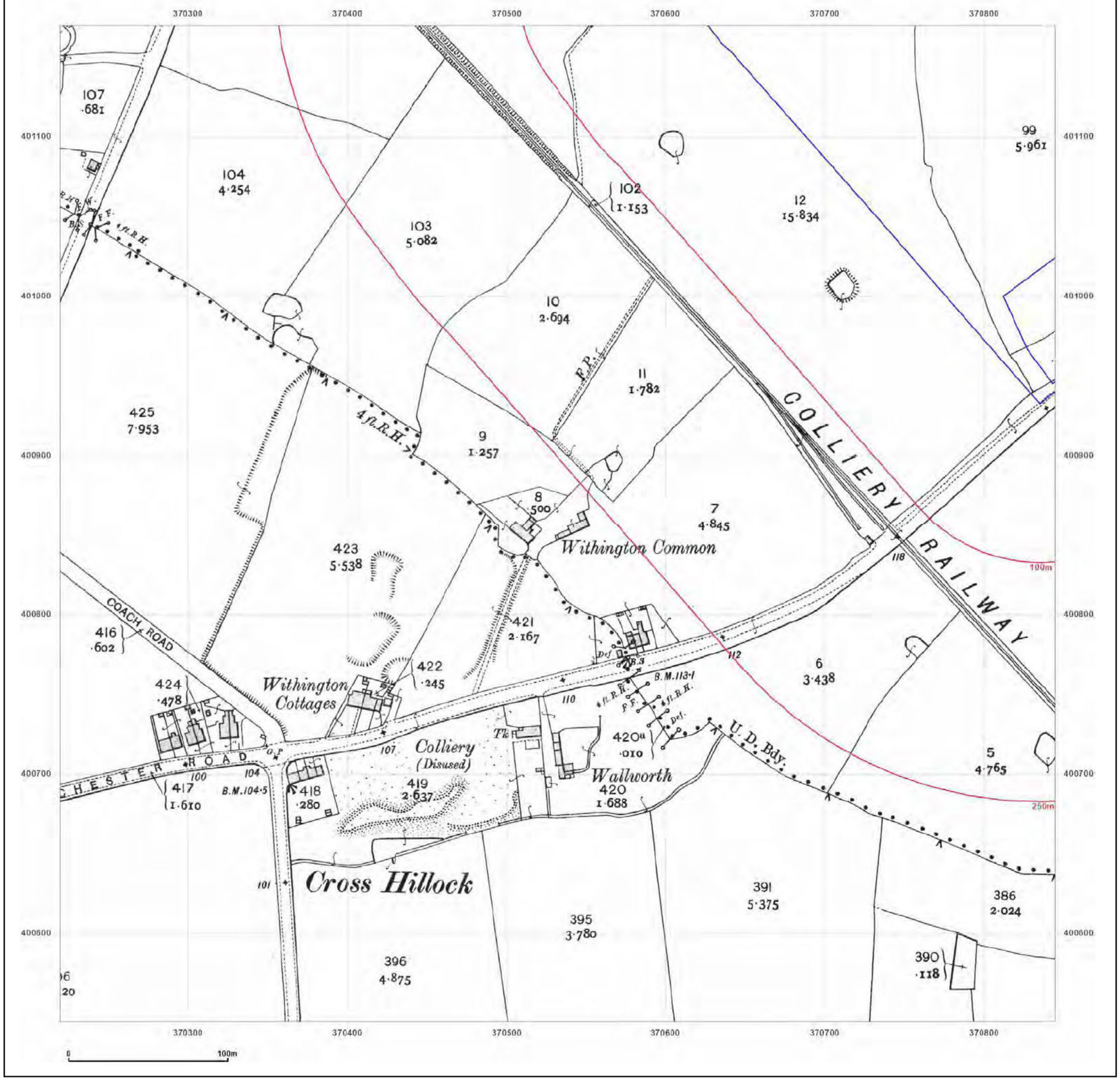

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_1
Grid Ref: 370532, 400857

Map Name: County Series
Map date: 1908
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1908
Revised 1908
Edition N/A
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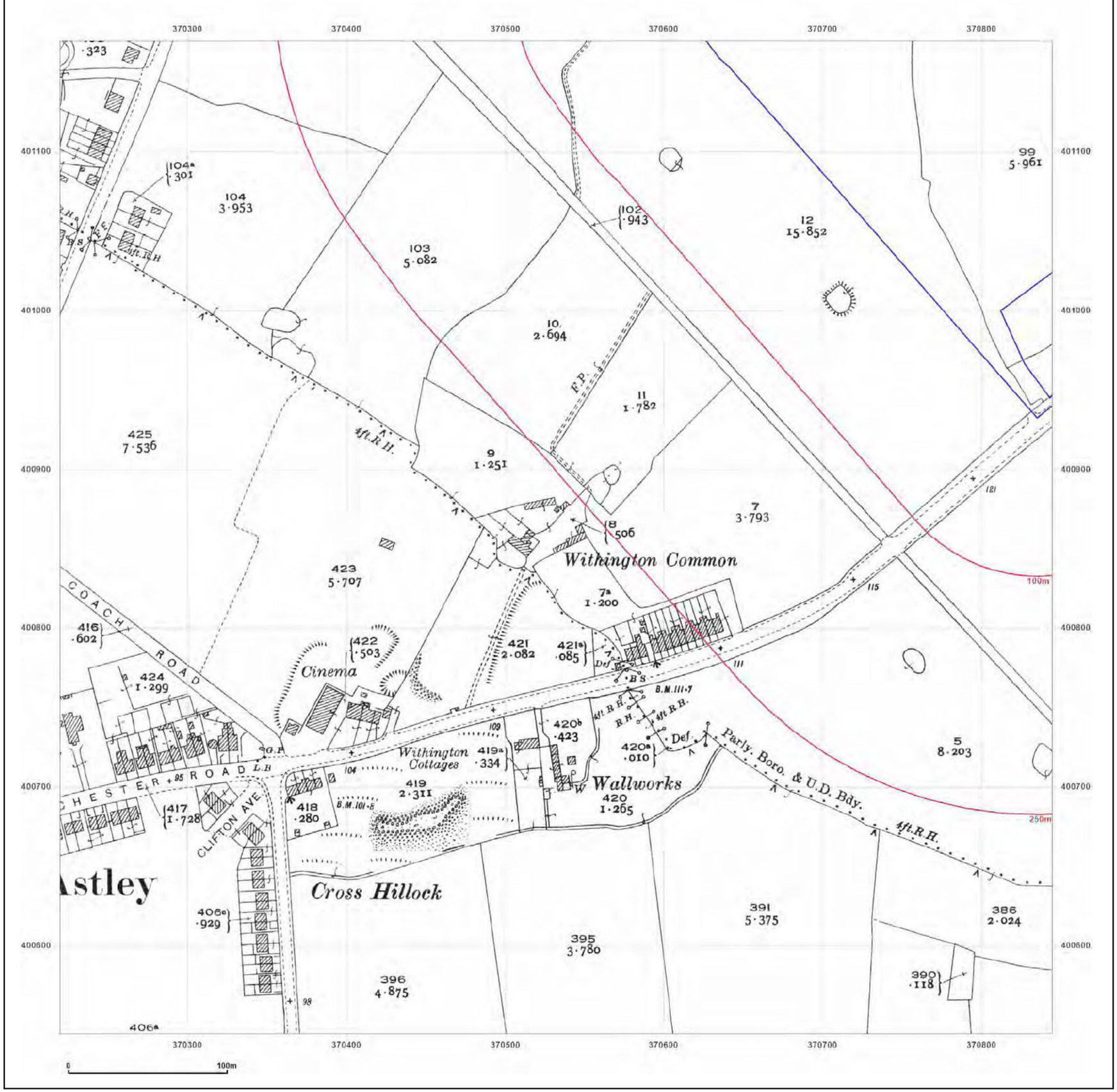

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_1
Grid Ref: 370532, 400857

Map Name: County Series
Map date: **1928**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1928
Revised 1928
Edition N/A
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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_LS_1_1
Grid Ref: 370532, 400857

Map Name: National Grid

Map date: **1951**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1950

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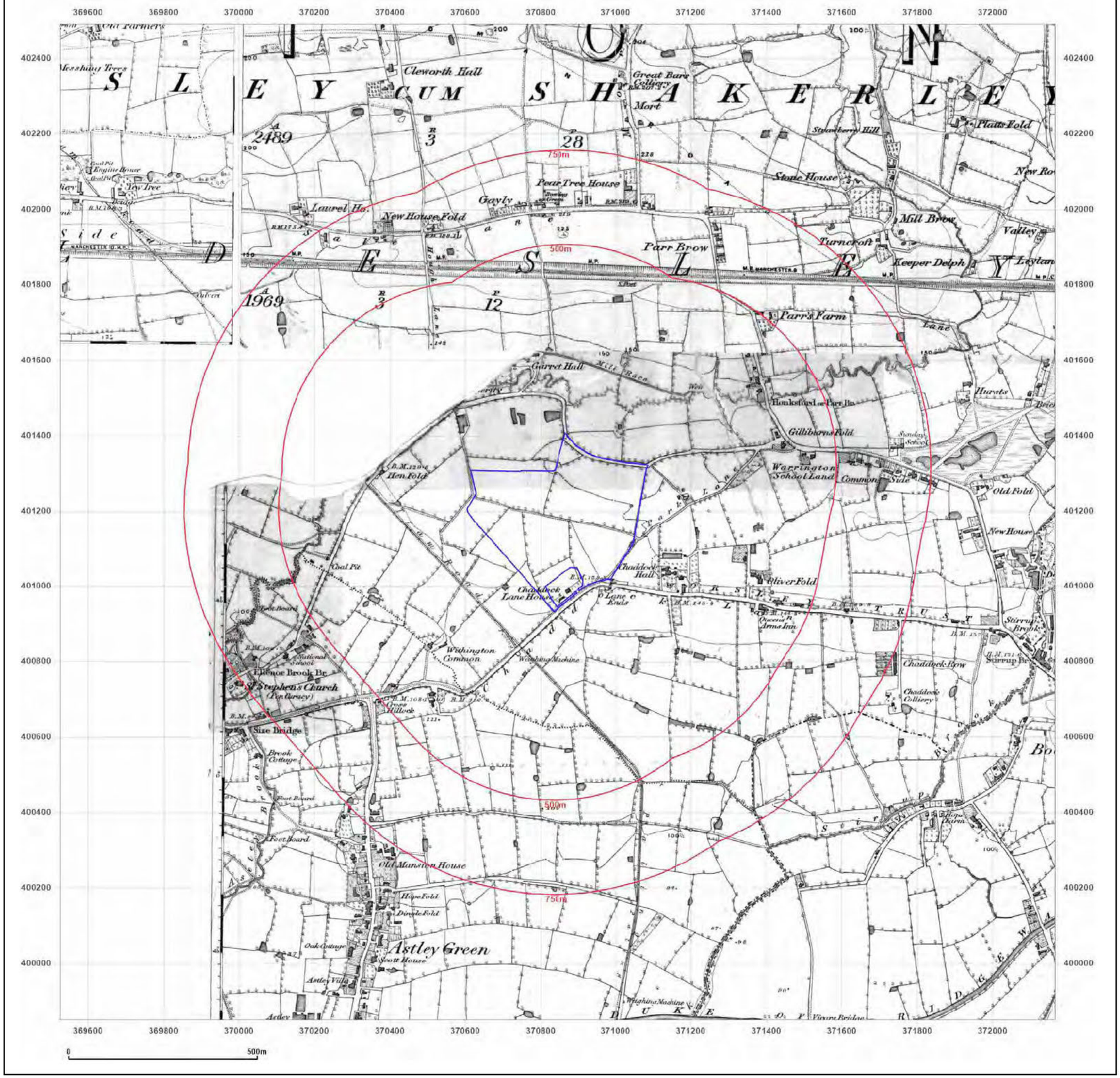

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series
Map date: **1848-1850**
Scale: 1:10,560
Printed at: 1:10,560

N
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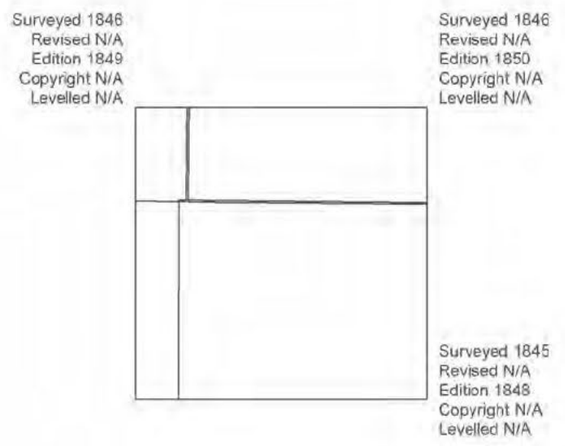

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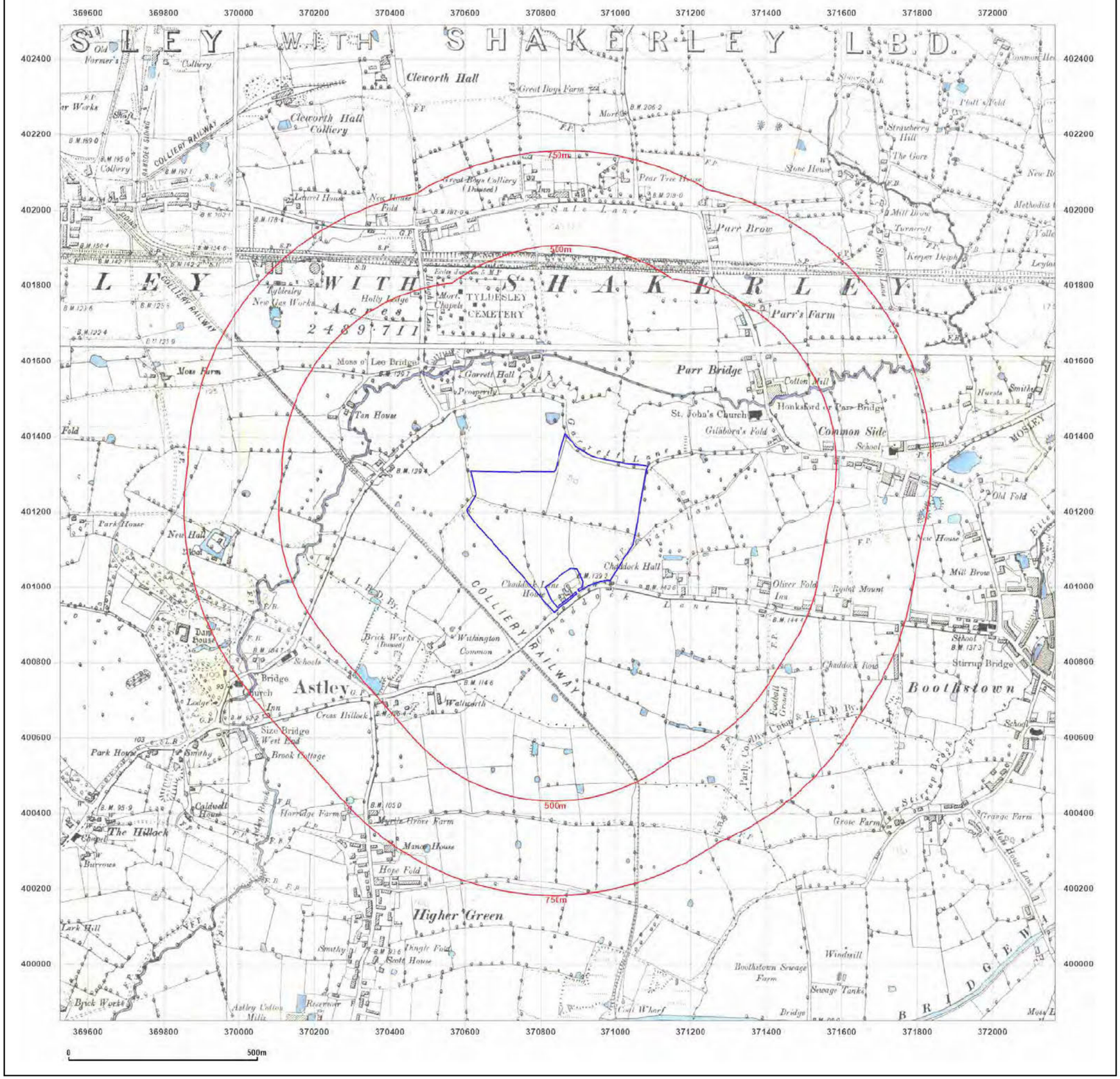

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series
Map date: **1891-1892**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed 1892 Revised 1892 Edition N/A Copyright N/A Levelled N/A	Surveyed 1891 Revised 1891 Edition N/A Copyright N/A Levelled N/A
Surveyed 1892 Revised 1892 Edition N/A Copyright N/A Levelled N/A	Surveyed 1891 Revised 1891 Edition N/A Copyright N/A Levelled N/A

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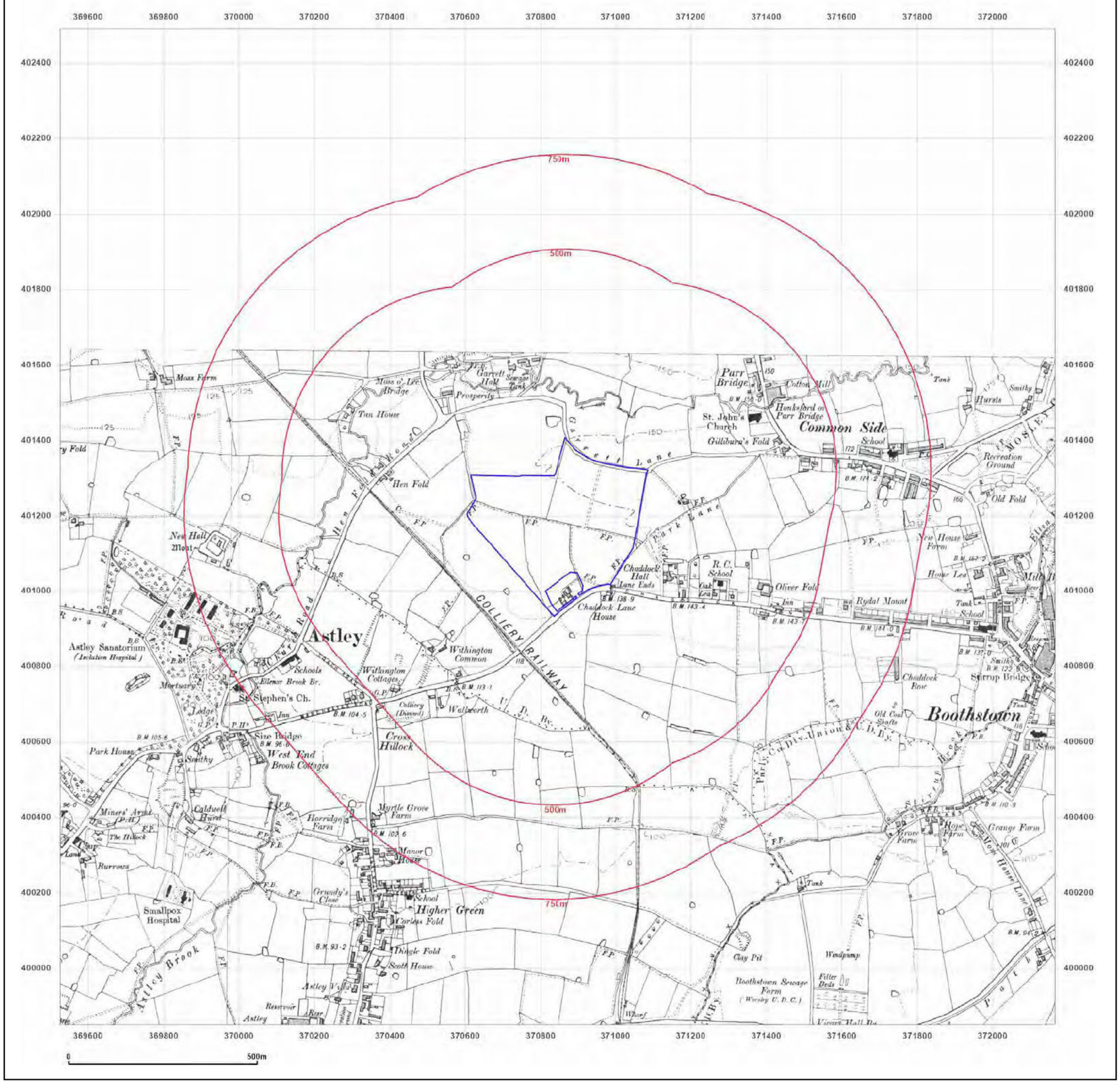

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series

Map date: **1904-1905**

Scale: 1:10,560

Printed at: 1:10,560

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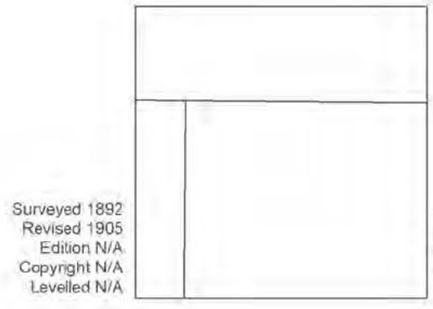

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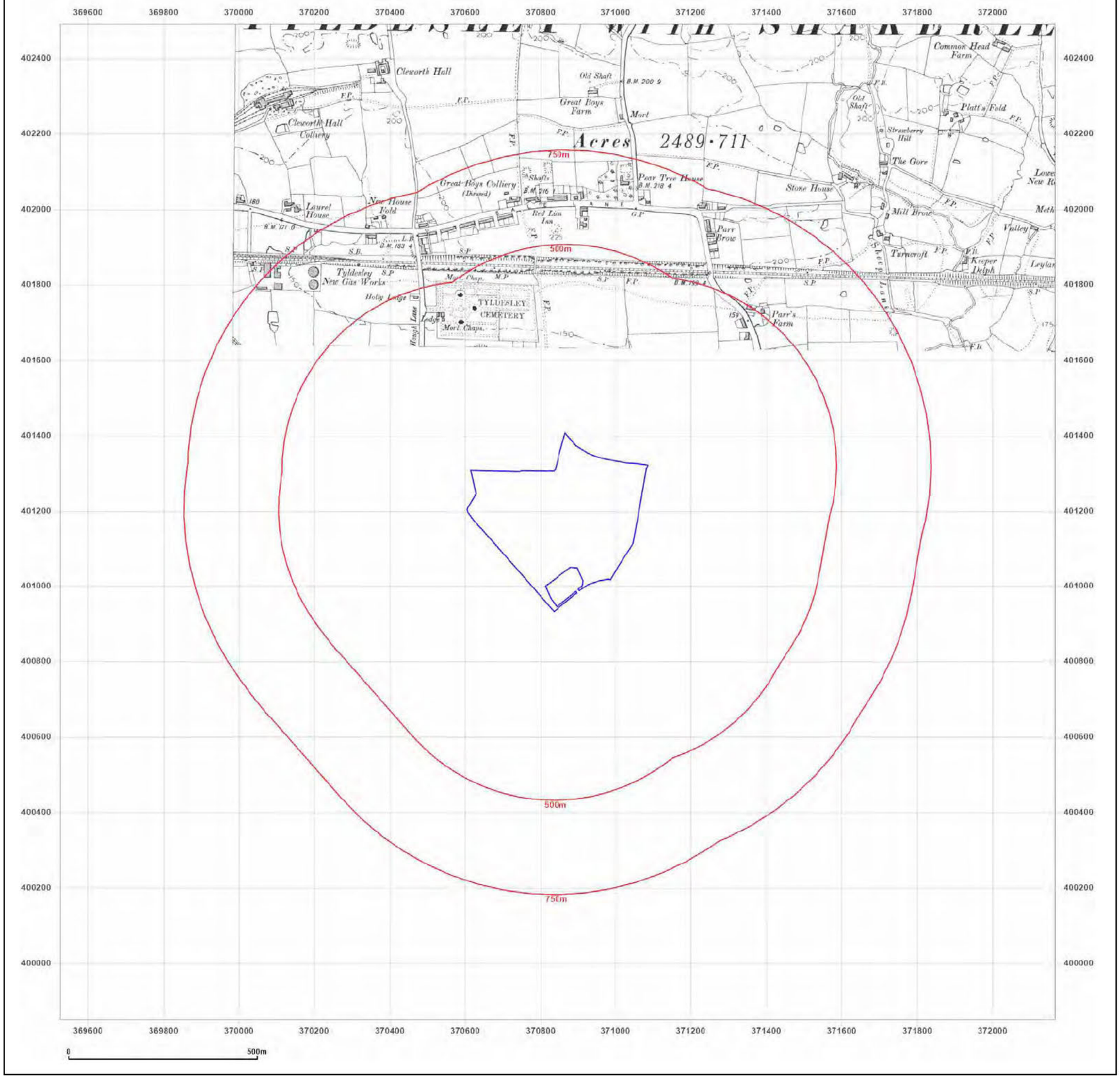


Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series

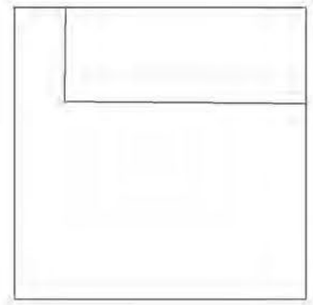
Map date: **1907**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A



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Production date: 26 January 2022

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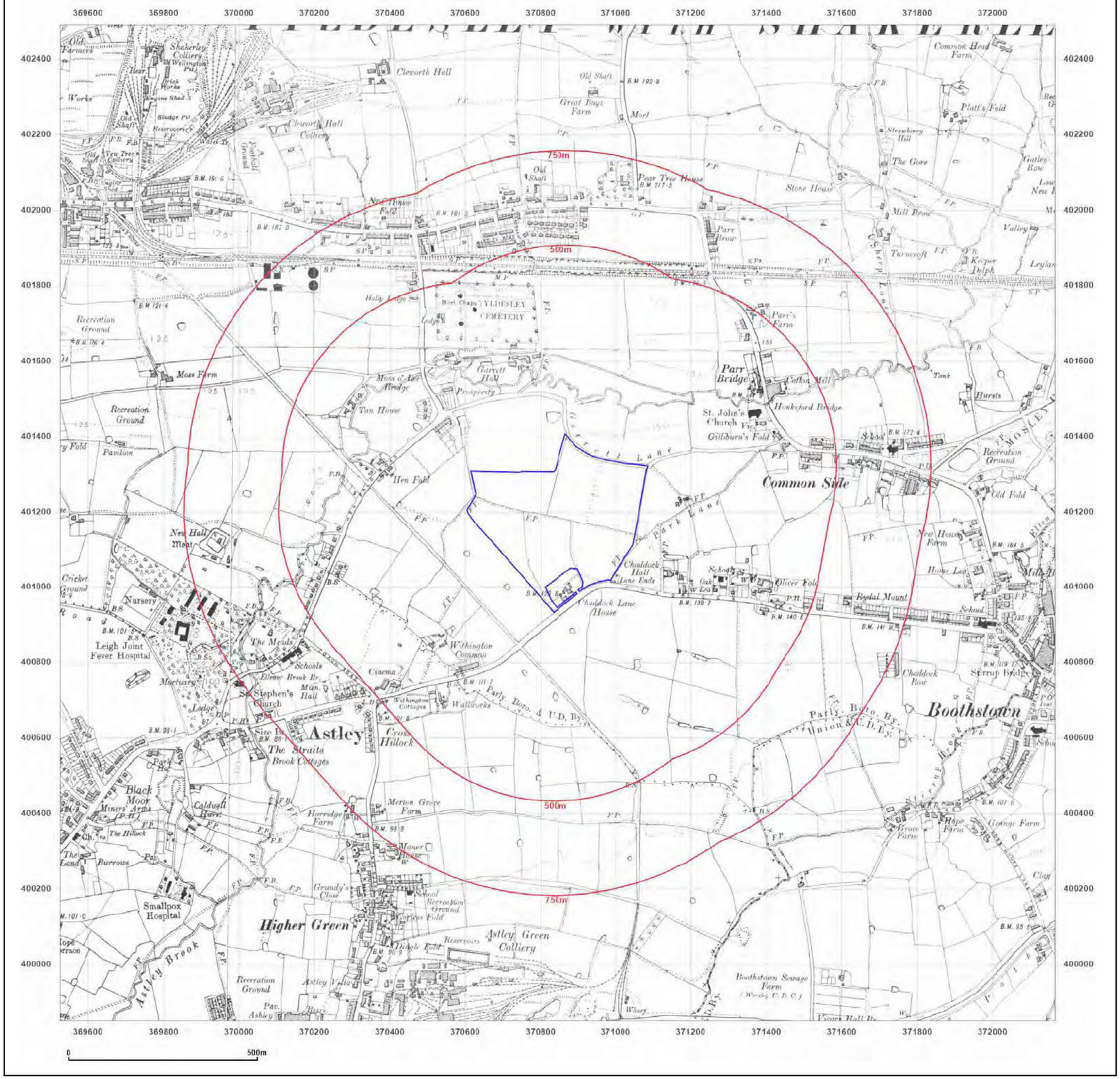

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series

Map date: **1926-1927**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

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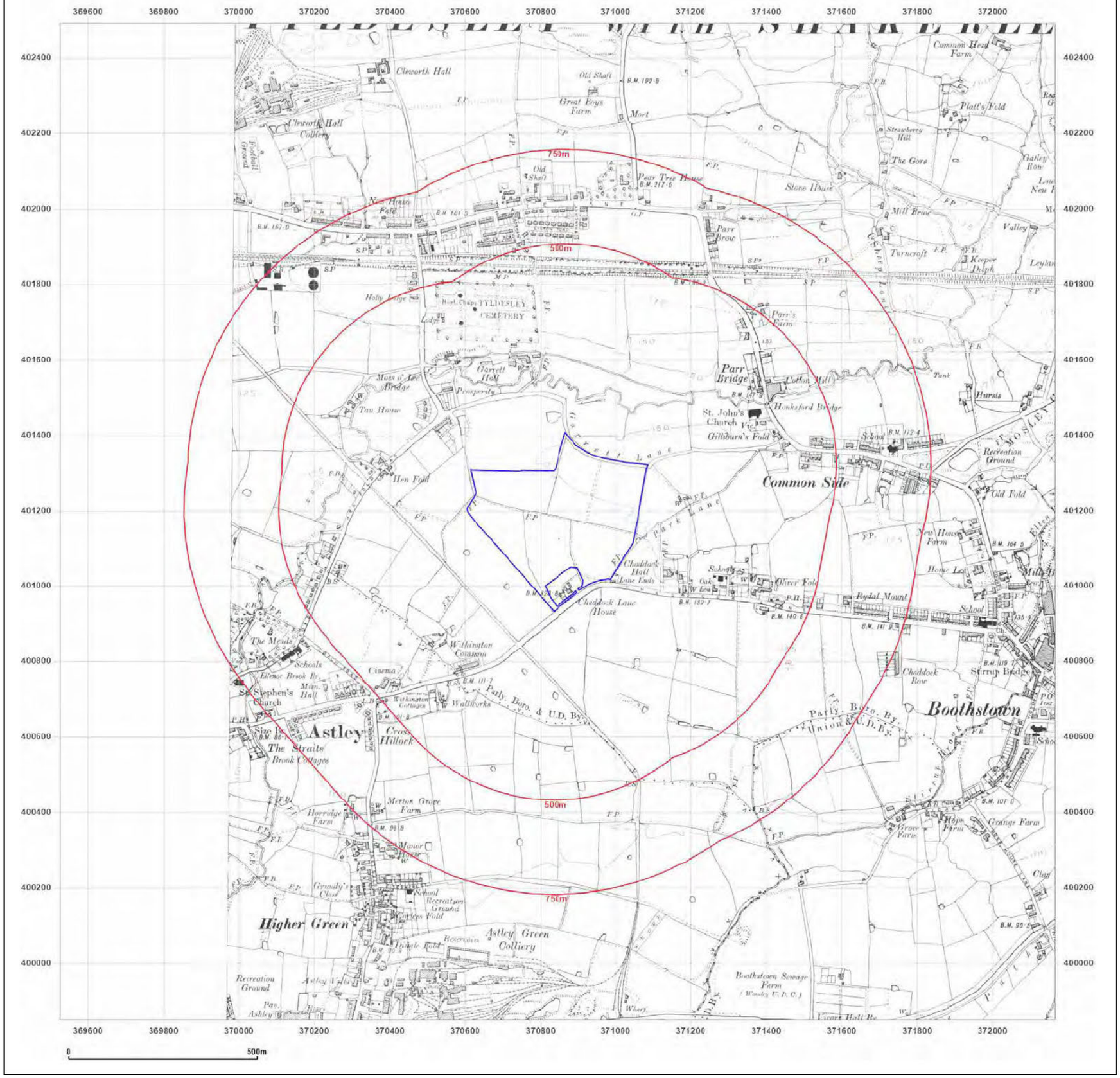


Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series

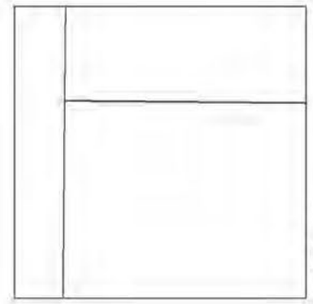
Map date: **1926-1927**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1926
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

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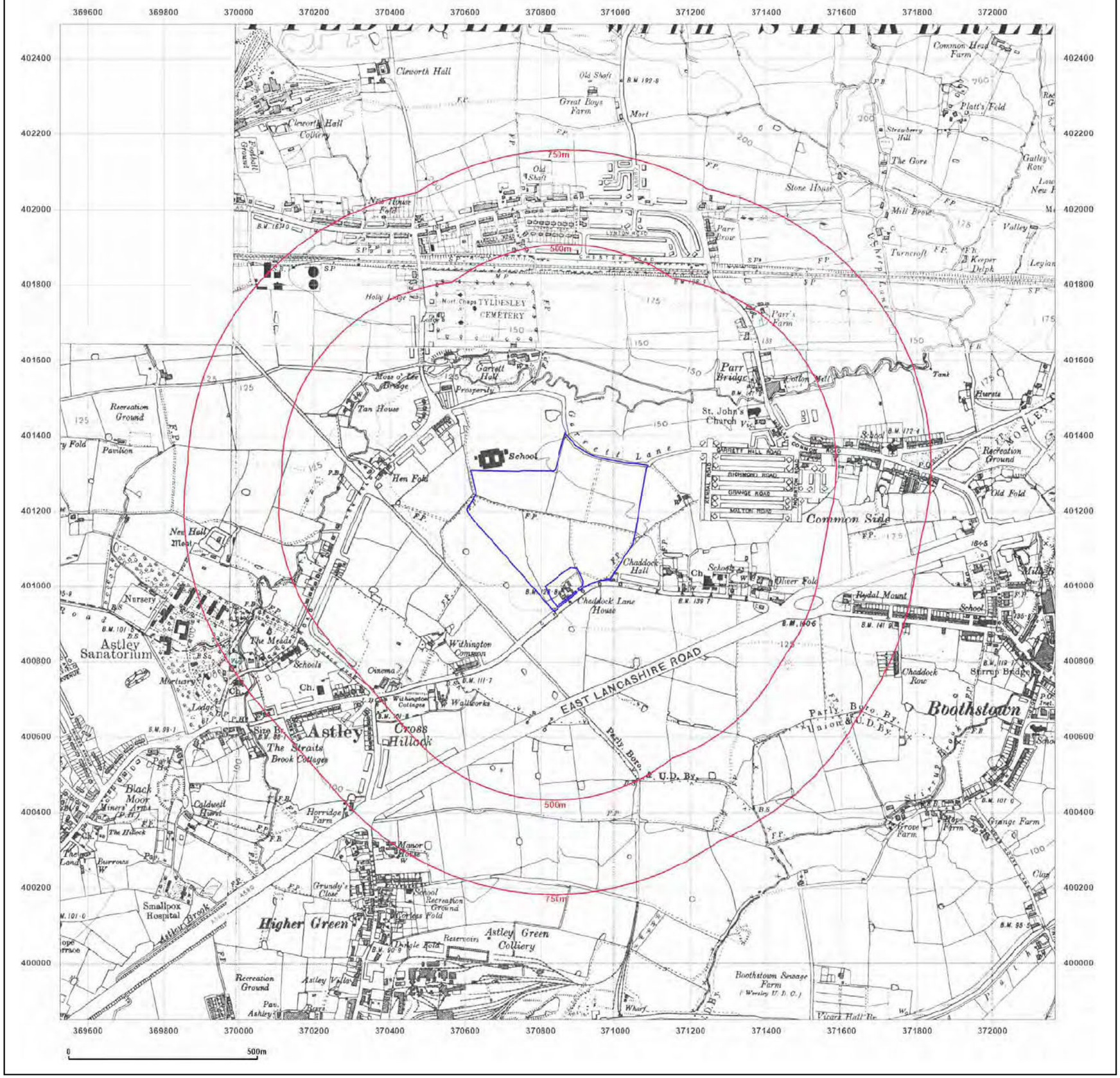


Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series

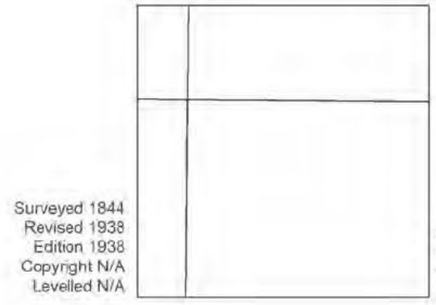
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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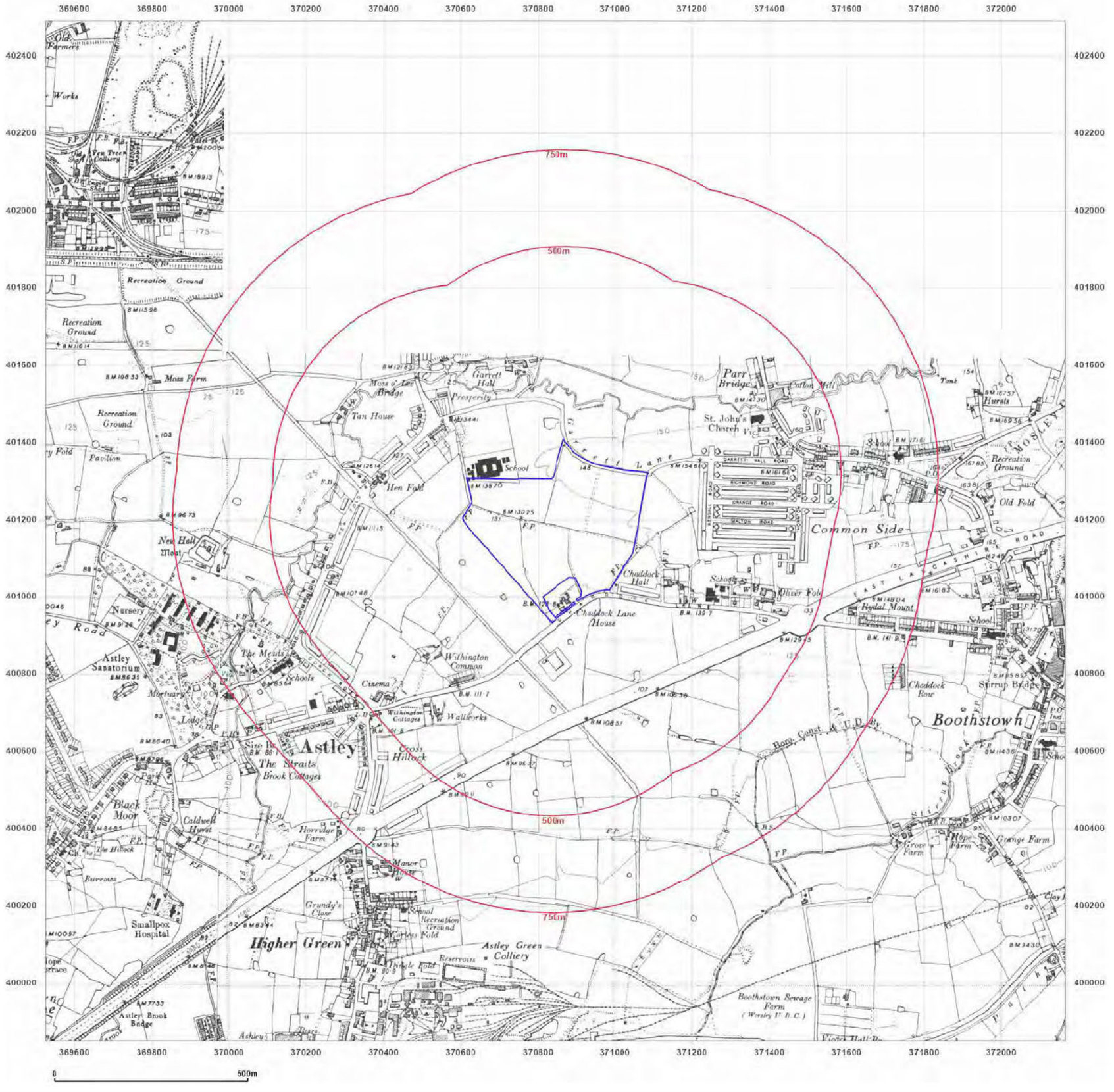

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: County Series

Map date: **1948-1949**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1892
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1949
Edition N/A
Copyright N/A
Levelled N/A

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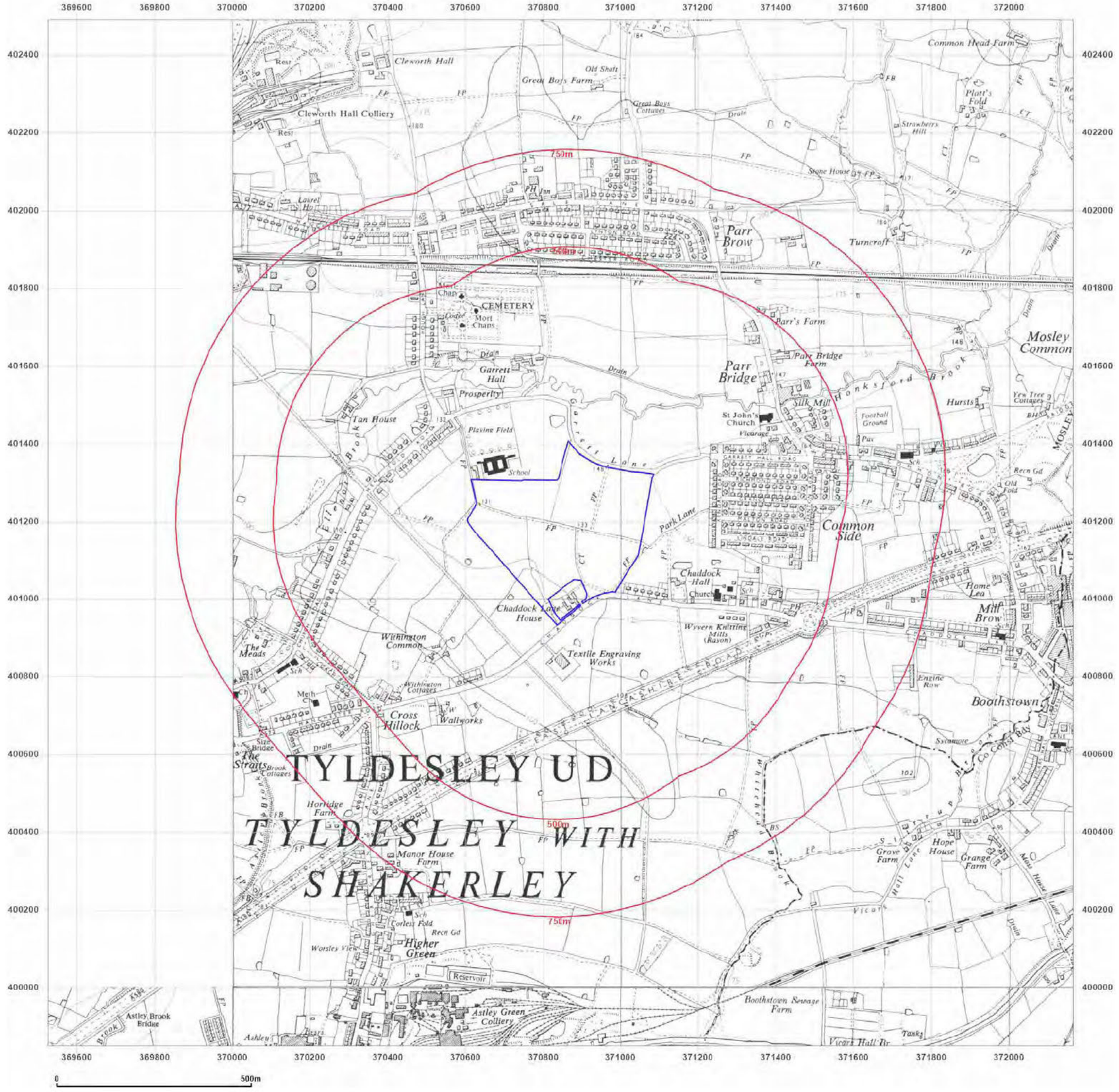

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: Provisional
Map date: **1955-1956**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1951
Revised 1955
Edition N/A
Copyright 1955
Levelled N/A

Surveyed N/A
Revised 1955
Edition N/A
Copyright N/A
Levelled N/A

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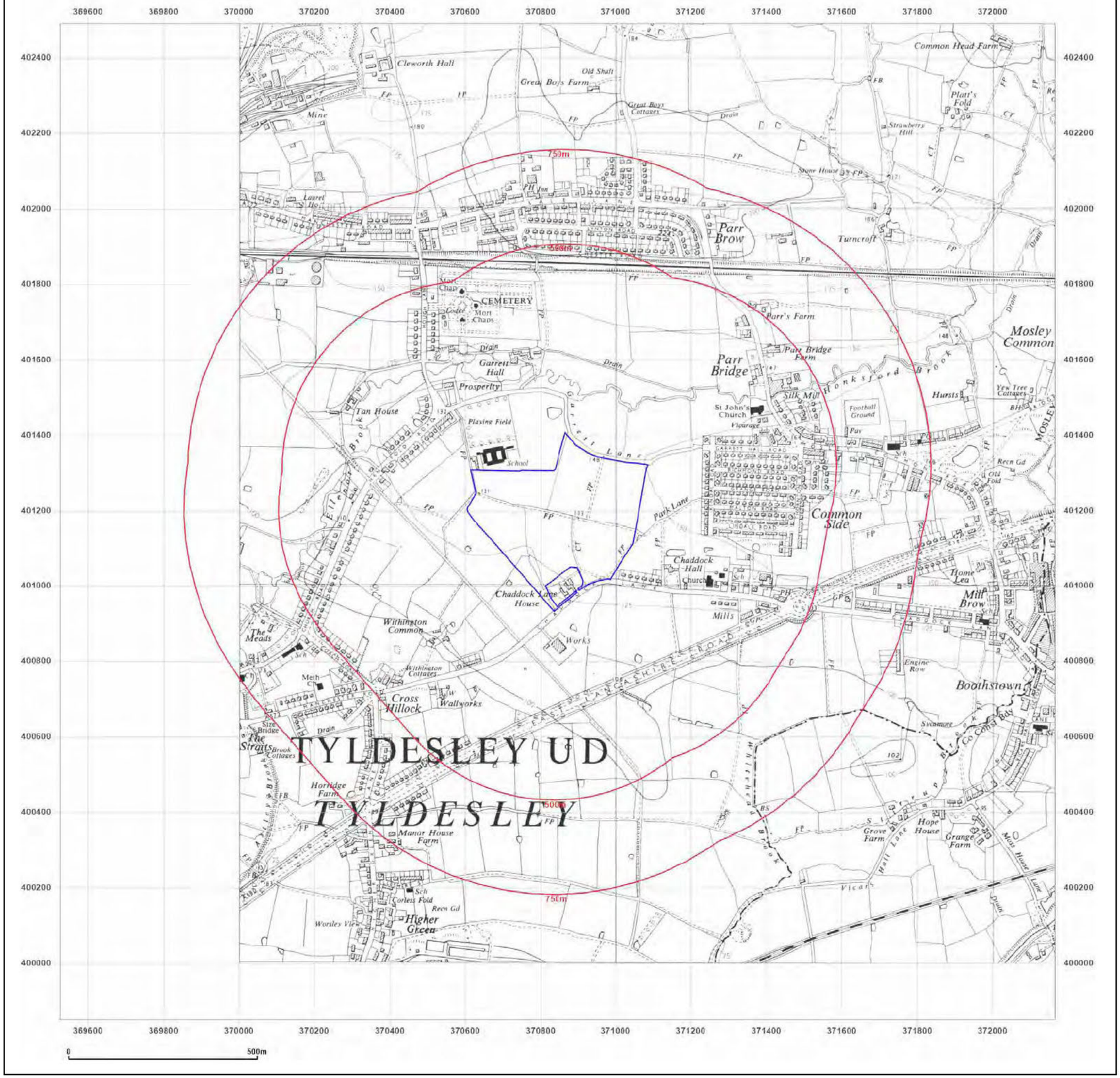

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: Provisional
Map date: **1959**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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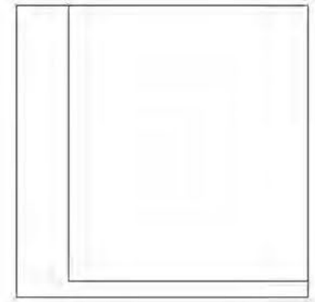
Surveyed 1956
Revised 1959
Edition 1958
Copyright N/A
Levelled N/A



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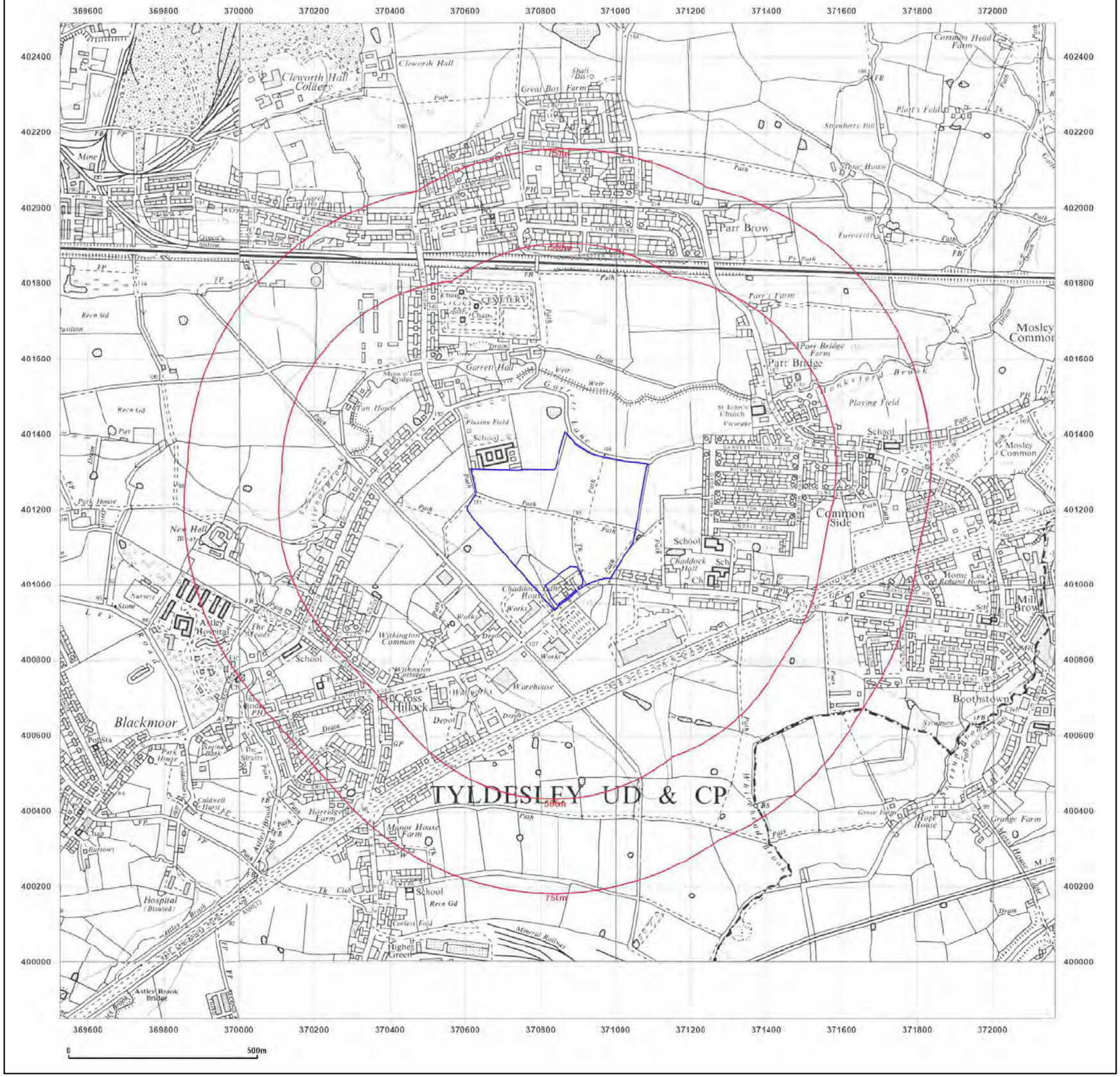

Discovery CE

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: Provisional
Map date: **1965-1967**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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Surveyed 1966
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1965
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1962
Revised 1965
Edition N/A
Copyright 1965
Levelled N/A

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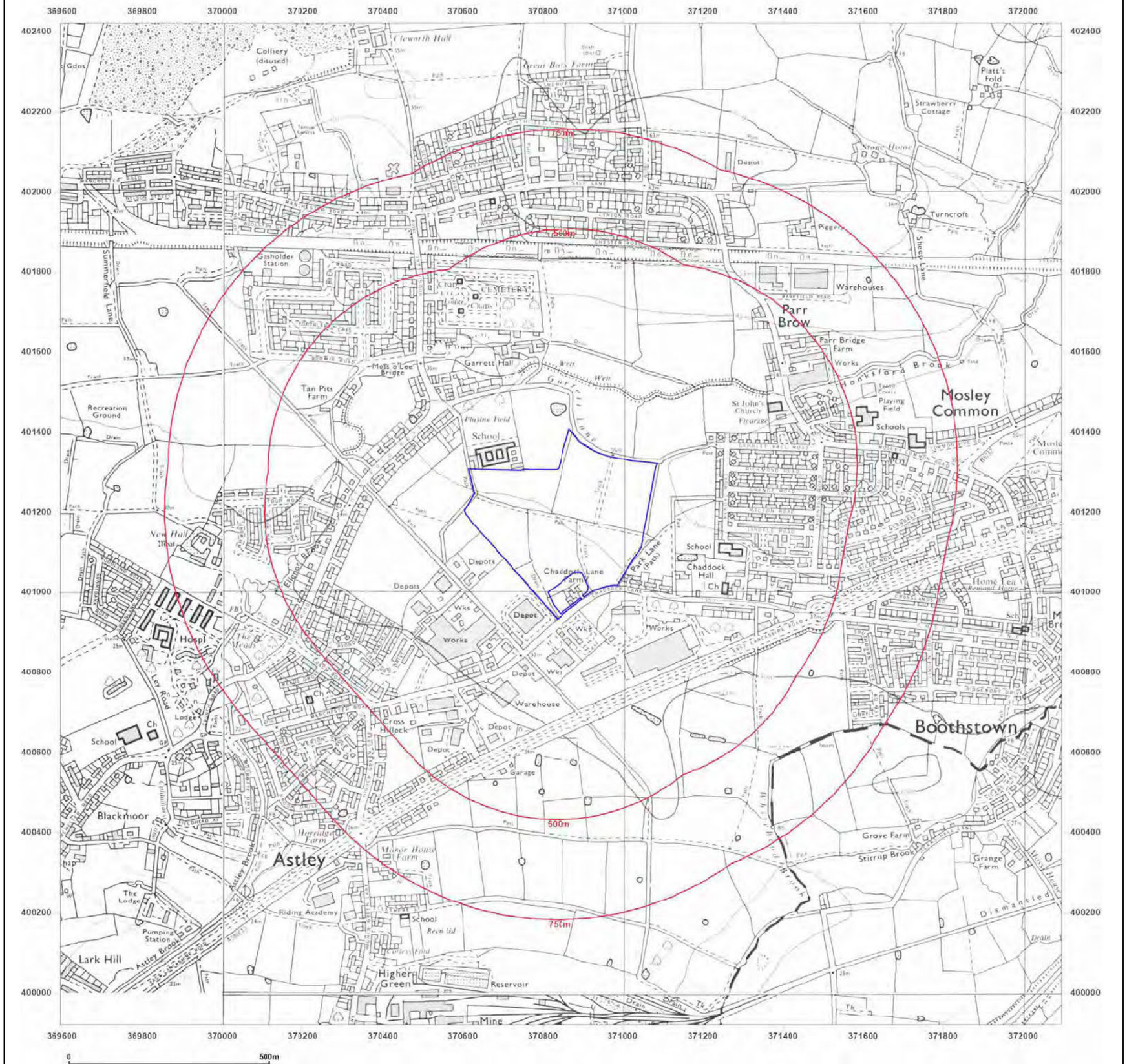

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: National Grid

Map date: **1971-1974**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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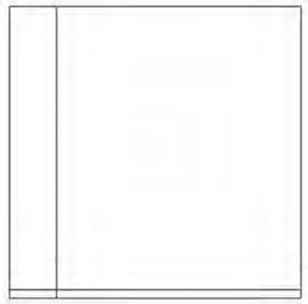
Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1970
Revised 1971
Edition N/A
Copyright 1971
Levelled 1964

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Production date: 26 January 2022

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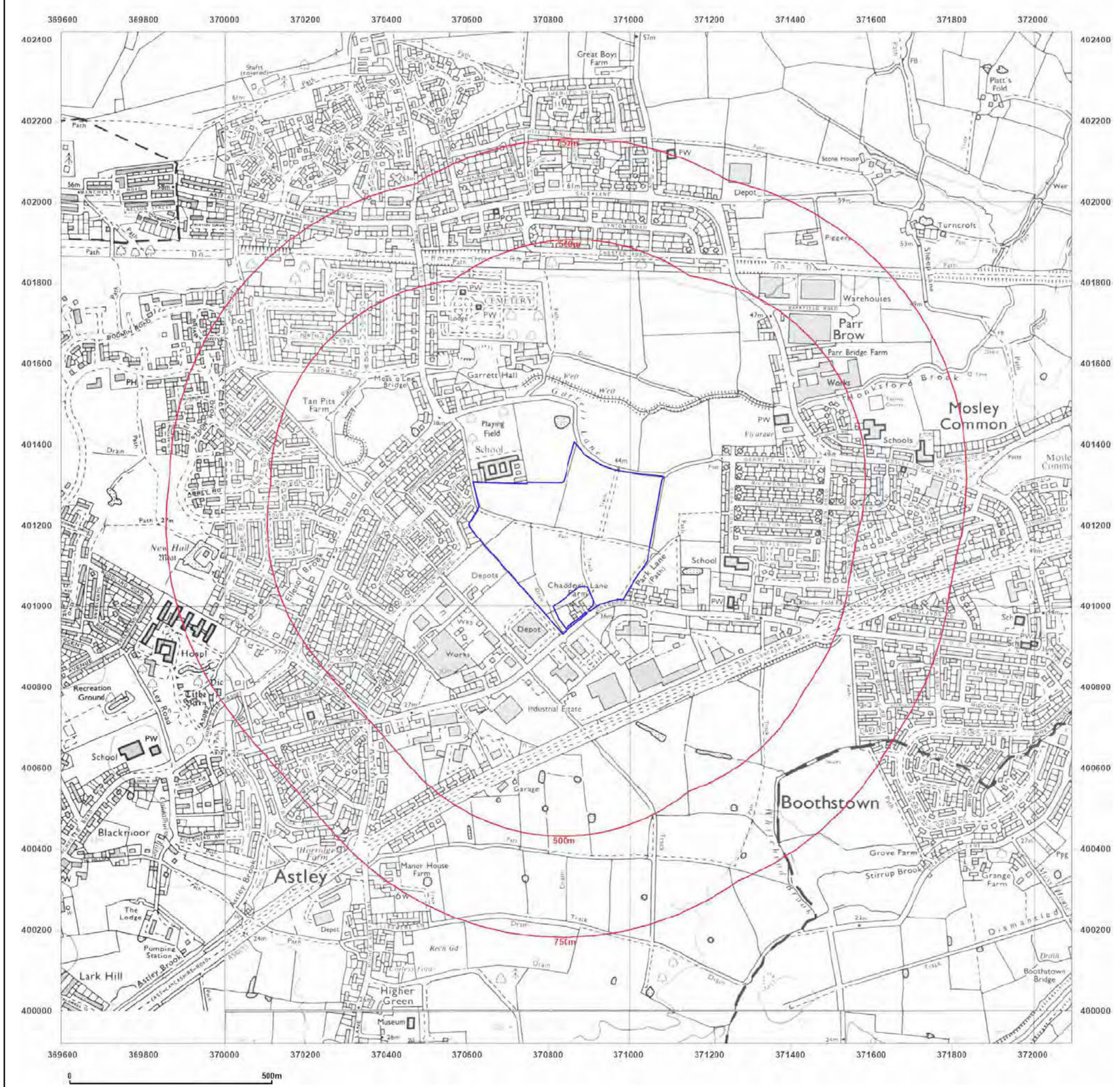

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: National Grid

Map date: **1987-1991**

Scale: 1:10,000

Printed at: 1:10,000

N
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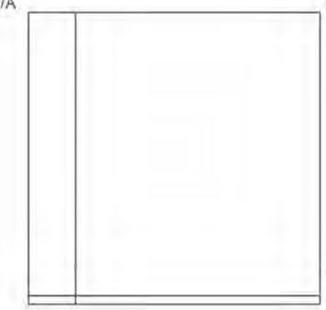
Surveyed 1985
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1984
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

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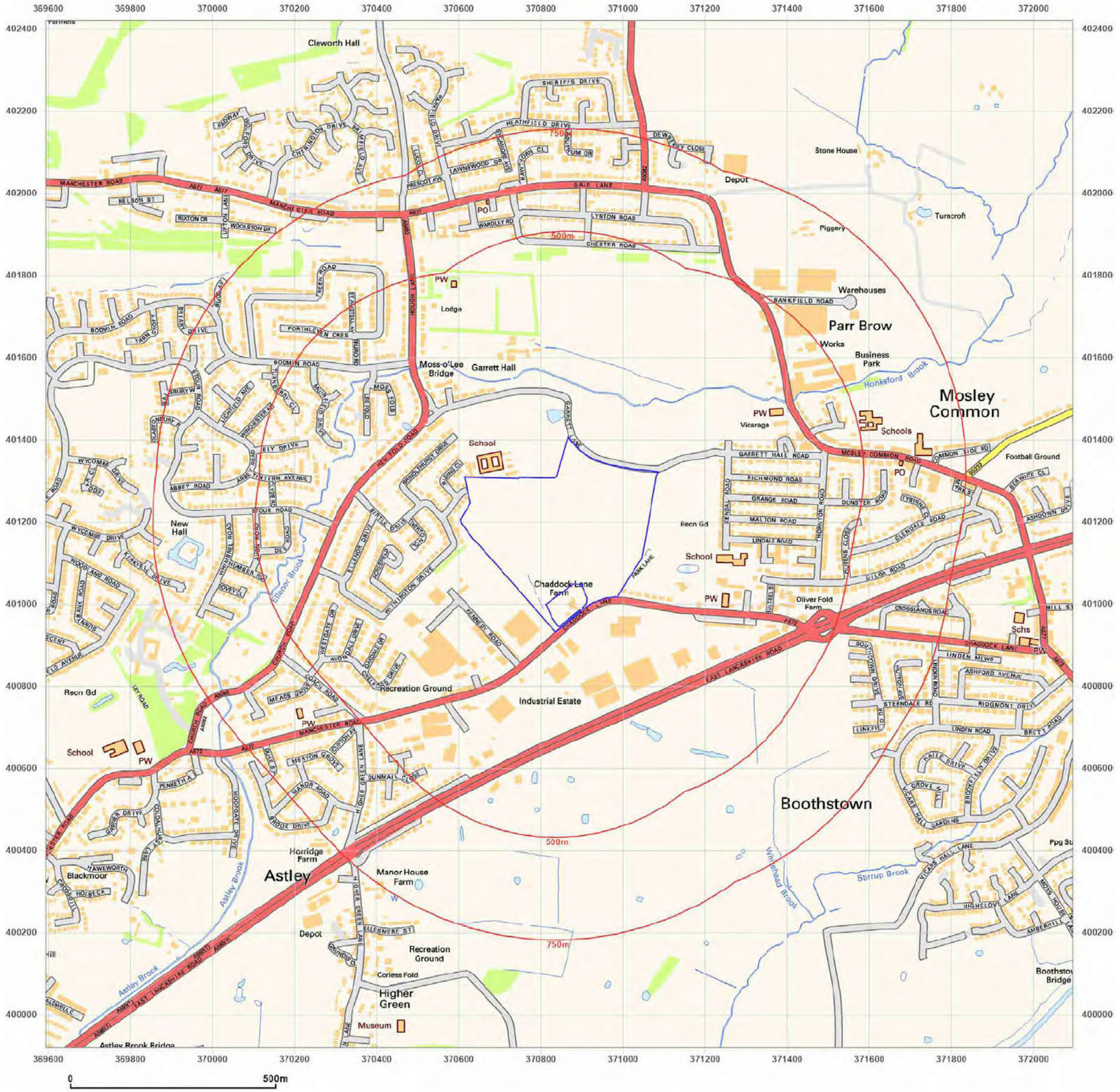

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000

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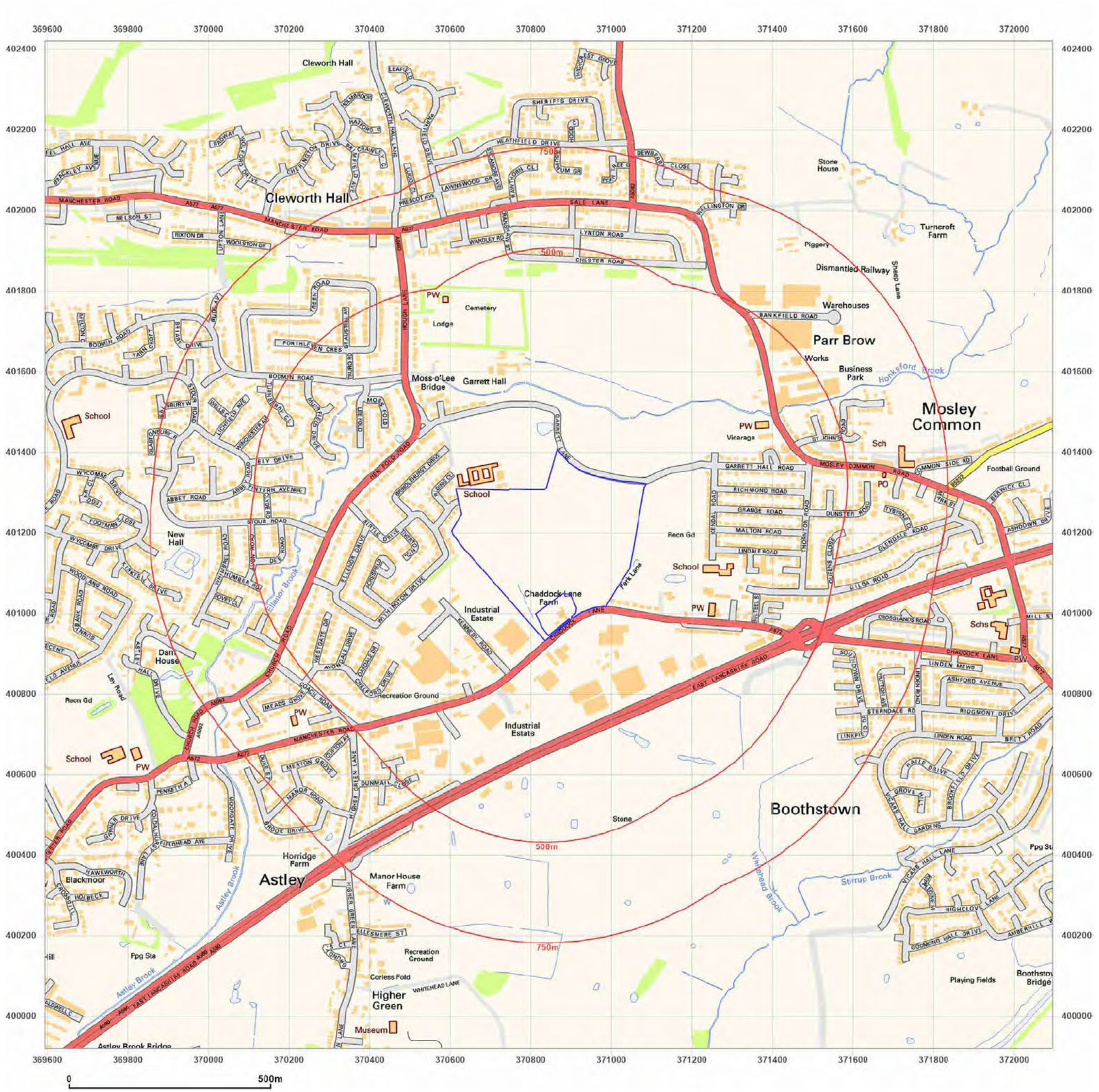

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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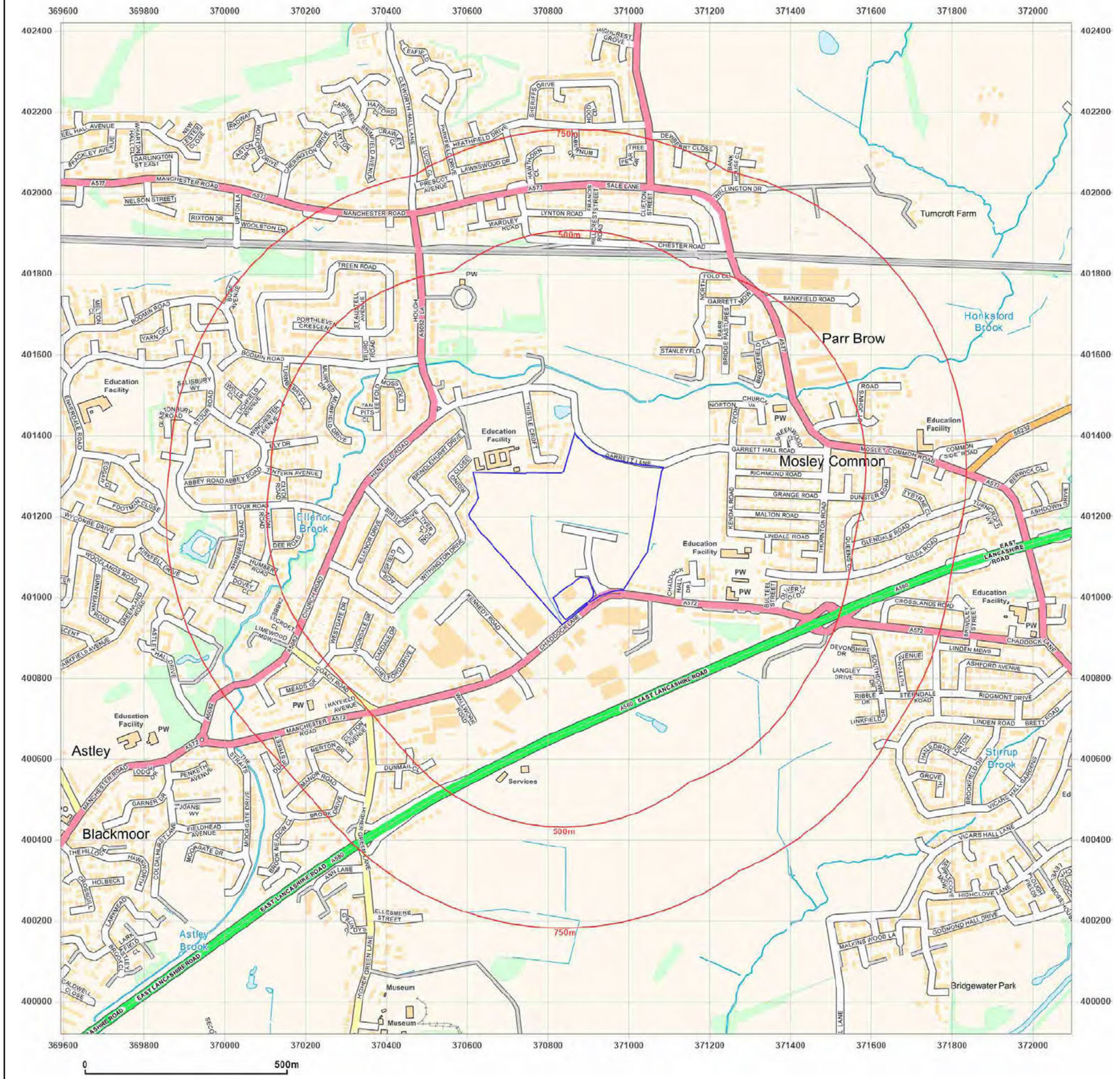

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351
Grid Ref: 370845, 401170

Map Name: National Grid
Map date: 2022
Scale: 1:10,000
Printed at: 1:10,000

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2022

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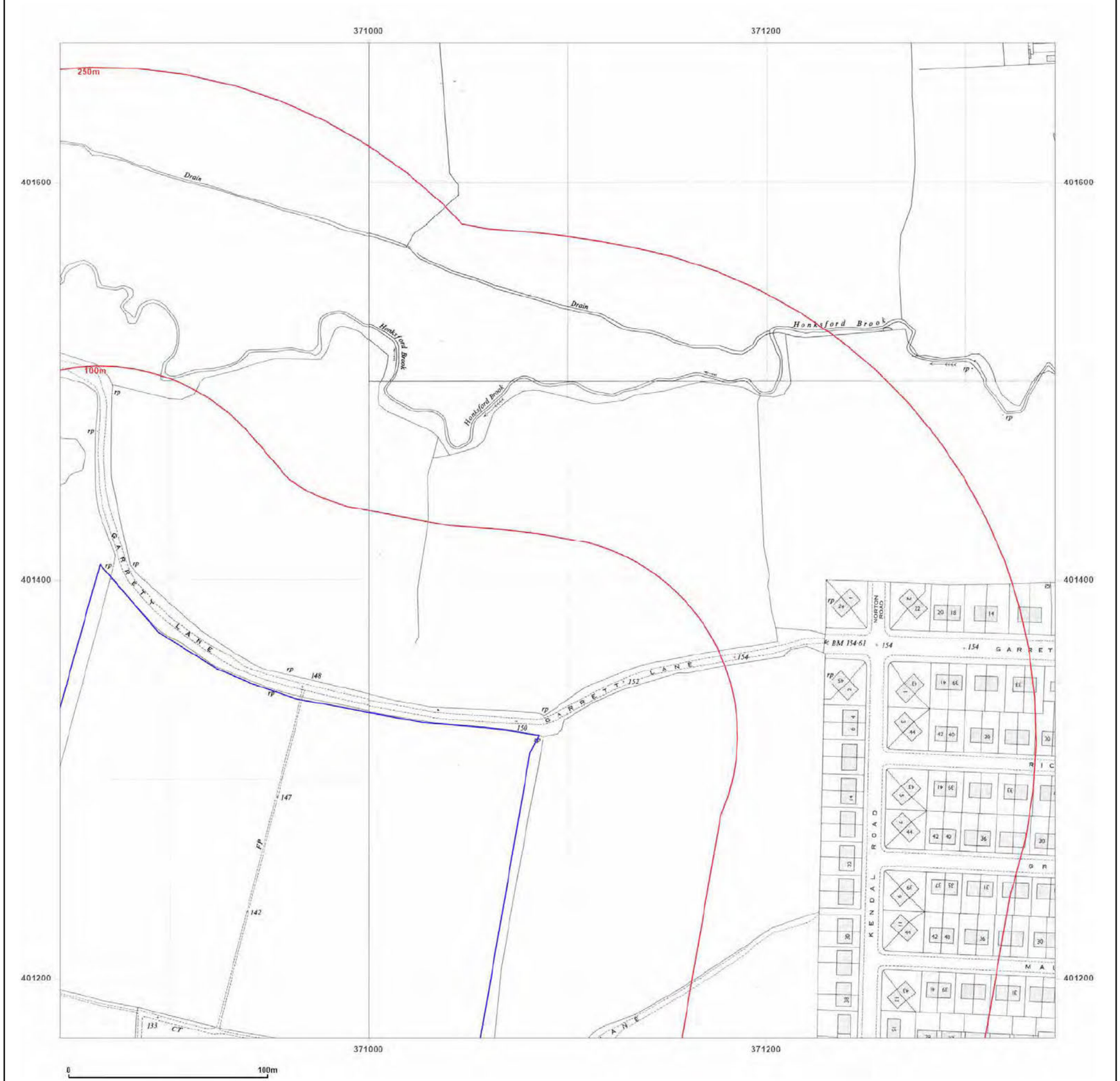

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1950-1951**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1926

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1949

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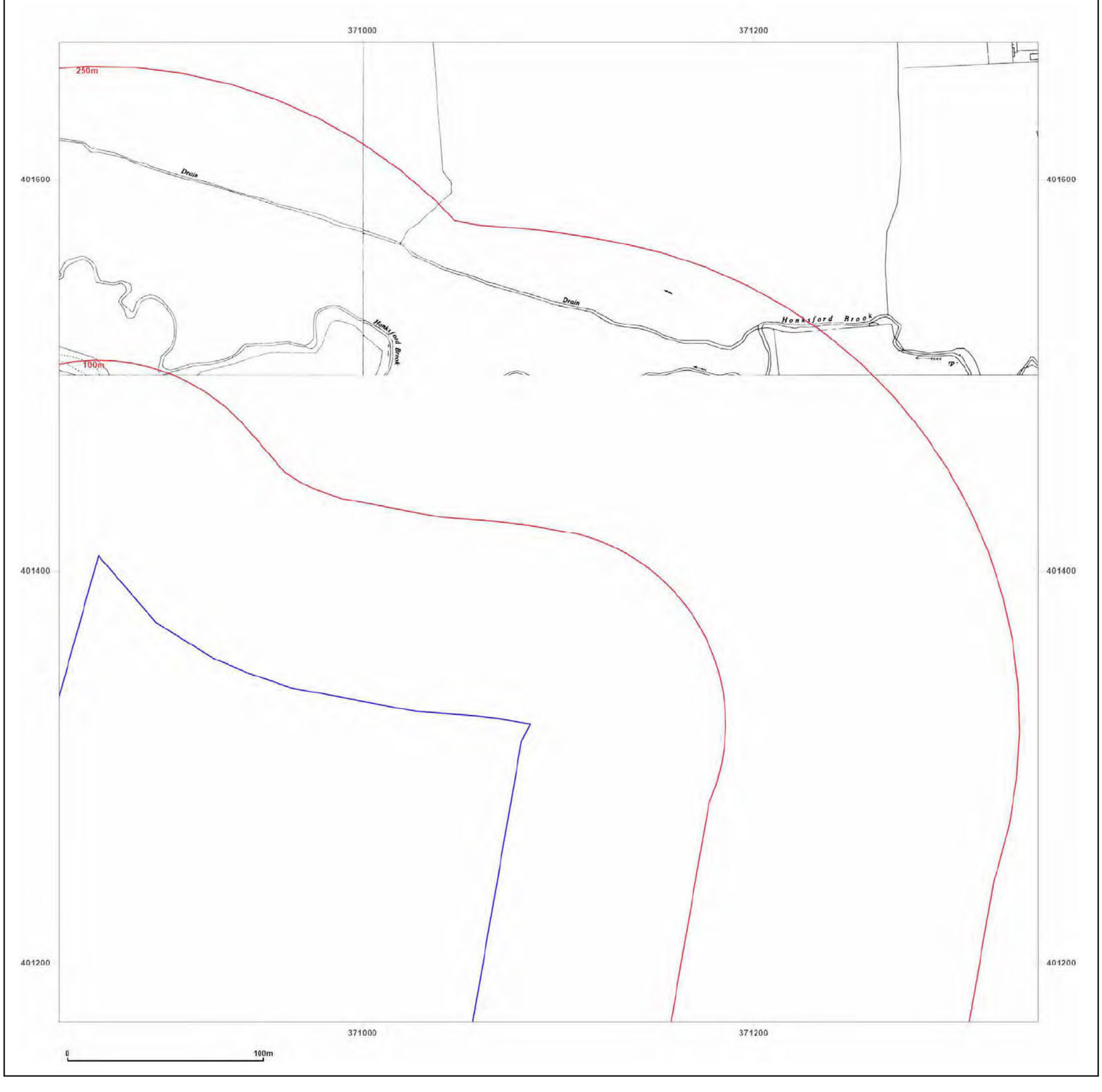


Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

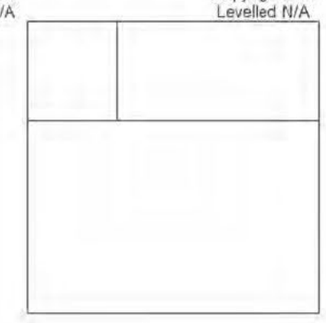
Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1951**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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Production date: 26 January 2022

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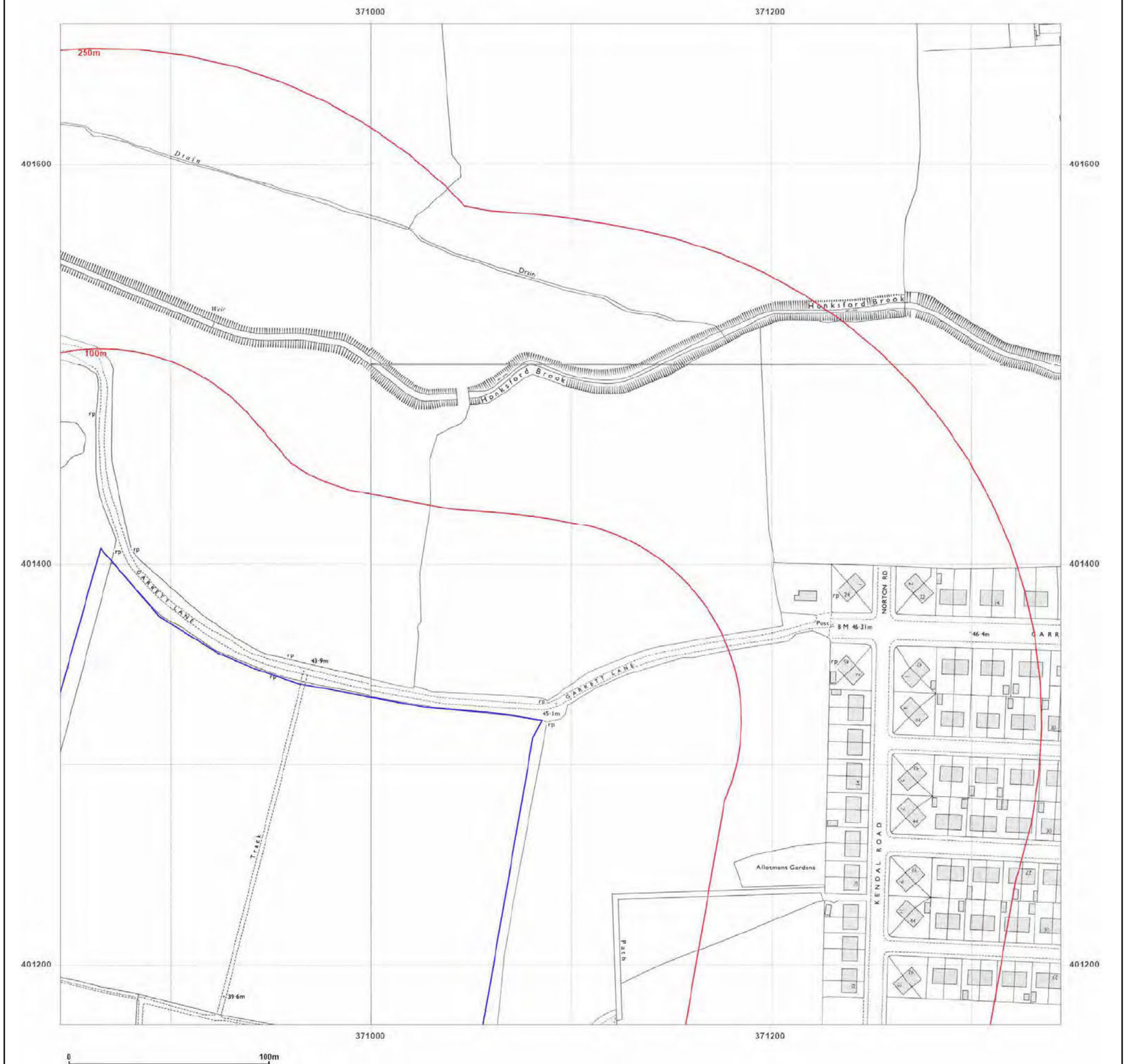

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1968-1972**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
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Surveyed 1950
Revised 1967
Edition N/A
Copyright 1968
Levelled 1963

Surveyed 1950
Revised 1970
Edition N/A
Copyright 1971
Levelled 1963

Surveyed 1951
Revised 1971
Edition N/A
Copyright 1972
Levelled 1963

Surveyed 1951
Revised 1969
Edition N/A
Copyright 1970
Levelled 1963

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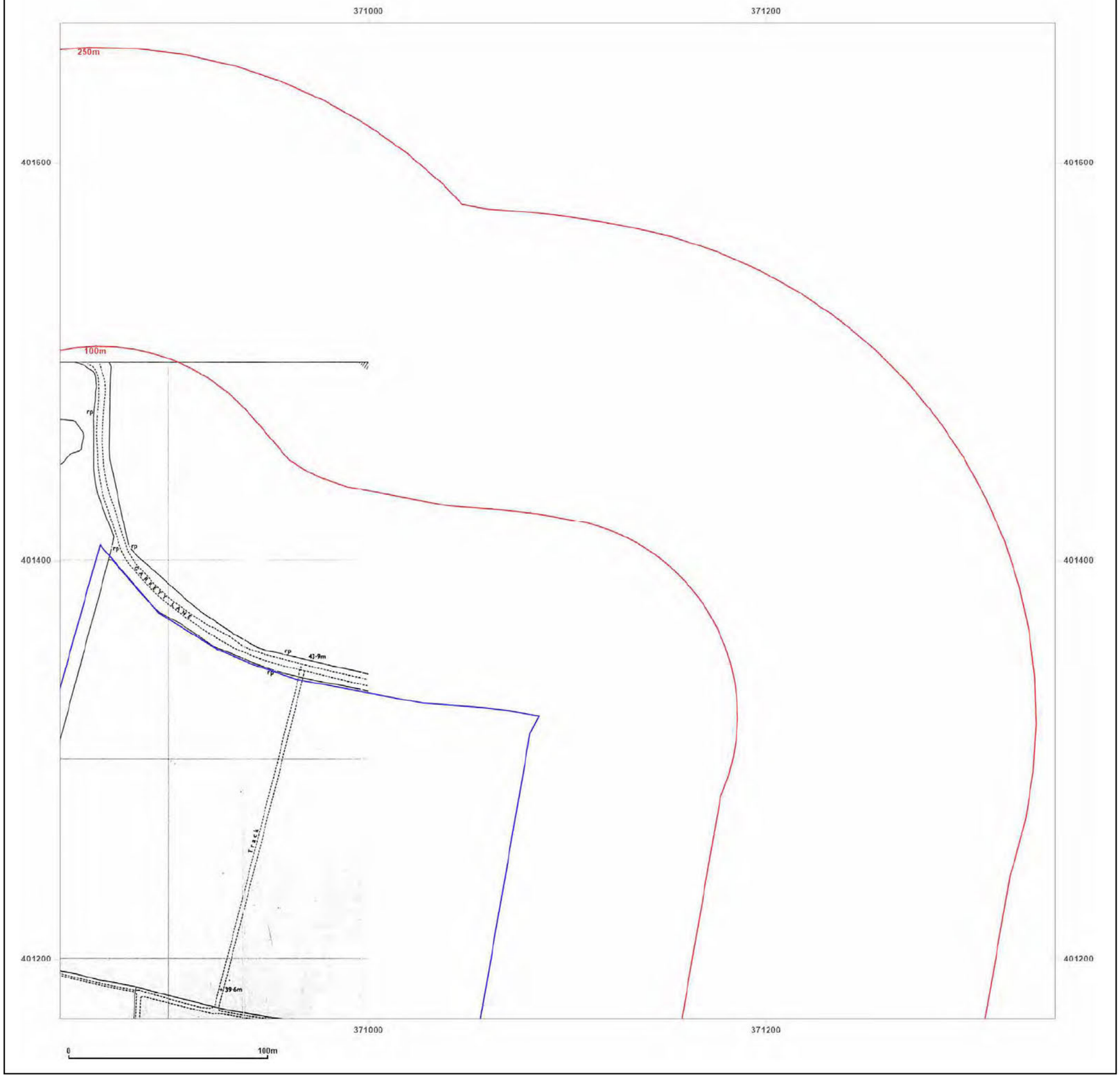

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1978**
Scale: 1:1,250
Printed at: 1:2,000

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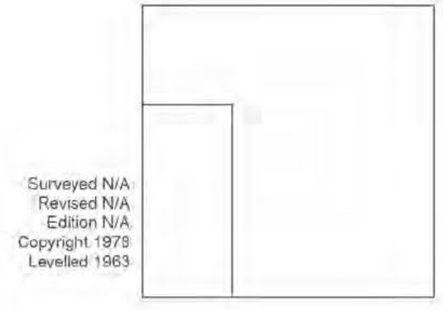

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Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1975-1980**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1963

Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled N/A	Surveyed 1951 Revised 1974 Edition N/A Copyright 1975 Levelled 1963

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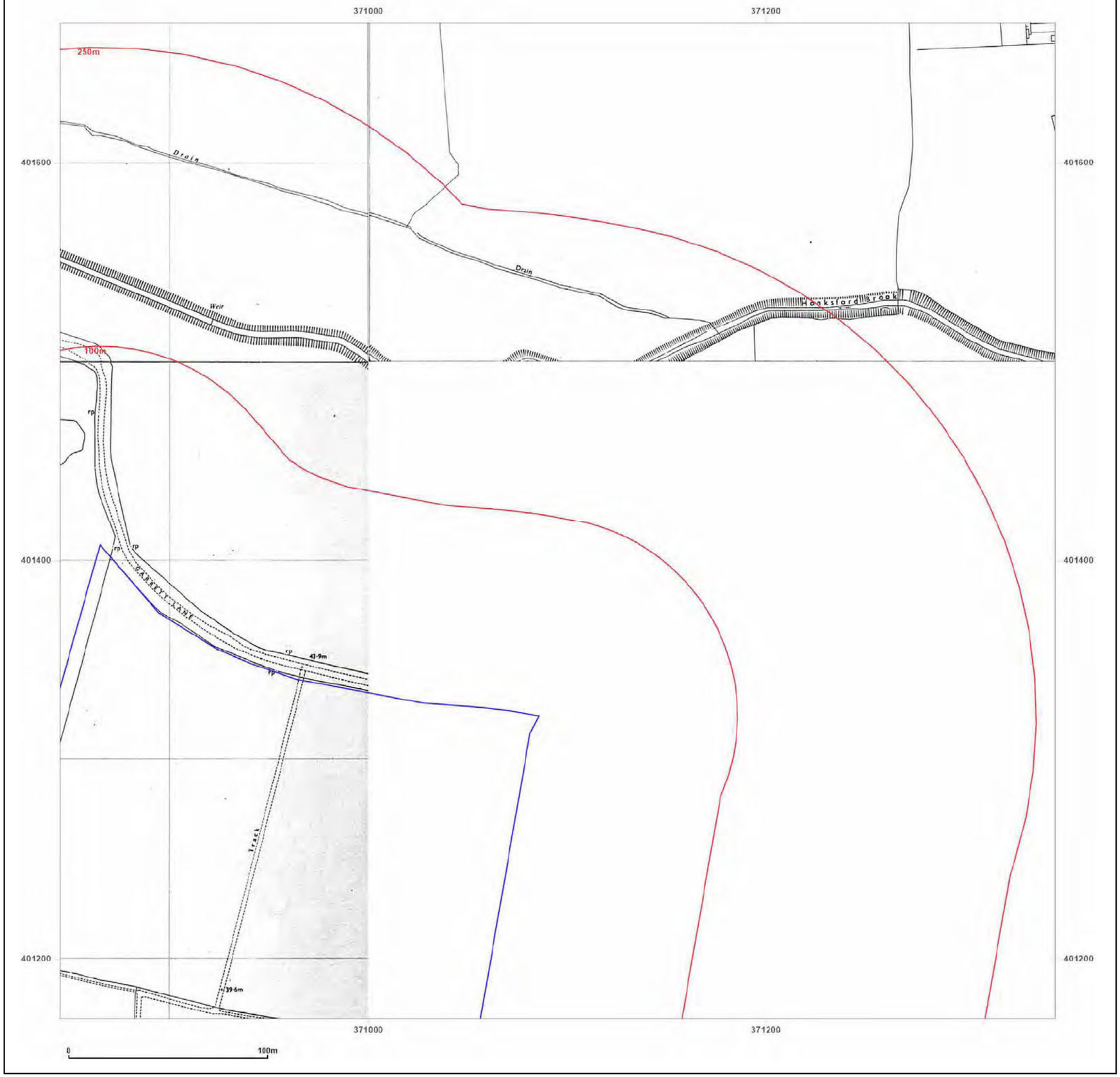

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1981-1986**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1963
Revised 1986
Edition N/A
Copyright 1986
Levelled 1963

Surveyed 1963
Revised 1985
Edition N/A
Copyright 1985
Levelled 1963

Surveyed 1963
Revised 1981
Edition N/A
Copyright 1981
Levelled 1963

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1988-1992**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A
Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: 1992
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1992
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_2
Grid Ref: 371095, 401420

Map Name: National Grid
Map date: **1992**
Scale: 1:1,250
Printed at: 1:2,000

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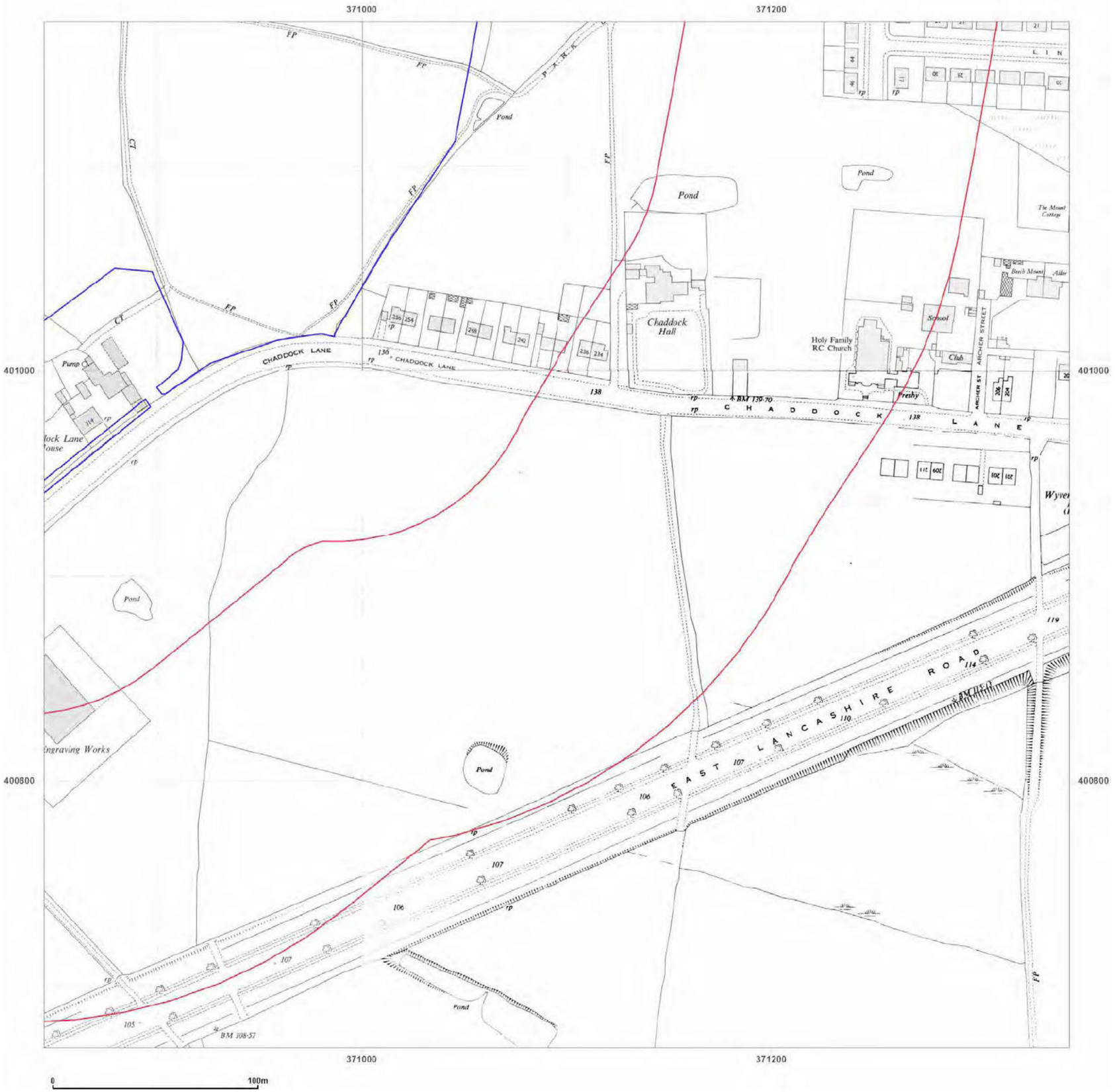

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1951-1952**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1950

Surveyed 1951
Revised N/A
Edition N/A
Copyright 1952
Levelled 1950

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Production date: 26 January 2022

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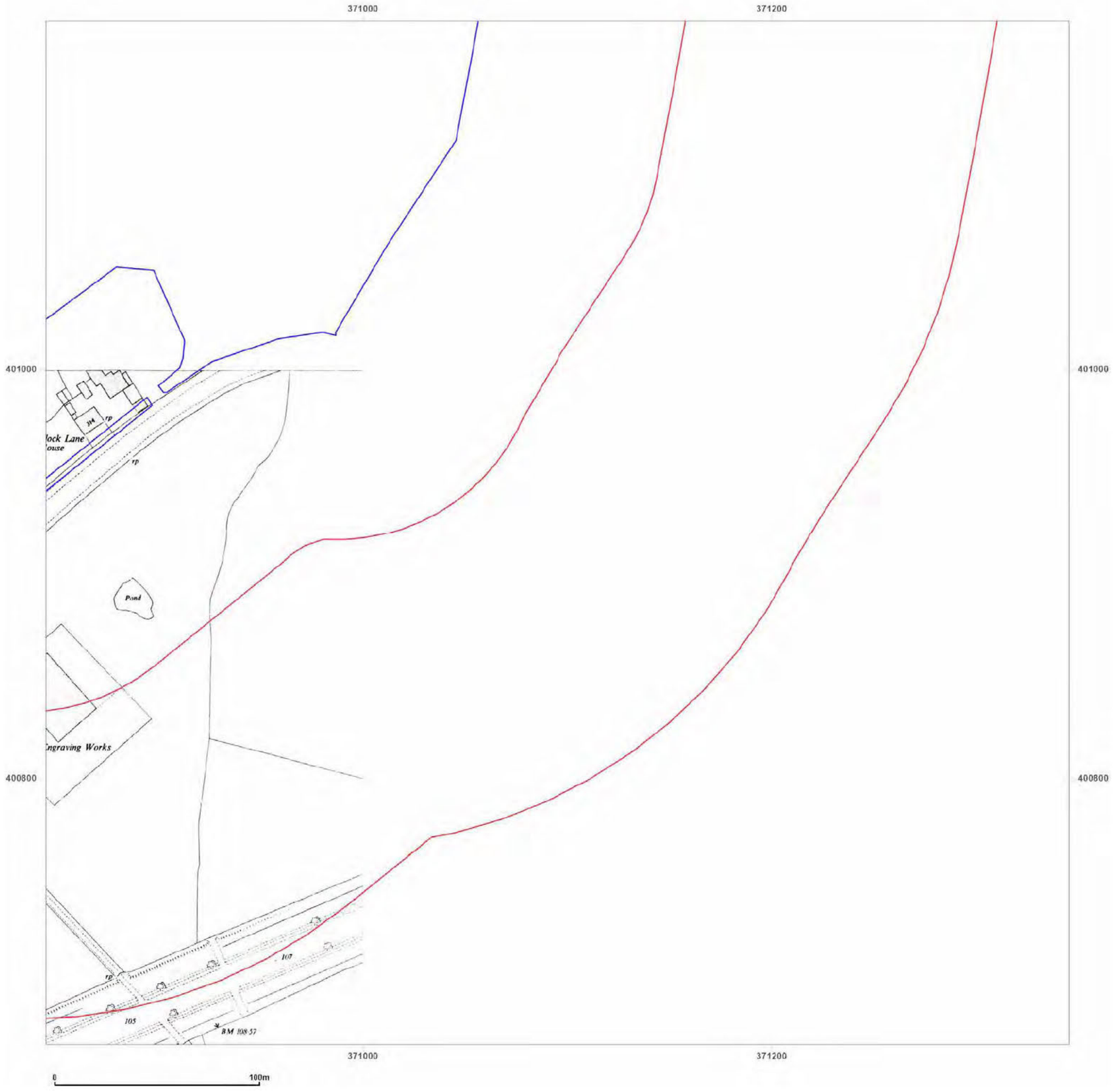

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1952**
Scale: 1:1,250
Printed at: 1:2,000

N
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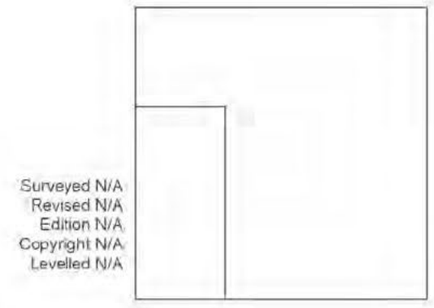

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1963-1966**
Scale: 1:1,250
Printed at: 1:2,000

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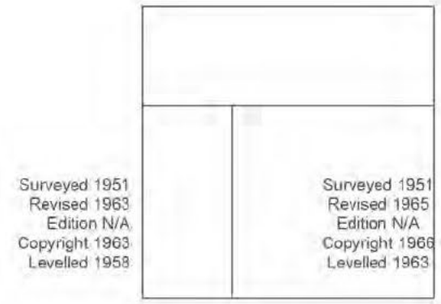

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1970-1972**
Scale: 1:1,250
Printed at: 1:2,000

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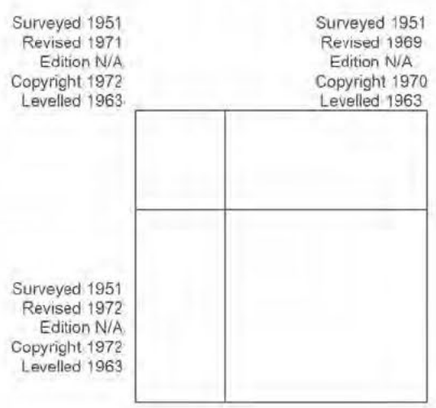

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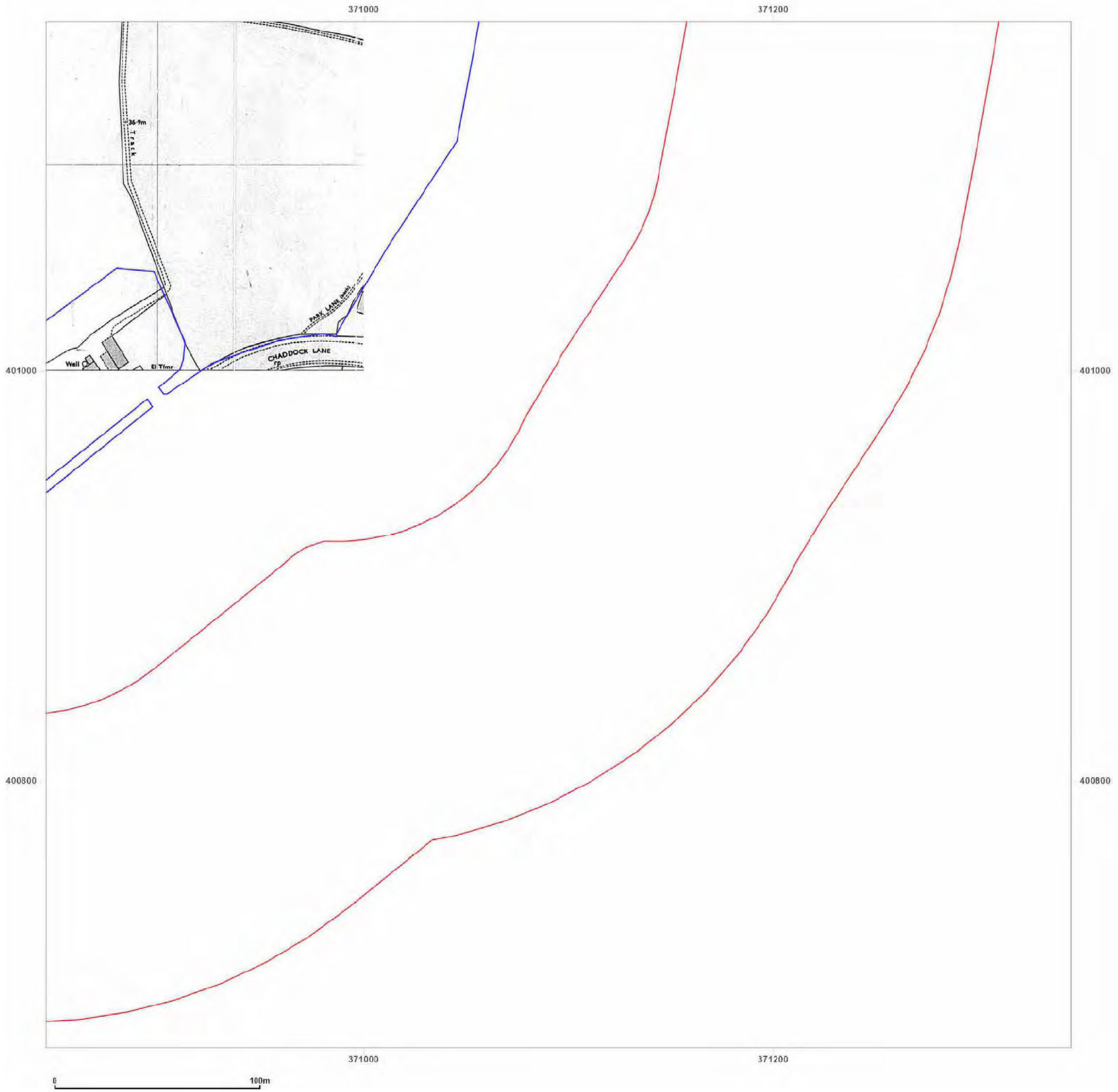

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1978**
Scale: 1:1,250
Printed at: 1:2,000

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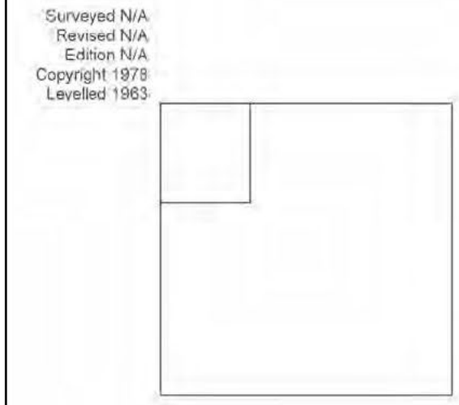

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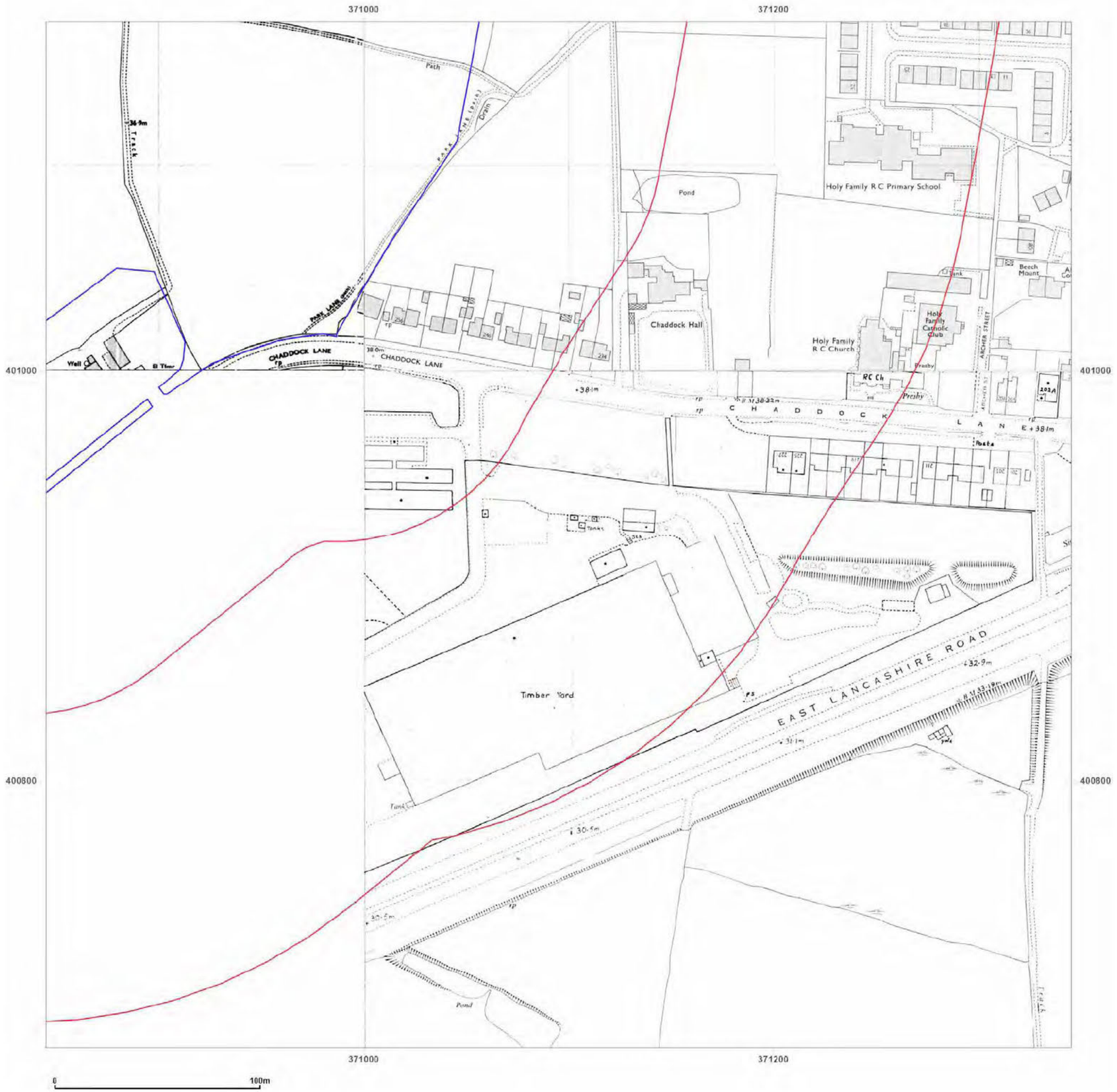

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1975-1980**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled N/A

Surveyed 1951
Revised 1974
Edition N/A
Copyright 1975
Levelled 1963

Surveyed 1980
Revised 1980
Edition N/A
Copyright 1980
Levelled N/A

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: 1981
Scale: 1:1,250
Printed at: 1:2,000

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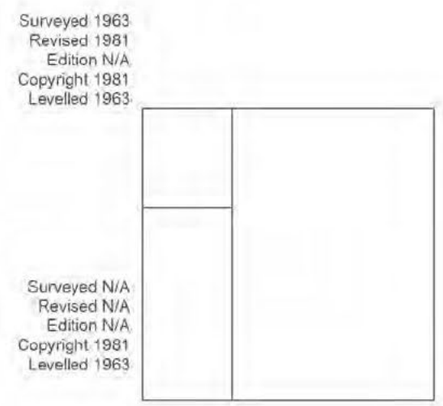

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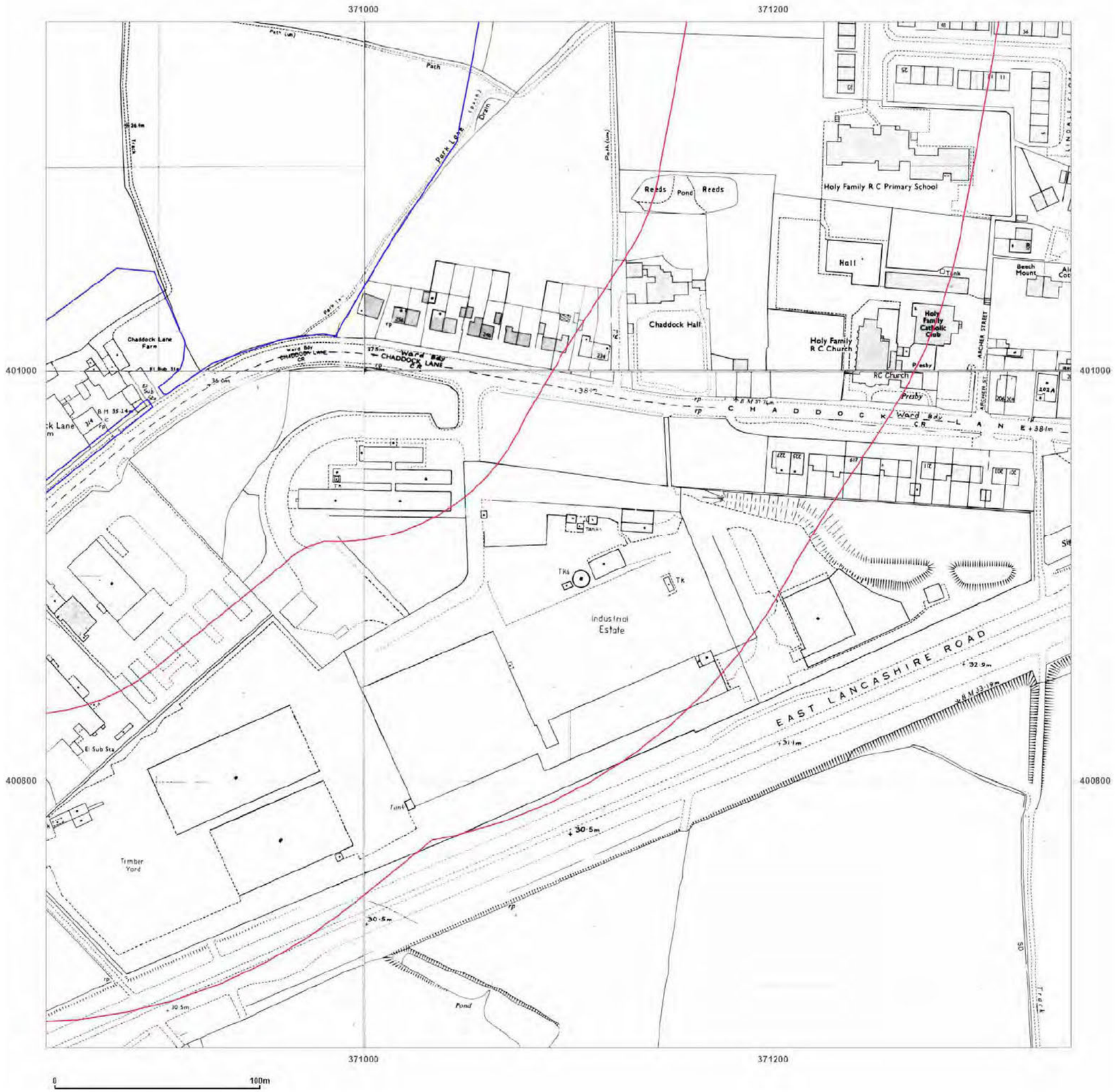

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1988-1992**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1988-1992**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A

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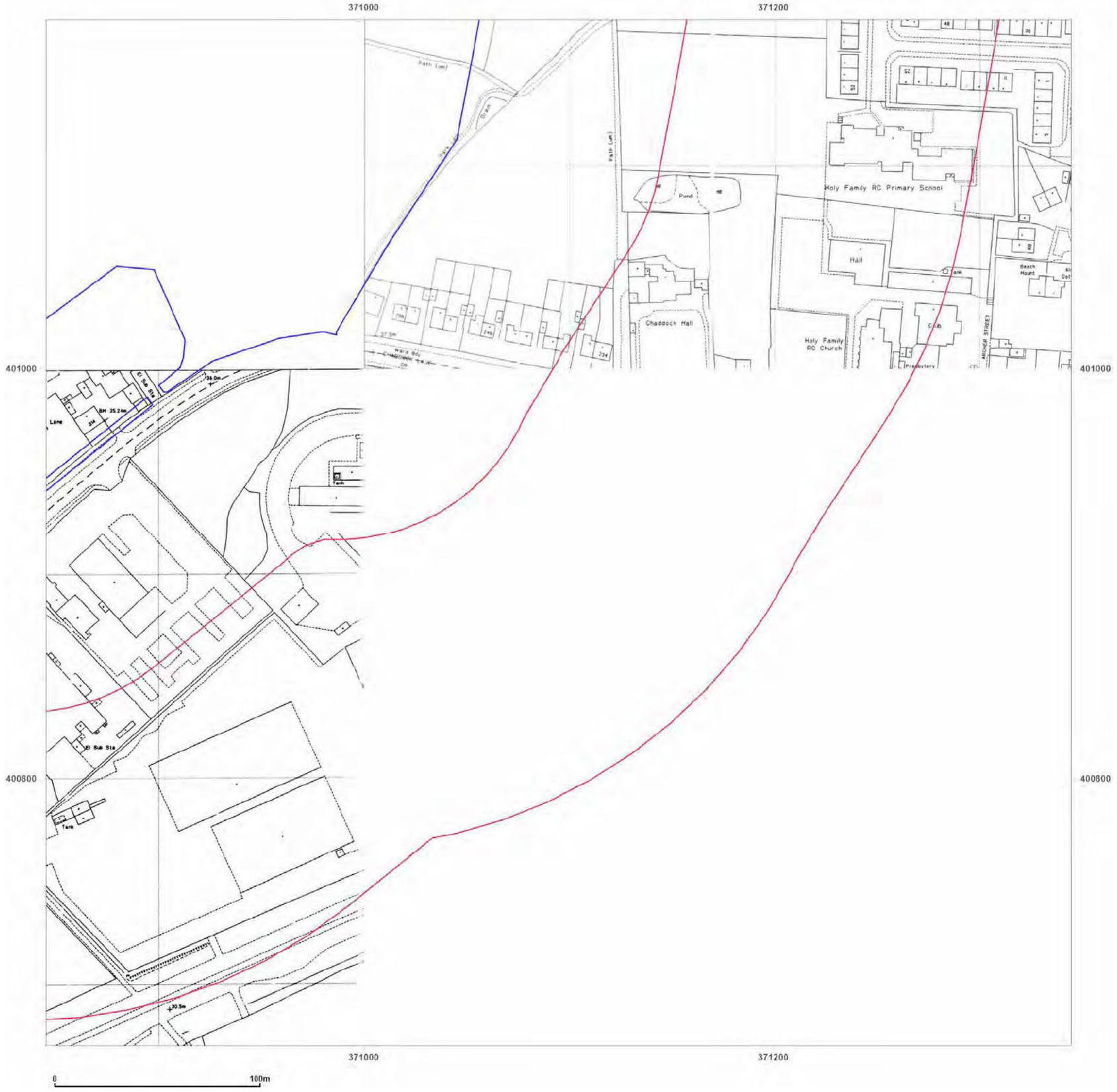

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1992**
Scale: 1:1,250
Printed at: 1:2,000

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Revised 1992
Edition N/A
Copyright N/A
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000

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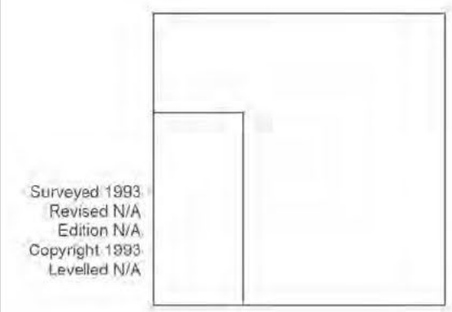

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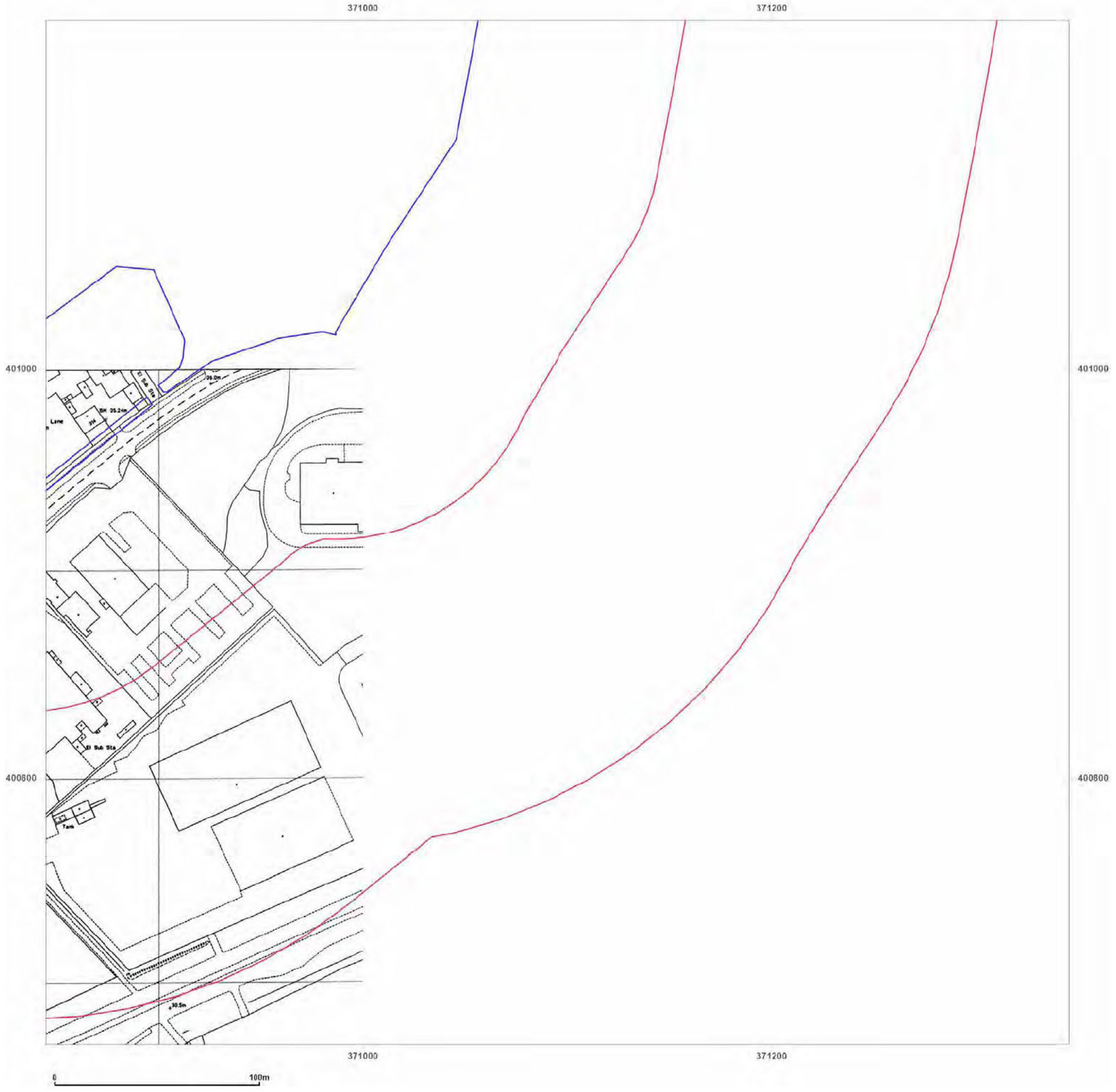

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_2_1
Grid Ref: 371095, 400920

Map Name: National Grid
Map date: **1993**
Scale: 1:1,250
Printed at: 1:2,000

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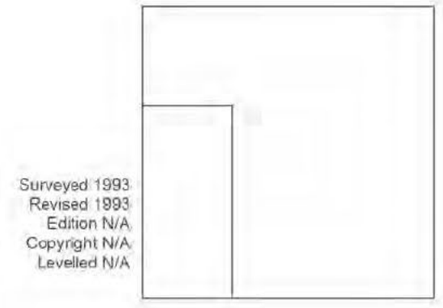

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1950-1951**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1949	Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1949
Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1949	Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1949

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Map legend available at:
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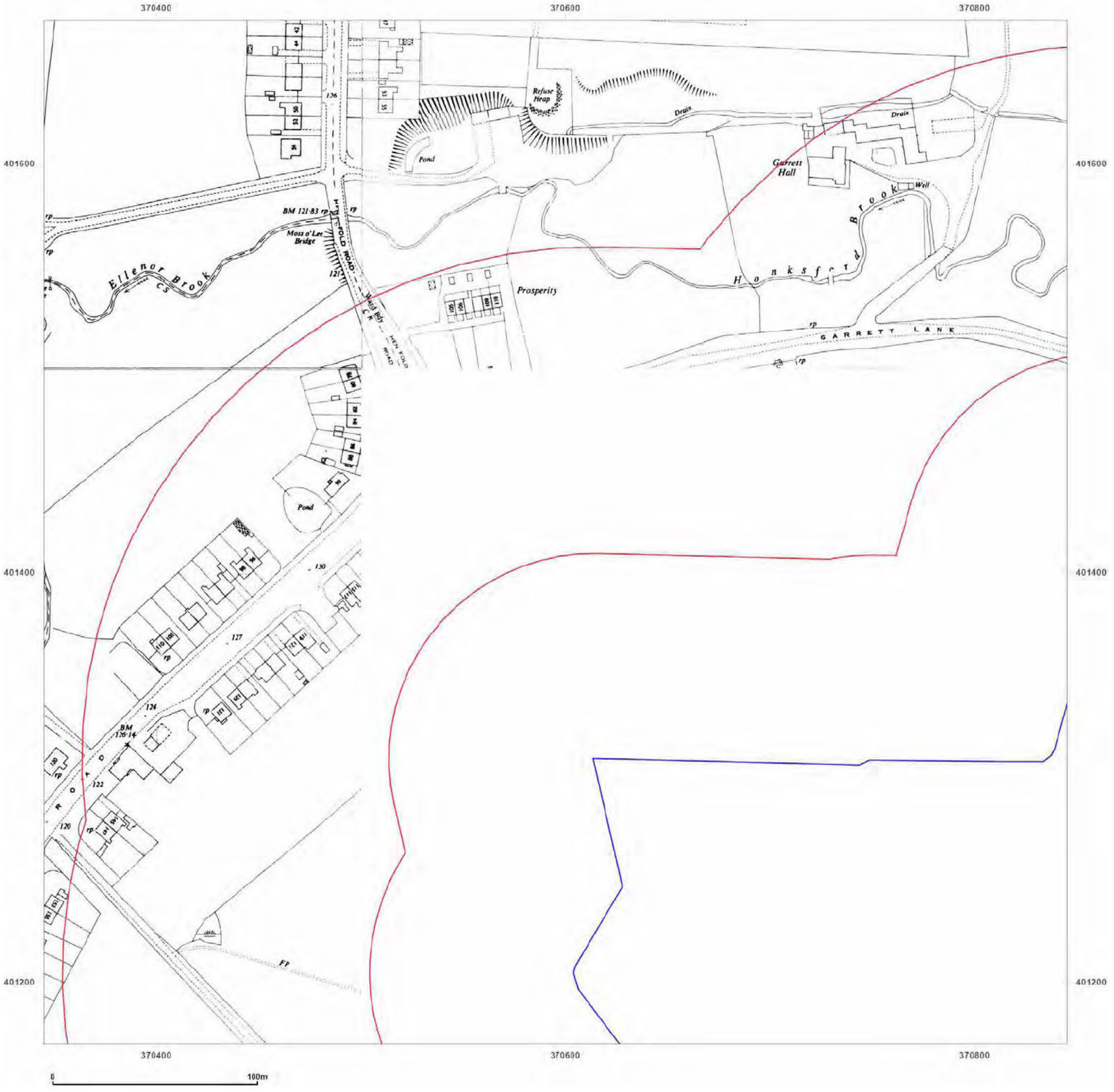

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1951**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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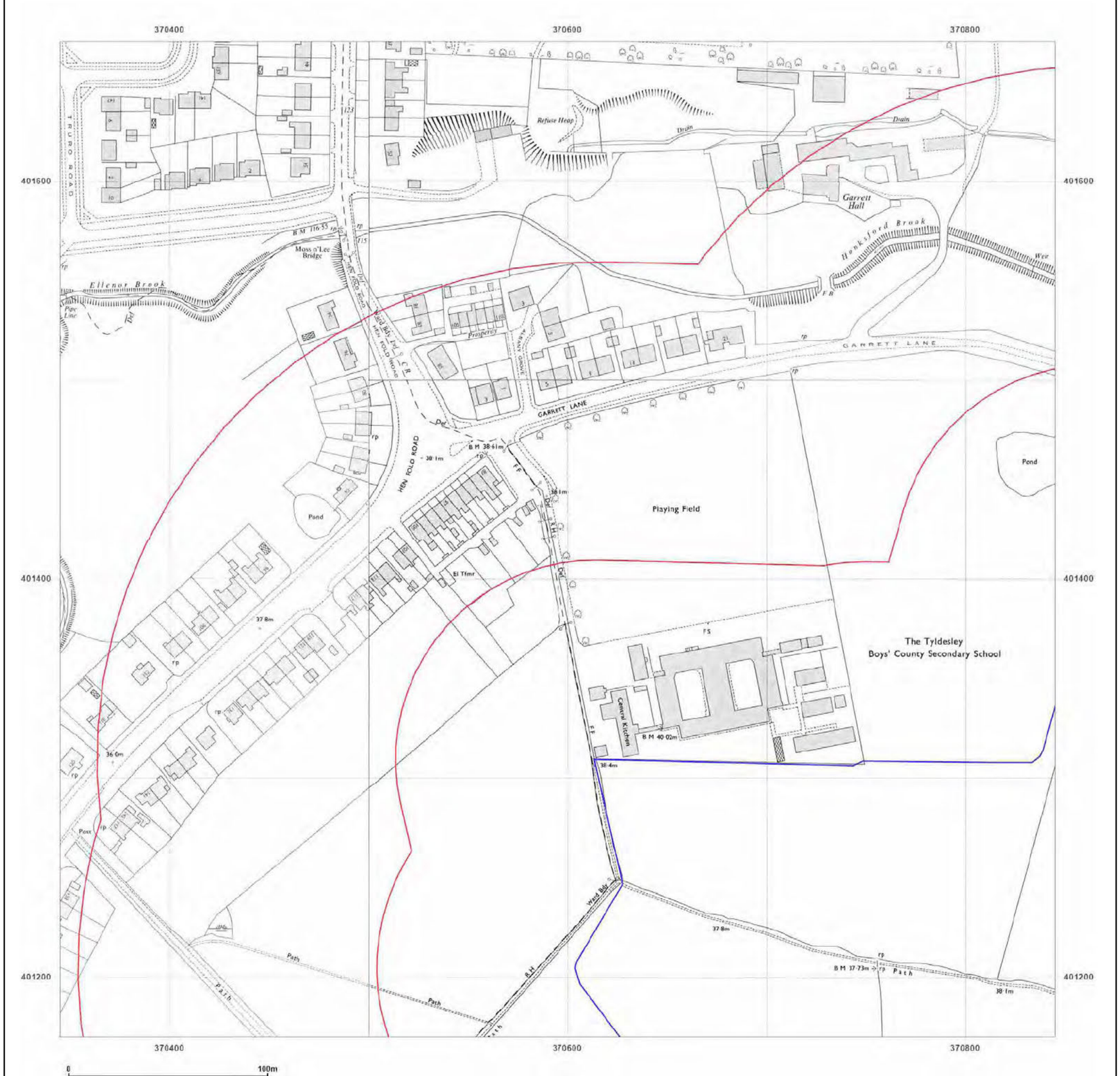

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid

Map date: **1968-1972**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1950 Revised 1967 Edition N/A Copyright 1968 Levelled 1963	Surveyed 1950 Revised 1967 Edition N/A Copyright 1968 Levelled 1963
Surveyed 1950 Revised 1970 Edition N/A Copyright 1970 Levelled 1963	Surveyed 1951 Revised 1971 Edition N/A Copyright 1972 Levelled 1963

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Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1978**
Scale: 1:1,250
Printed at: 1:2,000

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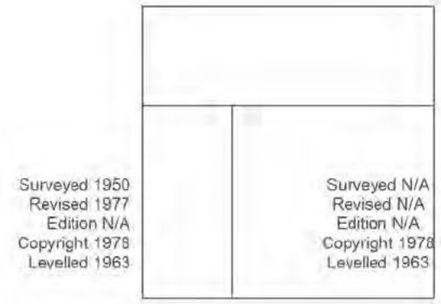

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Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1977-1980**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1977
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled N/A

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid

Map date: **1981-1986**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1963 Revised 1986 Edition N/A Copyright 1986 Levelled 1963	Surveyed 1963 Revised 1986 Edition N/A Copyright 1986 Levelled 1963
Surveyed 1969 Revised 1984 Edition N/A Copyright 1984 Levelled 1969	Surveyed 1963 Revised 1981 Edition N/A Copyright 1981 Levelled 1963

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1988-1992**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A

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Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1990-1992**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A
Surveyed 1990 Revised 1990 Edition N/A Copyright N/A Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: **1992**
Scale: 1:1,250
Printed at: 1:2,000

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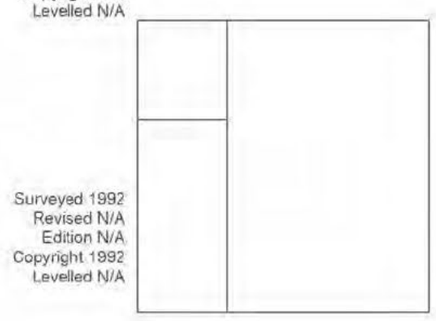
Surveyed 1992
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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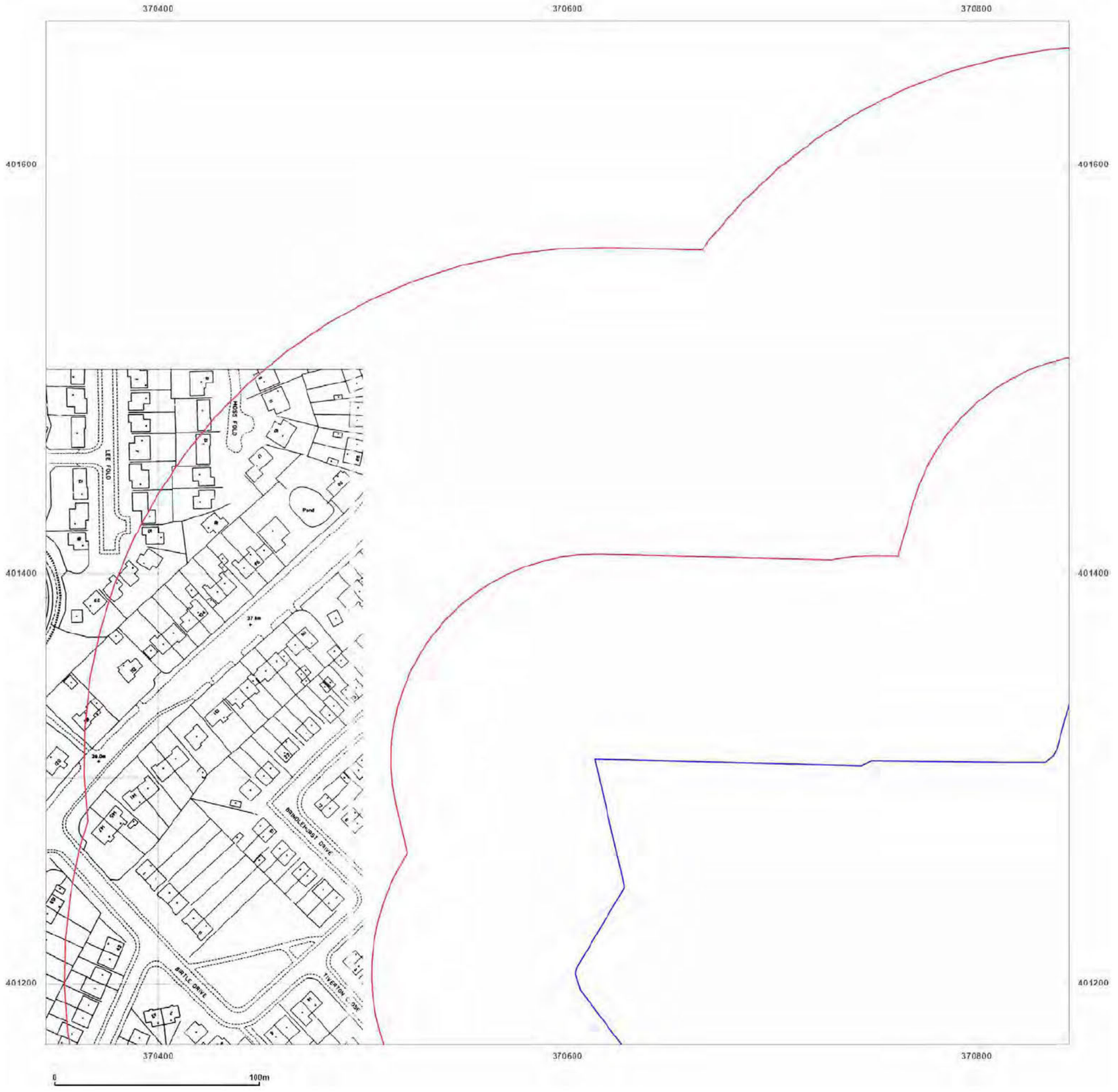

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_2
Grid Ref: 370595, 401420

Map Name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000

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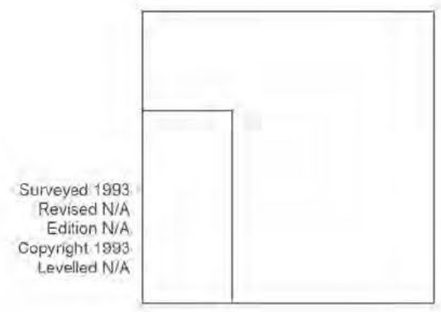

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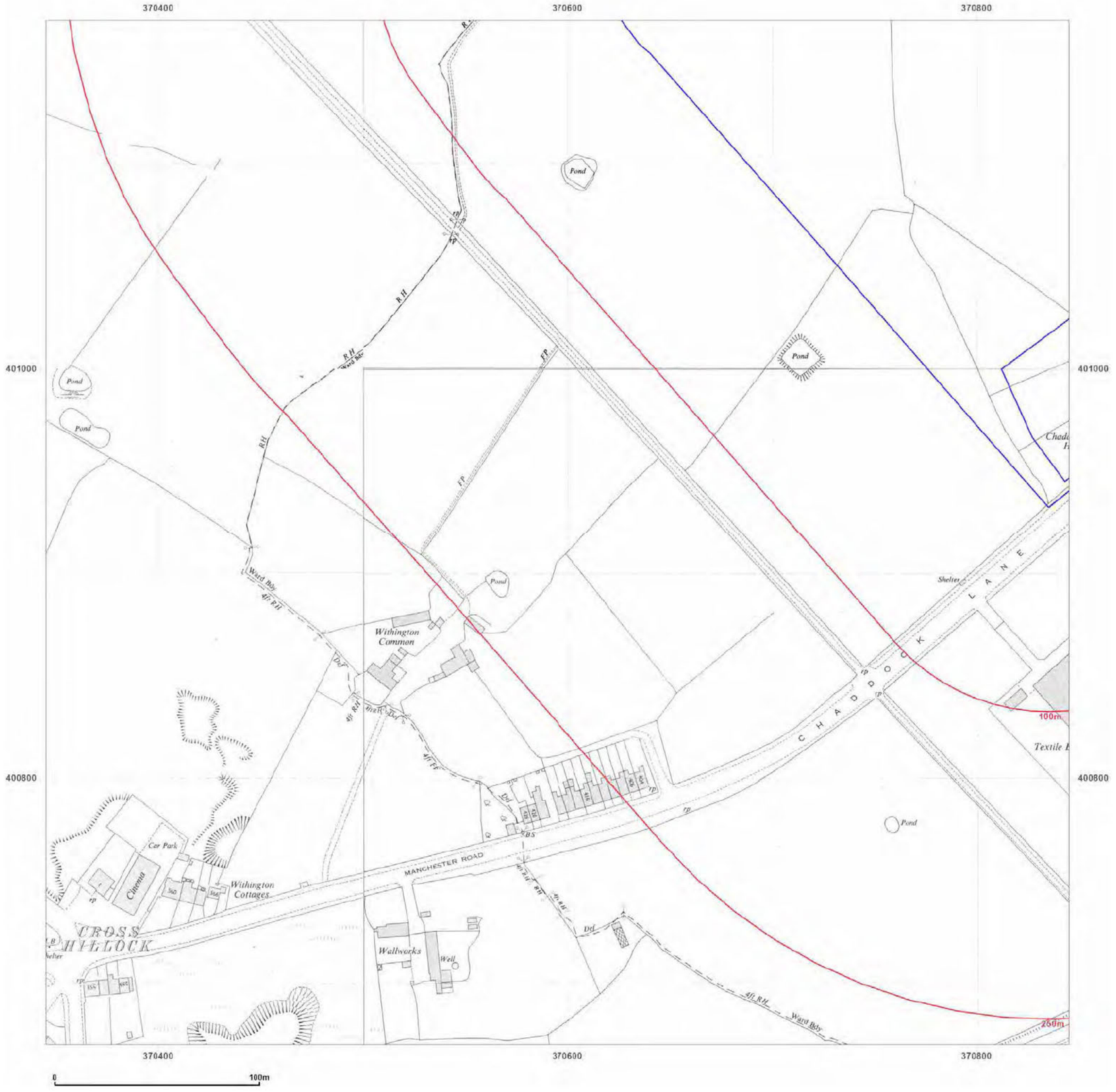

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1950-1951**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1949	Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1949
Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1950	Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1950

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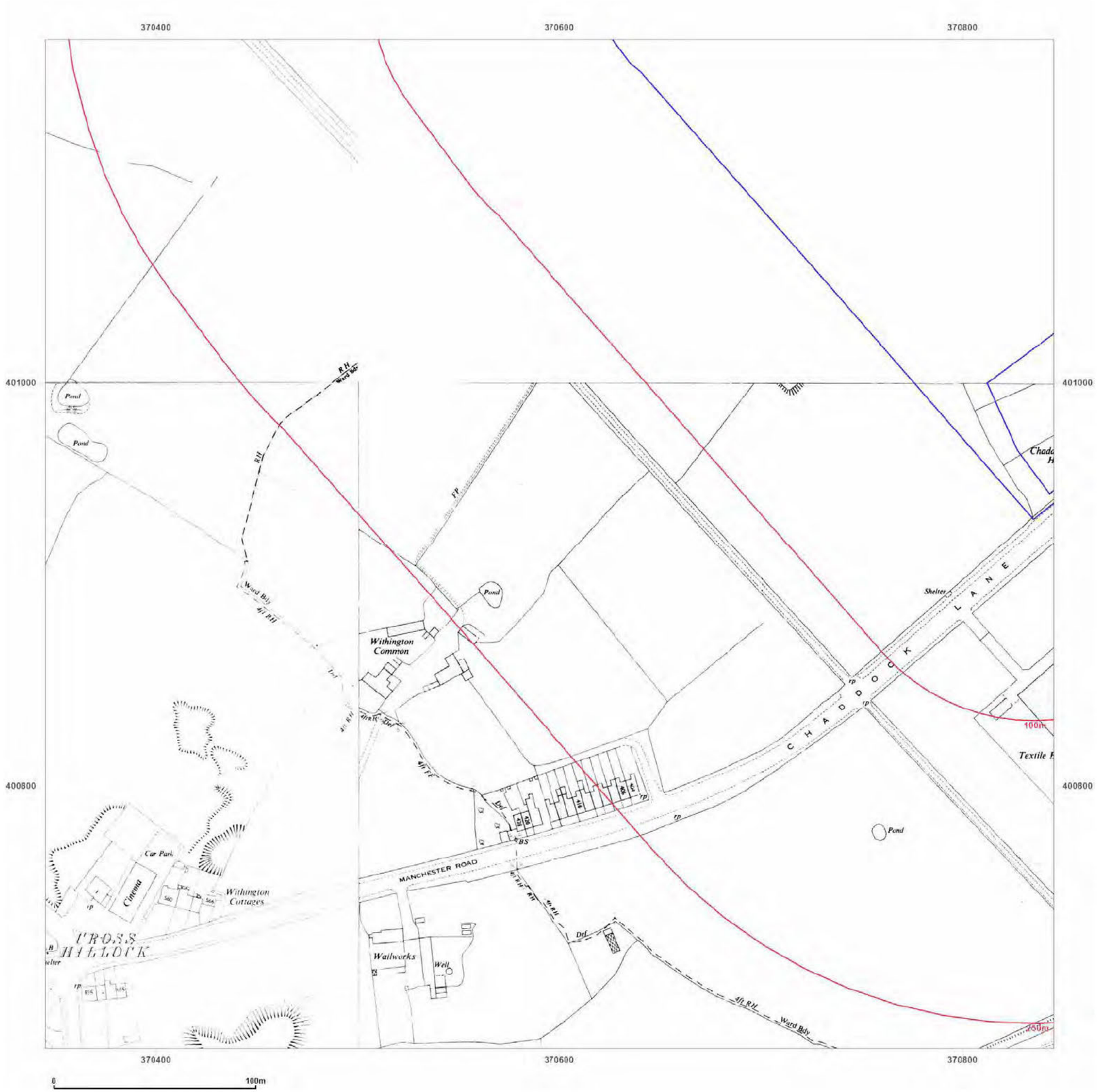

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1951-1952**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1951 Revised N/A Edition N/A Copyright 1952 Levelled 1950	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1963-1964**
Scale: 1:1,250
Printed at: 1:2,000

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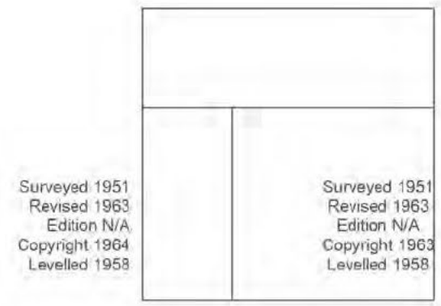

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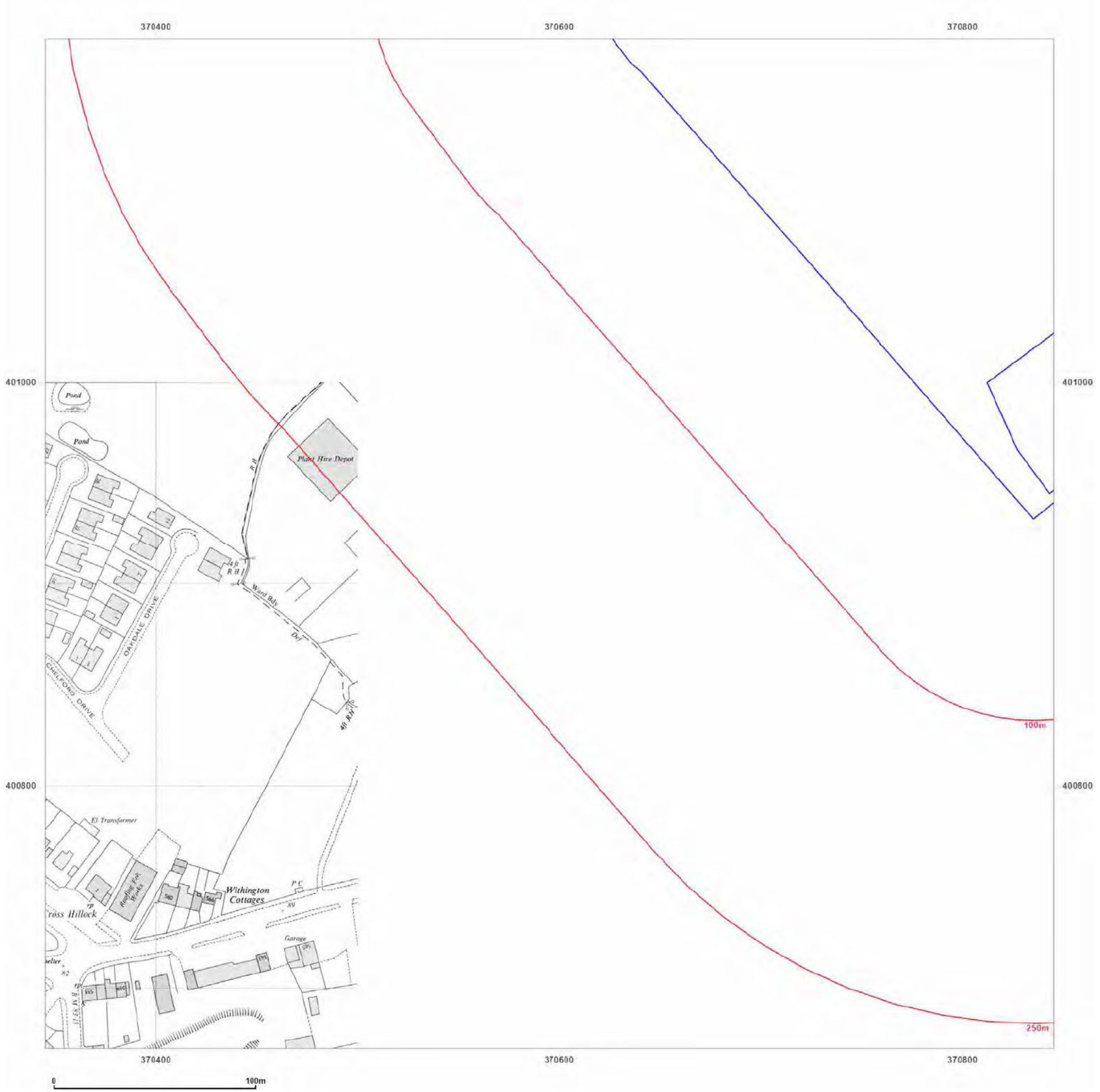

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: 1969
Scale: 1:1,250
Printed at: 1:2,000

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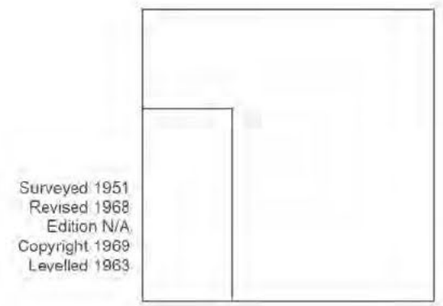

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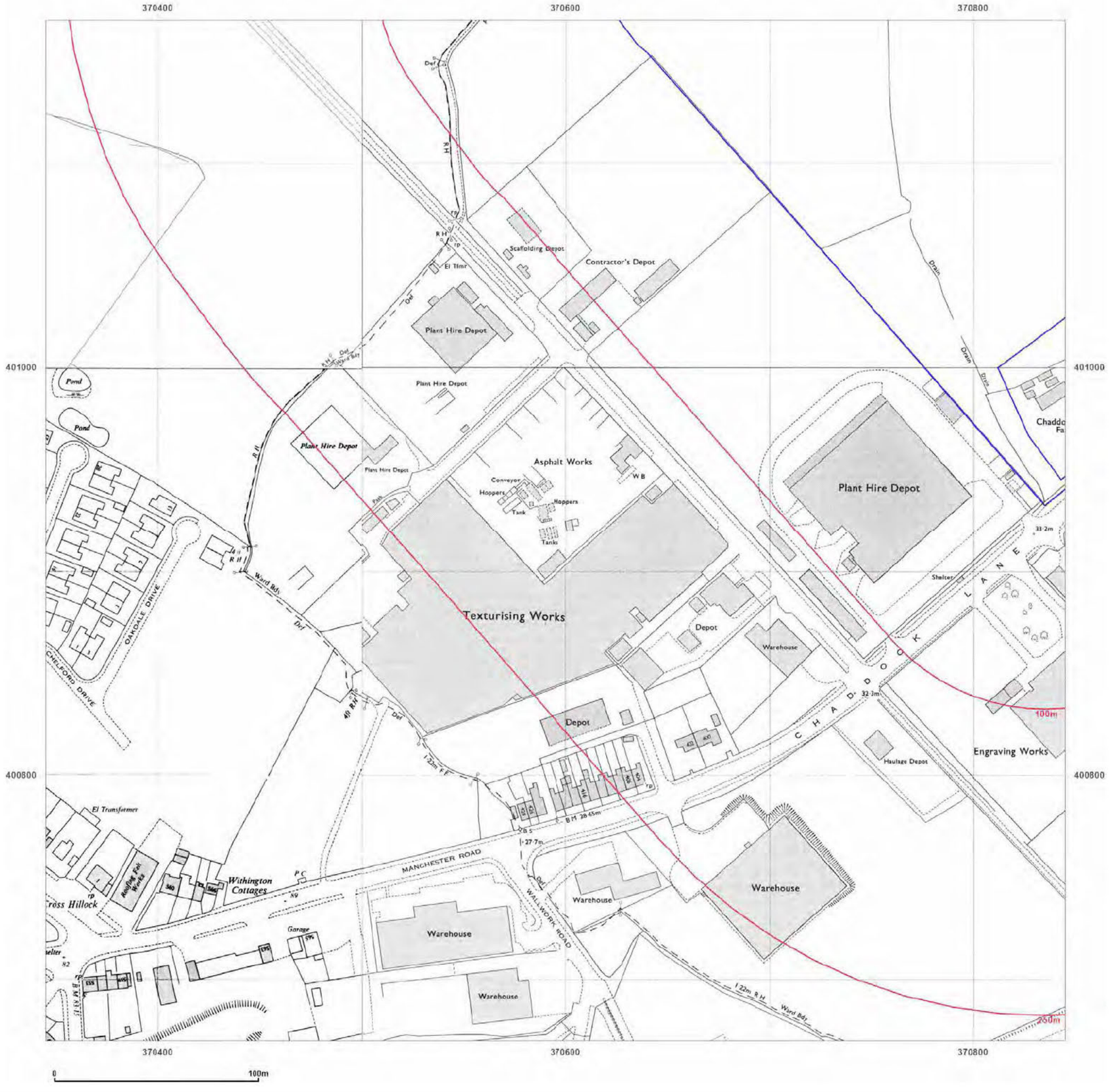

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1969-1972**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1950 Revised 1970 Edition N/A Copyright 1970 Levelled 1963	Surveyed 1951 Revised 1971 Edition N/A Copyright 1972 Levelled 1963
Surveyed N/A Revised N/A Edition N/A Copyright 1969 Levelled N/A	Surveyed 1951 Revised 1972 Edition N/A Copyright 1972 Levelled 1963

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1978**
Scale: 1:1,250
Printed at: 1:2,000

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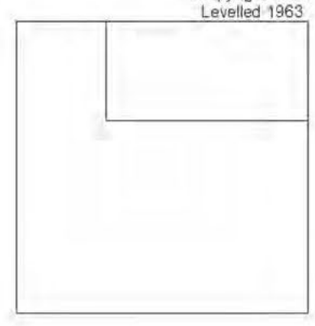
Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1963



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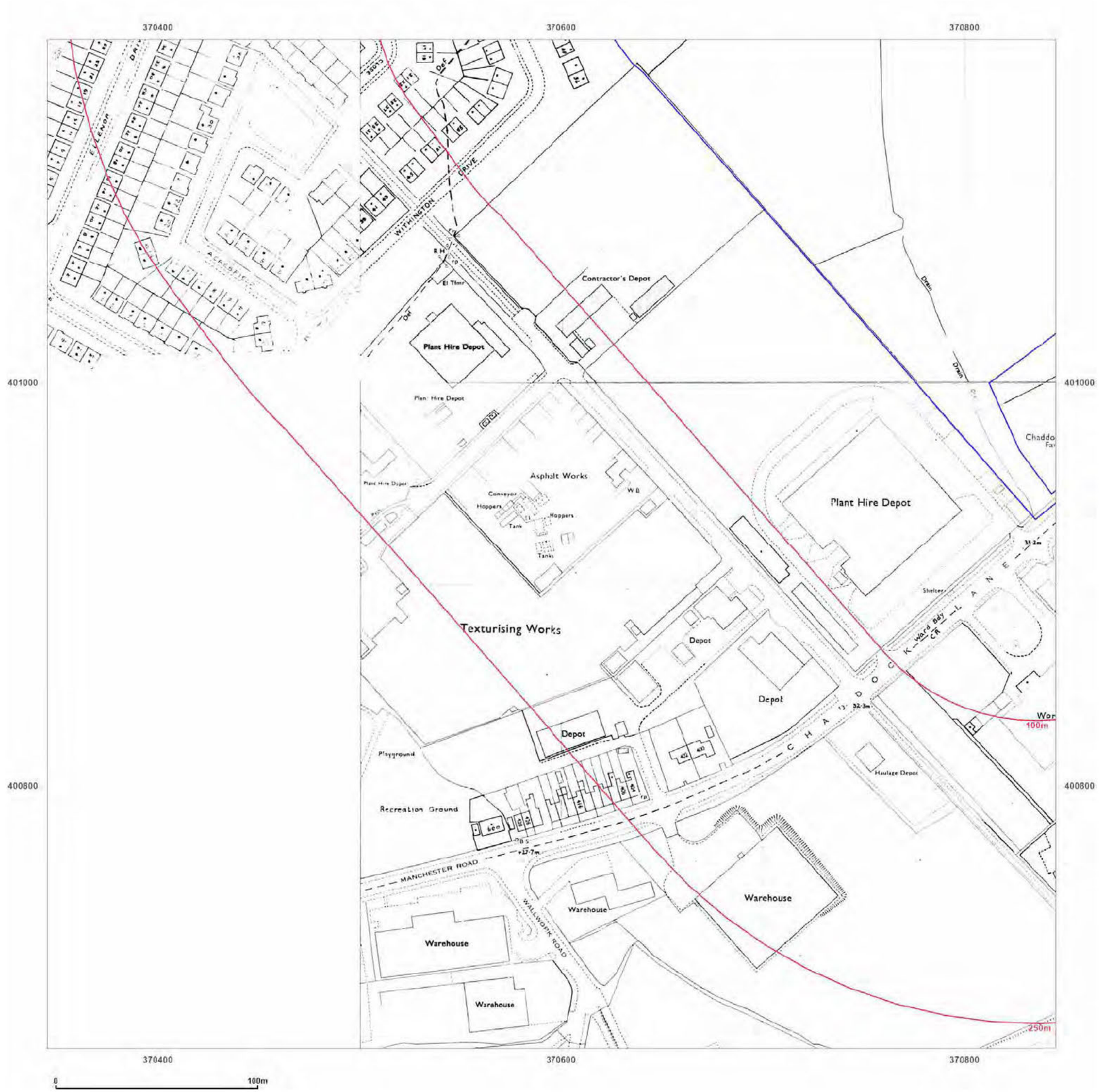

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY
PARK WAY, WORSLEY, M28
1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1977-1981**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1977
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1963

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1978-1981**
Scale: 1:1,250
Printed at: 1:2,000

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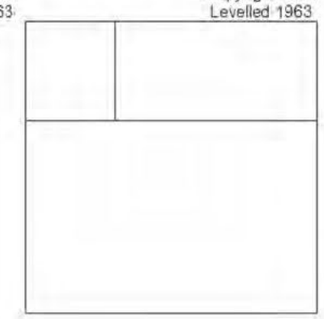
Surveyed 1950
Revised 1977
Edition N/A
Copyright 1978
Levelled 1963

Surveyed 1963
Revised 1981
Edition N/A
Copyright 1981
Levelled 1963



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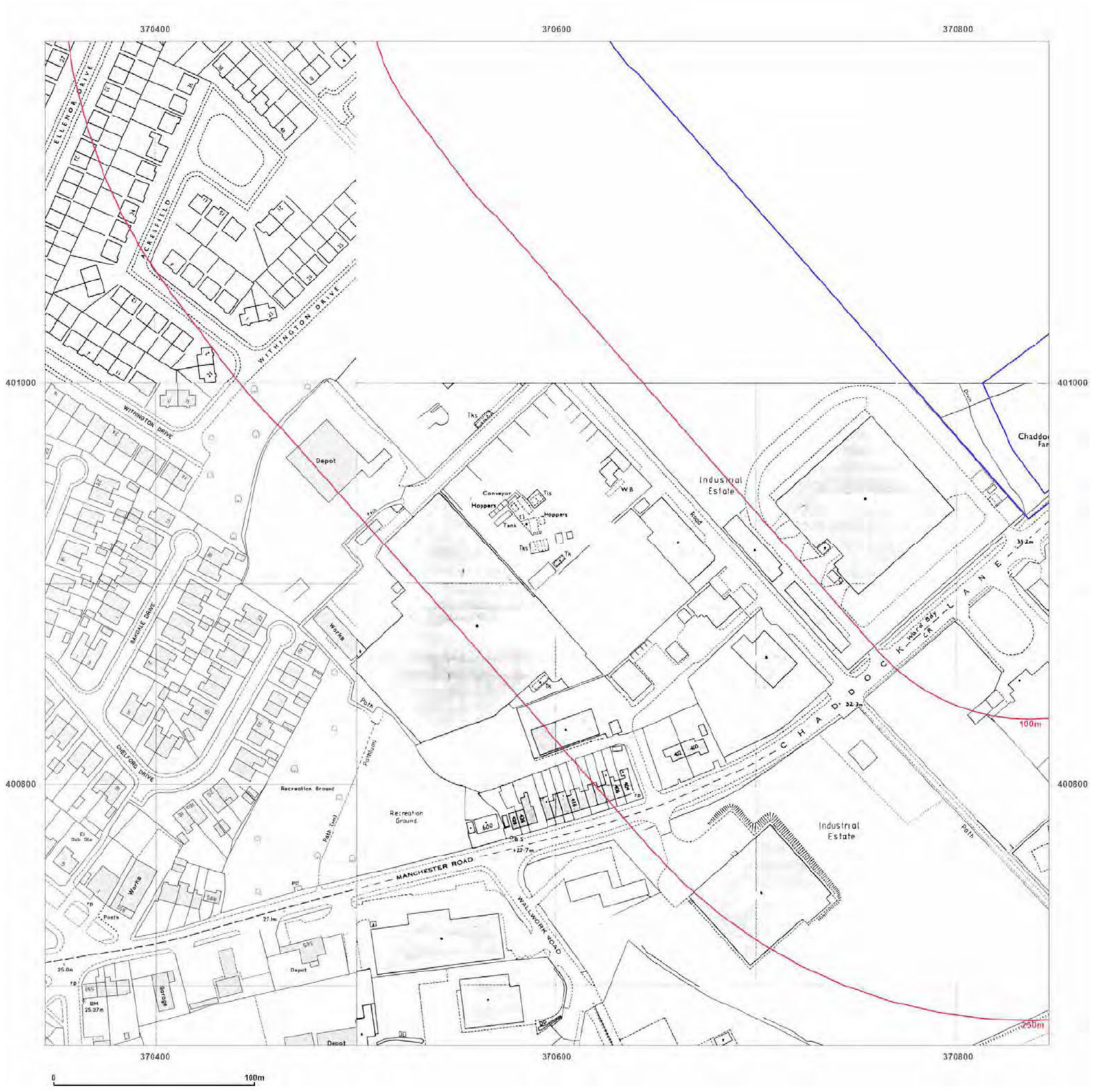

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1984-1988**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1969
Revised 1984
Edition N/A
Copyright 1984
Levelled 1969

Surveyed 1951
Revised 1985
Edition N/A
Copyright 1986
Levelled 1981

Surveyed 1963
Revised 1988
Edition N/A
Copyright 1988
Levelled 1963

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Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1986-1988**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1963
Revised 1988
Edition N/A
Copyright 1988
Levelled 1963

Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963

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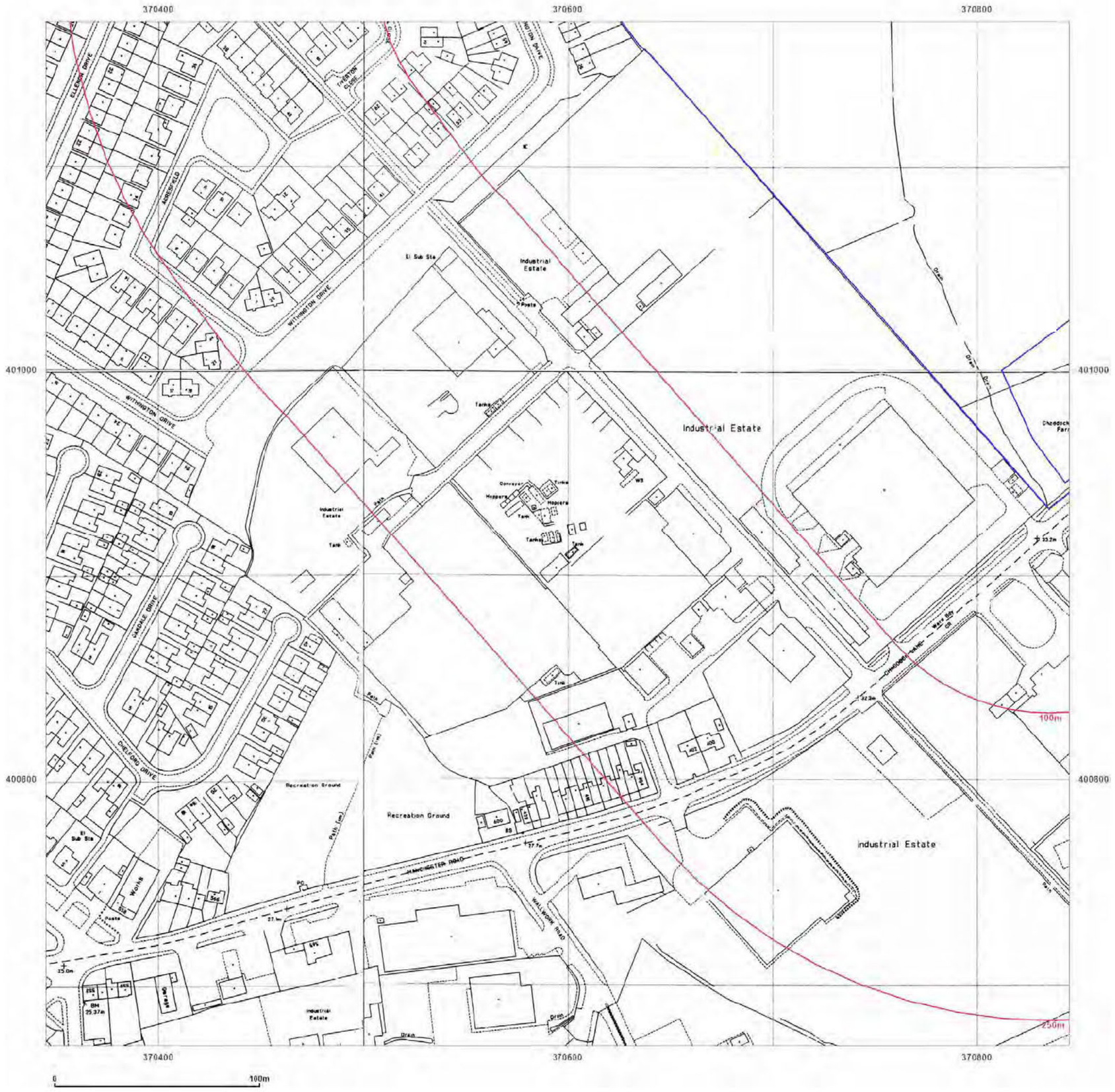

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1990-1992**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1990 Revised 1990 Edition N/A Copyright N/A Levelled N/A	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

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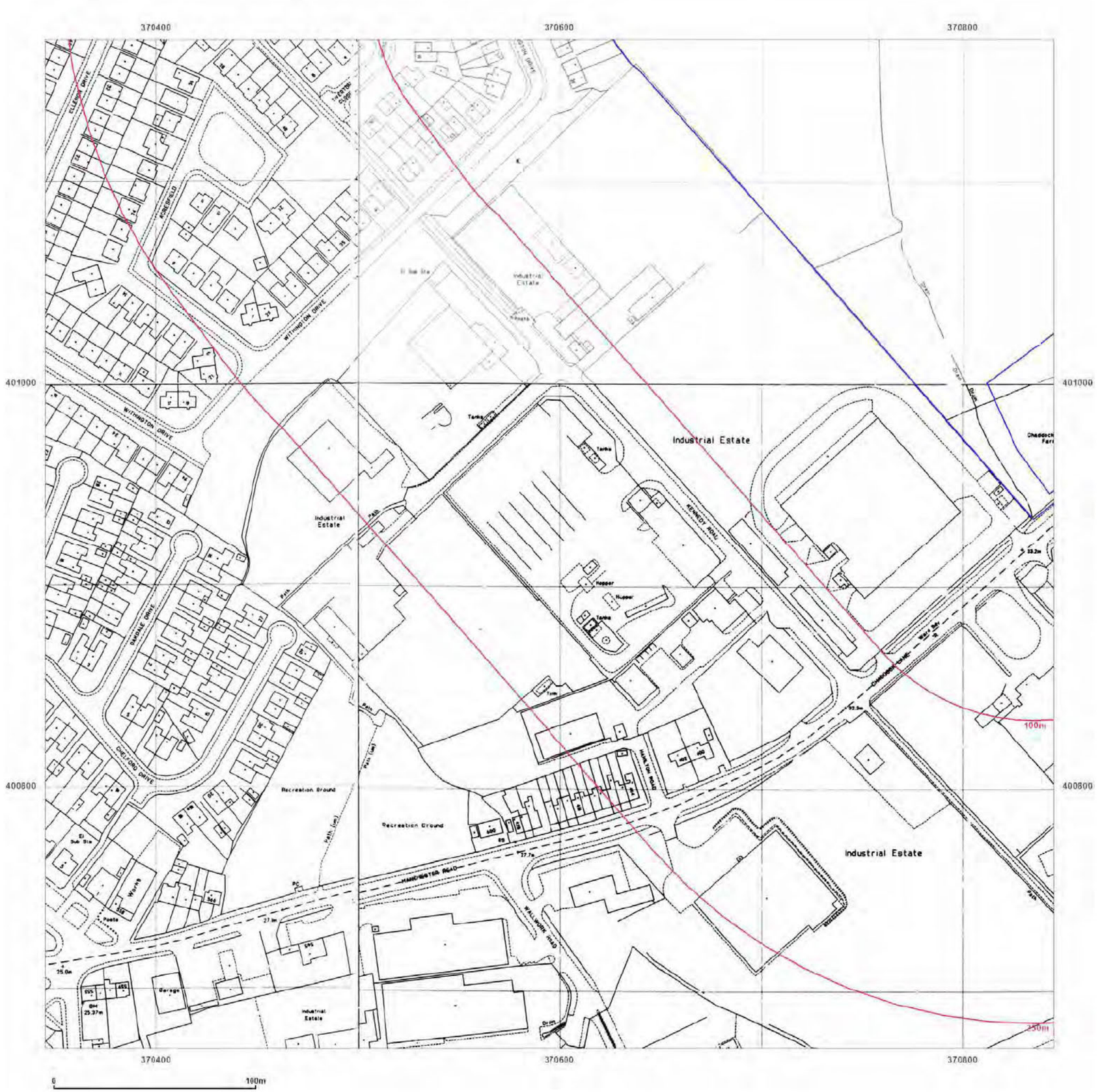

Discovery
Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1992-1993**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1993 Revised N/A Edition N/A Copyright 1993 Levelled N/A

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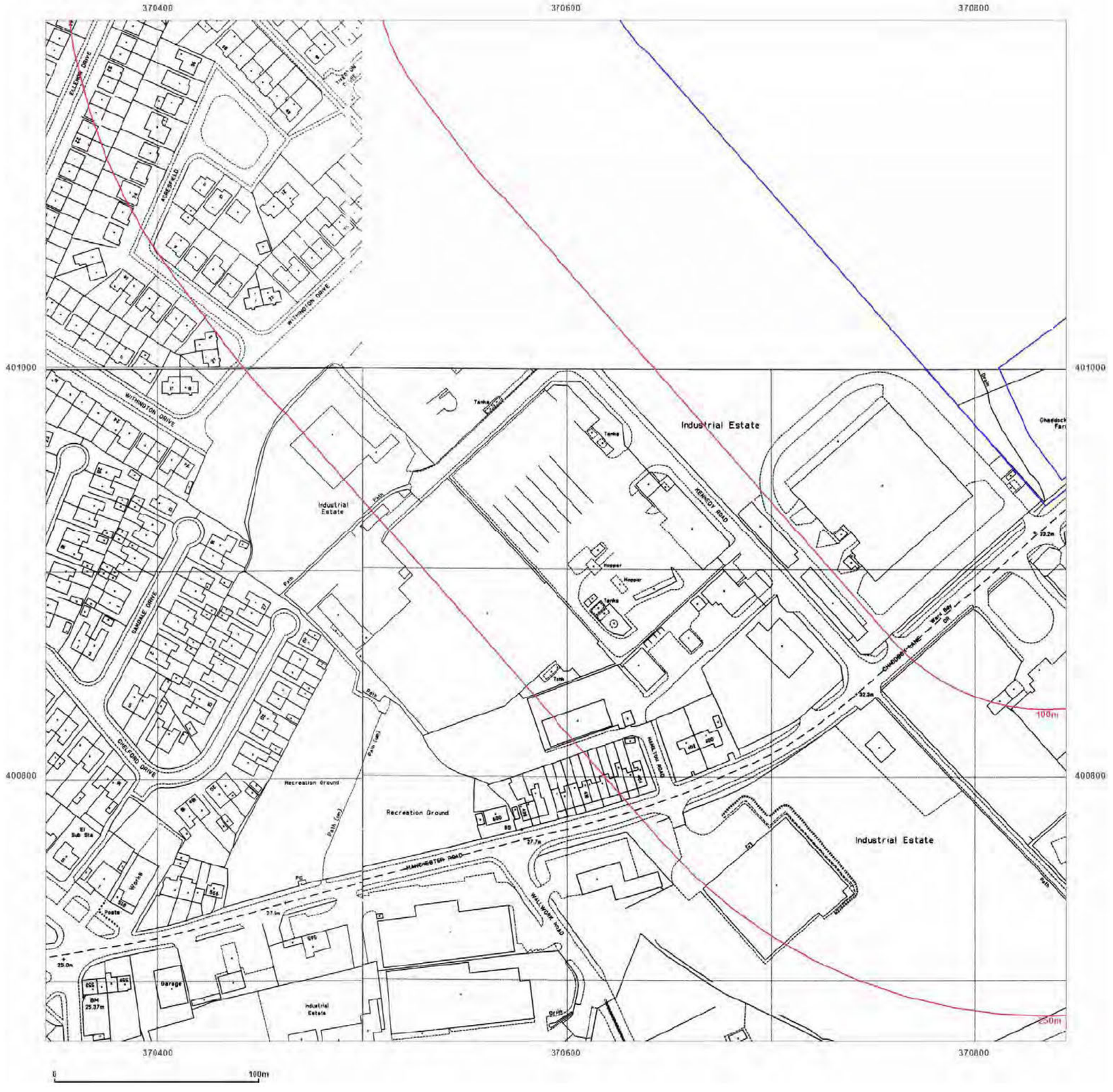

Discovery

Geotechnical & Environmental Engineers

Site Details:

STREET RECORD, ASTLEY PARK WAY, WORSLEY, M28 1FJ

Client Ref: 21133J
Report Ref: DCE-8475351_1250_1_1
Grid Ref: 370595, 400920

Map Name: National Grid
Map date: **1993**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1993 Revised 1993 Edition N/A Copyright N/A Levelled N/A

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Production date: 26 January 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

APPENDIX E – COAL AUTHORITY MINING REPORT

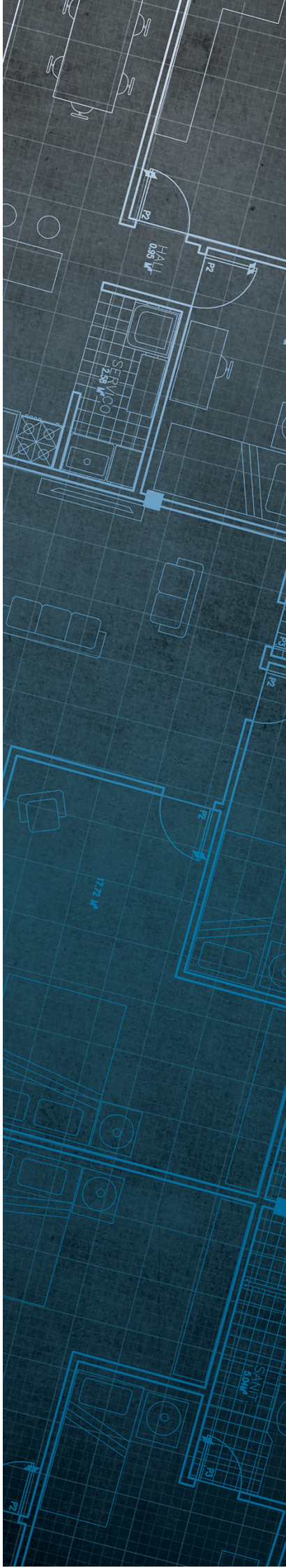
The Coal Authority

Consultants

Coal Mining Report

Street Record, Astley Park Way,
Worsley, M28 1fj
Greater Manchester

Date of enquiry:	**27 January 2022**
Date enquiry received:	**27 January 2022**
Issue date:	**27 January 2022**
Our reference:	**51002944205001**
Your reference:	**DCE-8475352**



Consultants

Coal Mining Report

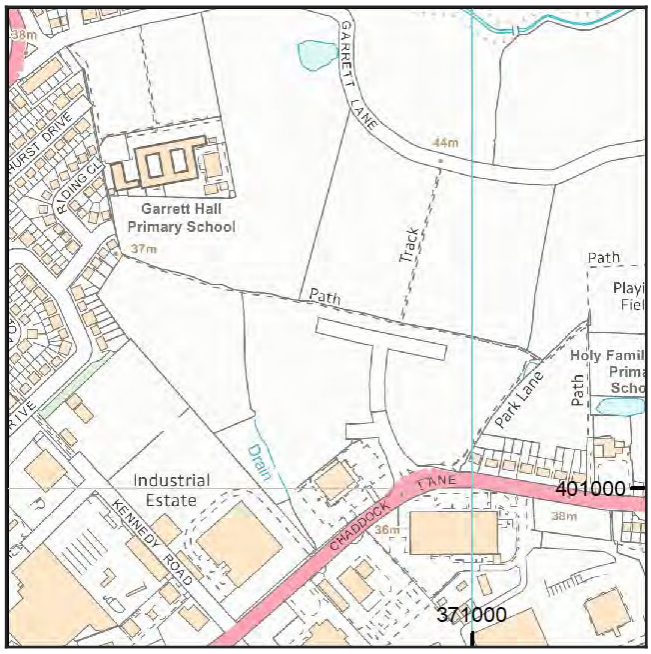
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

Street Record, Astley Park Way, Worsley, M28 1fj
Greater Manchester



Approximate position of property

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How to contact us

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NG18 4RG

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/thecoalauthority

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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	WORSLEY FOUR FEET	Coal	33WC	18	Beneath Property	11.3	South	100	1890
unnamed	RAMS	Coal	340Y	237	Beneath Property	8.9	South	200	1900
unnamed	CROMBOUKE	Coal	33YM	238	Beneath Property	8.9	South	120	1920
unnamed	ROGER	Coal	33XI	247	North-West	14.0	South	120	1950
unnamed	BULLDOG	Coal	33ZL	270	Beneath Property	9.8	South	150	1956
unnamed	CROMBOUKE	Coal	33YN	277	Beneath Property	11.1	South-East	120	1930
unnamed	CROMBOUKE	Coal	33YL	282	South-West	11.8	South	140	1920
unnamed	RAMS	Coal	340X	292	Beneath Property	11.1	South	210	1900
unnamed	ROGER	Coal	33XG	321	South-West	7.9	South	120	1947
unnamed	BULLDOG	Coal	33ZK	324	South-West	12.4	South-West	130	1947
unnamed	ROGER	Coal	33XH	326	West	8.1	South	120	1931
unnamed	RAMS	Coal	3414	352	South-West	8.2	South	160	1941
unnamed	RAMS	Coal	3413	376	South-West	9.0	South	160	1940
unnamed	WIGAN FIVE FEET	Coal	332H	438	North-West	14.9	South-East	70	1944
unnamed	WIGAN FOUR FEET	Coal	35HL	439	North	12.8	South	130	1957
unnamed	WIGAN FIVE FEET	Coal	332Q	444	North	12.5	South	70	1944
unnamed	WIGAN TWO FEET	Coal	332X	457	North-West	11.7	South	100	1959
unnamed	WIGAN FOUR FEET	Coal	35HE	459	North	12.5	South	160	1953
unnamed	TRENCHERBONE	Coal	35I8	483	North-West	12.4	South	170	1939
unnamed	TRENCHERBONE	Coal	35ID	484	North-West	12.5	South	170	1939
unnamed	WIGAN FOUR FEET	Coal	35HD	485	Beneath Property	11.8	South	160	1951
unnamed	WIGAN TWO FEET	Coal	3334	485	North-West	11.7	South	110	1962

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Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	TRENCHERBONE	Coal	35I1	492	North	15.2	South	150	1916
unnamed	WIGAN FOUR FEET	Coal	35H7	507	Beneath Property	9.6	South	160	1952
unnamed	CANNEL	Coal	35IZ	526	North-West	13.1	South	130	1939
unnamed	TRENCHERBONE	Coal	35IB	530	Beneath Property	11.1	South	150	1936
unnamed	CANNEL	Coal	35J6	535	North-West	12.0	South	130	1945
unnamed	PLODDER	Coal	35KM	551	North-West	9.8	South	120	1950
unnamed	HAIGH YARD	Coal	35JG	560	North-West	11.3	South	150	1945
unnamed	PLODDER	Coal	35KZ	562	North-West	9.4	South	130	1941
unnamed	WIGAN FOUR FEET	Coal	35HC	567	South-West	6.5	South	110	1955
unnamed	PLODDER	Coal	35KN	573	North-East	13.1	South	130	1962
unnamed	PLODDER	Coal	35KV	574	North	12.6	South	120	1958
unnamed	HAIGH YARD	Coal	35JW	593	North-West	15.7	South	140	1947
unnamed	TRENCHERBONE	Coal	35IC	595	South-West	7.2	South	120	1941
unnamed	HAIGH YARD	Coal	35JJ	599	North	11.9	South	150	1945
unnamed	PLODDER	Coal	35KT	627	Beneath Property	7.0	South	120	1968
unnamed	HAIGH YARD	Coal	35K2	637	North-East	11.3	South	200	1927
unnamed	HAIGH YARD	Coal	35K0	645	Beneath Property	10.3	South	200	1954
unnamed	HAIGH YARD	Coal	35K1	647	West	10.3	South	200	1954
unnamed	ARLEY	Coal	35LE	652	North-West	11.4	South	120	1950
unnamed	PLODDER	Coal	35KU	653	East	13.9	South	110	1959
unnamed	PLODDER	Coal	35KY	667	West	7.0	South	140	1964
unnamed	ARLEY	Coal	35LD	693	North	12.0	South	110	1950
unnamed	ARLEY	Coal	35LQ	695	North-West	6.7	South	120	1932
unnamed	HAIGH YARD	Coal	35JV	709	South-West	6.0	South	140	1951
unnamed	ARLEY	Coal	35LR	726	North-East	12.5	South	110	1951
unnamed	ARLEY	Coal	35LP	740	Beneath Property	8.7	South	110	1957

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Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	370401-003	370587 401161	This shaft was treated in 1973 to the then National Coal Board specification prior to the development of the estate.	Coal	
Shaft	370401-004	370583 401132	This shaft was treated in 1973 to the then NCB Specification	Coal	
Shaft	370401-005	370734 401045		Coal	
Shaft	370401-006	370862 401022		Coal	Peel Investments (North) Limited 18/12/2009
Shaft	370401-007	370981 401035	Located in August 2019 by trial trenching. Drilled and grouted in February 2020 and covered with a reinforced concrete cap.	Coal	
Shaft	370401-008	370583 401203	This shaft was treated in 1978 by H. Williams and Associates Consulting Civil and Structural Engineers. The existing fill material was consolidated from a depth of 6 metres below the surface to the bottom of the shaft. This was topped by 2.4 metres of hardcore a 1.5 metre thick concrete plug then 2 metres of hardcore to the surface	Coal	
Shaft	371401-001	371108 401059	Located in October 2018 by trial trenching. Drilled and grouted in February 2020 and covered with a reinforced concrete cap.	Coal	

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

NW438	NW192	NW624
2094	NW621	16698
13036	NW1123	NW626

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

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Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
WORSLEY FOUR FEET	Coal	Yes	Within	N/A	83
WORSLEY FOUR FEET	Coal	Yes	Within	N/A	84

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Faults under or close to the property recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

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Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

Distance to site investigation (m)	Direction
Within	N/A
6.5	East
0.9	East

See Section 4 for further information.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

Section 46 notices
No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices
The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

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Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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The Coal Authority

Summary of findings

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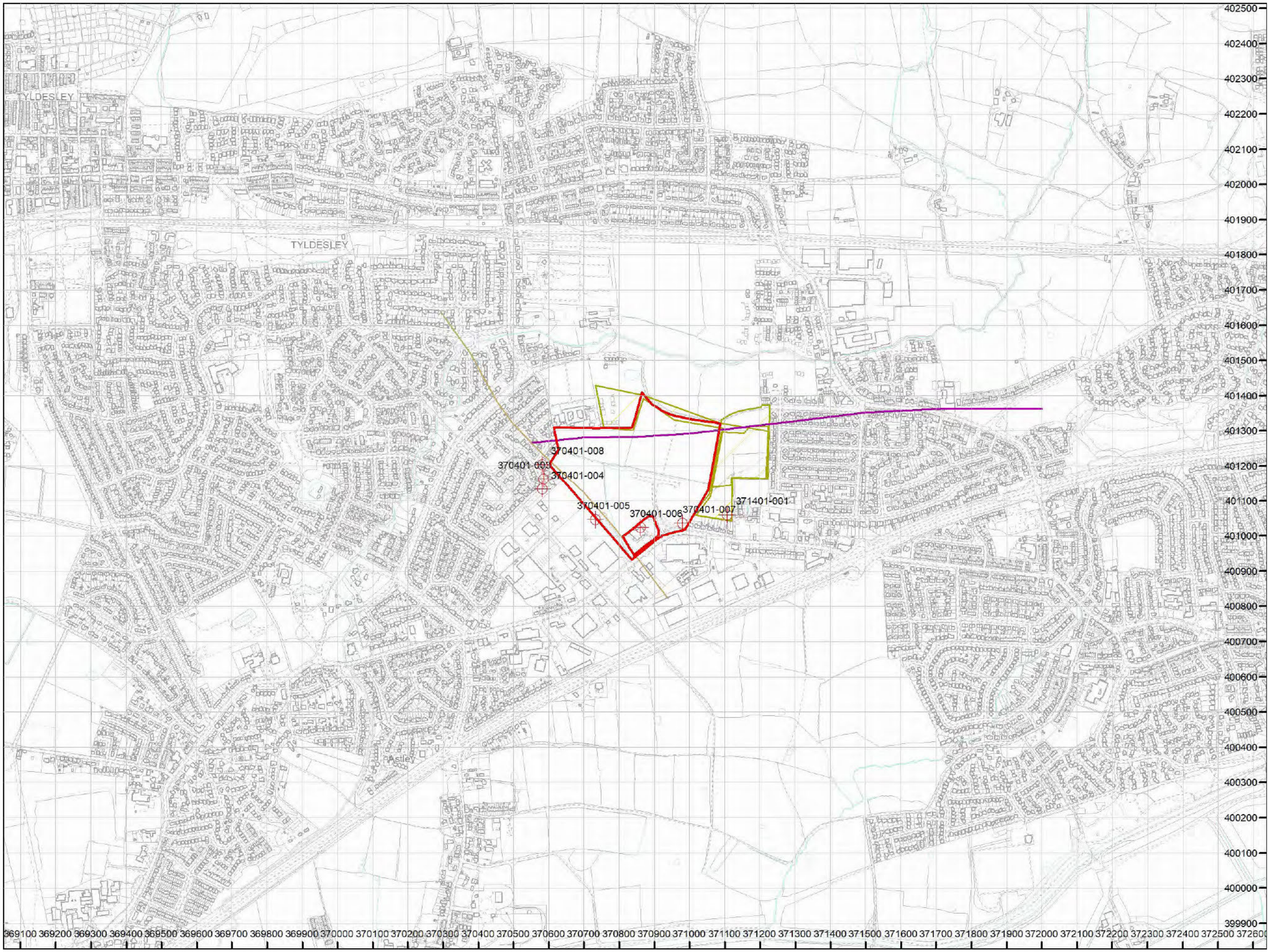
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown
- Disused mine shaft
- Outcrop (Proven)
- Geological faults
- Site investigations



How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

APPENDIX F – PRELIMINARY QUALITATIVE RISK ASSESSMENT

Project Name :	Astley Park Way, Wigan		
Project Number :	21133		
Client Name :	BE Design Ltd		
Drafted by:	BD	**Date:**	22/02/2022
Reviewed by:	ET	**Date:**	22/02/2022

Discovery CE
Geotechnical & Environmental Engineers
THE GRANARY
BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909
FAX: 01926 814909

LINKAGE	SOURCE		PATHWAY		RECEPTOR		CURRENT RISK ESTIMATE		CURRENT	Comments/ Recommendations
ID	ID	Description	ID	Description	ID	Description	Consequence	Likelihood	RISK ESTIMATE	
9	S05	Ground Gas	P02	Inhalation	R01	Future Commercial	Severe	Low Likelihood	MODERATE	
17	S05	Ground Gas	P04	Migration/entry into voids, basements, enclosed spaces	R01	Future Commercial	Severe	Low Likelihood	MODERATE	
55	S05	Ground Gas	P04	Migration/entry into voids, basements, enclosed spaces	R05	Buildings, Foundations	Severe	Low Likelihood	MODERATE	
1	S01	INORGANIC contamination in Soil/Made Ground	P01	Ingestion	R01	Future Commercial	Medium	Low Likelihood	MODERATE-LOW	
2	S02	ORGANIC contamination in Soil/Made Ground	P01	Ingestion	R01	Future Commercial	Medium	Low Likelihood	MODERATE-LOW	
7	S01	INORGANIC contamination in Soil/Made Ground	P02	Inhalation	R01	Future Commercial	Medium	Low Likelihood	MODERATE-LOW	
8	S02	ORGANIC contamination in Soil/Made Ground	P02	Inhalation	R01	Future Commercial	Medium	Low Likelihood	MODERATE-LOW	
11	S01	INORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R01	Future Commercial	Medium	Low Likelihood	MODERATE-LOW	
12	S02	ORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R01	Future Commercial	Medium	Low Likelihood	MODERATE-LOW	
18	S01	INORGANIC contamination in Soil/Made Ground	P01	Ingestion	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
19	S02	ORGANIC contamination in Soil/Made Ground	P01	Ingestion	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
20	S03	INORGANIC contamination in GW	P01	Ingestion	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
21	S04	ORGANIC contamination in GW	P01	Ingestion	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
24	S01	INORGANIC contamination in Soil/Made Ground	P02	Inhalation	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
25	S02	ORGANIC contamination in Soil/Made Ground	P02	Inhalation	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
28	S01	INORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
29	S02	ORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
30	S03	INORGANIC contamination in GW	P03	Direct skin exposure (dermal contact)	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
31	S04	ORGANIC contamination in GW	P03	Direct skin exposure (dermal contact)	R02	Construction Workers	Medium	Low Likelihood	MODERATE-LOW	
35	S01	INORGANIC contamination in Soil/Made Ground	P01	Ingestion	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
36	S02	ORGANIC contamination in Soil/Made Ground	P01	Ingestion	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
37	S03	INORGANIC contamination in GW	P01	Ingestion	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
38	S04	ORGANIC contamination in GW	P01	Ingestion	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
41	S01	INORGANIC contamination in Soil/Made Ground	P02	Inhalation	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
42	S02	ORGANIC contamination in Soil/Made Ground	P02	Inhalation	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
45	S01	INORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
46	S02	ORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
47	S03	INORGANIC contamination in GW	P03	Direct skin exposure (dermal contact)	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
48	S04	ORGANIC contamination in GW	P03	Direct skin exposure (dermal contact)	R03	Maintenance Workers	Medium	Low Likelihood	MODERATE-LOW	
56	S02	ORGANIC contamination in Soil/Made Ground	P07	Direct Contact	R05	Buildings, Foundations	Medium	Low Likelihood	MODERATE-LOW	

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Project Name :	Astley Park Way, Wigan		
Project Number :	21133		
Client Name :	BE Design Ltd		
Drafted by:	BD	**Date:**	22/02/2022
Reviewed by:	ET	**Date:**	22/02/2022

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FAX: 01926 814909

LINKAGE	SOURCE		PATHWAY		RECEPTOR		CURRENT RISK ESTIMATE		CURRENT	Comments/ Recommendations
ID	ID	Description	ID	Description	ID	Description	Consequence	Likelihood	RISK ESTIMATE	
57	S04	ORGANIC contamination in GW	P07	Direct Contact	R05	Buildings, Foundations	Medium	Low Likelihood	MODERATE-LOW	
58	S06	Other Inorganic contamination in soil	P07	Direct Contact	R05	Buildings, Foundations	Medium	Low Likelihood	MODERATE-LOW	
59	S07	Other Inorganic contamination in GW	P07	Direct Contact	R05	Buildings, Foundations	Medium	Low Likelihood	MODERATE-LOW	
60	S01	INORGANIC contamination in Soil/Made Ground	P01	Ingestion	R06	Current Public Open Space	Medium	Low Likelihood	MODERATE-LOW	
61	S02	ORGANIC contamination in Soil/Made Ground	P01	Ingestion	R06	Current Public Open Space	Medium	Low Likelihood	MODERATE-LOW	
63	S01	INORGANIC contamination in Soil/Made Ground	P02	Inhalation	R06	Current Public Open Space	Medium	Low Likelihood	MODERATE-LOW	
64	S02	ORGANIC contamination in Soil/Made Ground	P02	Inhalation	R06	Current Public Open Space	Medium	Low Likelihood	MODERATE-LOW	
66	S01	INORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R06	Current Public Open Space	Medium	Low Likelihood	MODERATE-LOW	
67	S02	ORGANIC contamination in Soil/Made Ground	P03	Direct skin exposure (dermal contact)	R06	Current Public Open Space	Medium	Low Likelihood	MODERATE-LOW	
69	S03	INORGANIC contamination in GW	P06	Migration	R07	River/Stream	Medium	Low Likelihood	MODERATE-LOW	
70	S04	ORGANIC contamination in GW	P06	Migration	R07	River/Stream	Medium	Low Likelihood	MODERATE-LOW	
71	S07	Other Inorganic contamination in GW	P06	Migration	R07	River/Stream	Medium	Low Likelihood	MODERATE-LOW	
26	S05	Ground Gas	P02	Inhalation	R02	Construction Workers	Severe	Unlikely	MODERATE-LOW	
34	S05	Ground Gas	P04	Migration/entry into voids, basements, enclosed spaces	R02	Construction Workers	Severe	Unlikely	MODERATE-LOW	
43	S05	Ground Gas	P02	Inhalation	R03	Maintenance Workers	Severe	Unlikely	MODERATE-LOW	
51	S05	Ground Gas	P04	Migration/entry into voids, basements, enclosed spaces	R03	Maintenance Workers	Severe	Unlikely	MODERATE-LOW	
3	S03	INORGANIC contamination in GW	P01	Ingestion	R01	Future Commercial	Medium	Unlikely	LOW	
4	S04	ORGANIC contamination in GW	P01	Ingestion	R01	Future Commercial	Medium	Unlikely	LOW	
5	S06	Other Inorganic contamination in soil	P01	Ingestion	R01	Future Commercial	Minor	Likely	LOW	
10	S06	Other Inorganic contamination in soil	P02	Inhalation	R01	Future Commercial	Minor	Likely	LOW	
13	S03	INORGANIC contamination in GW	P03	Direct skin exposure (dermal contact)	R01	Future Commercial	Medium	Unlikely	LOW	
14	S04	ORGANIC contamination in GW	P03	Direct skin exposure (dermal contact)	R01	Future Commercial	Medium	Unlikely	LOW	
15	S06	Other Inorganic contamination in soil	P03	Direct skin exposure (dermal contact)	R01	Future Commercial	Minor	Likely	LOW	
22	S06	Other Inorganic contamination in soil	P01	Ingestion	R02	Construction Workers	Minor	Likely	LOW	
27	S06	Other Inorganic contamination in soil	P02	Inhalation	R02	Construction Workers	Minor	Likely	LOW	
32	S06	Other Inorganic contamination in soil	P03	Direct skin exposure (dermal contact)	R02	Construction Workers	Minor	Likely	LOW	
33	S07	Other Inorganic contamination in GW	P03	Direct skin exposure (dermal contact)	R02	Construction Workers	Minor	Likely	LOW	
52	S01	INORGANIC contamination in Soil/Made Ground	P05	Leaching	R04	Secondary A or B Aquifer	Medium	Unlikely	LOW	
53	S02	ORGANIC contamination in Soil/Made Ground	P05	Leaching	R04	Secondary A or B Aquifer	Medium	Unlikely	LOW	
54	S06	Other Inorganic contamination in soil	P05	Leaching	R04	Secondary A or B Aquifer	Medium	Unlikely	LOW	
23	S07	Other Inorganic contamination in GW	P01	Ingestion	R02	Construction Workers	Minor	Low Likelihood	VERY LOW	
39	S06	Other Inorganic contamination in soil	P01	Ingestion	R03	Maintenance Workers	Minor	Low Likelihood	VERY LOW	
40	S07	Other Inorganic contamination in GW	P01	Ingestion	R03	Maintenance Workers	Minor	Low Likelihood	VERY LOW	
44	S06	Other Inorganic contamination in soil	P02	Inhalation	R03	Maintenance Workers	Minor	Low Likelihood	VERY LOW	
49	S06	Other Inorganic contamination in soil	P03	Direct skin exposure (dermal contact)	R03	Maintenance Workers	Minor	Low Likelihood	VERY LOW	

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Project Name :	Astley Park Way, Wigan		
Project Number :	21133		
Client Name :	BE Design Ltd		
Drafted by:	BD	**Date:**	22/02/2022
Reviewed by:	ET	**Date:**	22/02/2022

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LINKAGE	SOURCE		PATHWAY		RECEPTOR		CURRENT RISK ESTIMATE		CURRENT	Comments/ Recommendations
ID	ID	Description	ID	Description	ID	Description	Consequence	Likelihood	RISK ESTIMATE	
50	S07	Other Inorganic contamination in GW	P03	Direct skin exposure (dermal contact)	R03	Maintenance Workers	Minor	Low Likelihood	VERY LOW	
62	S06	Other Inorganic contamination in soil	P01	Ingestion	R06	Current Public Open Space	Minor	Low Likelihood	VERY LOW	
65	S06	Other Inorganic contamination in soil	P02	Inhalation	R06	Current Public Open Space	Minor	Low Likelihood	VERY LOW	
6	S07	Other Inorganic contamination in GW	P01	Ingestion	R01	Future Commercial	Minor	Unlikely	VERY LOW	
16	S07	Other Inorganic contamination in GW	P03	Direct skin exposure (dermal contact)	R01	Future Commercial	Minor	Unlikely	VERY LOW	
68	S06	Other Inorganic contamination in soil	P03	Direct skin exposure (dermal contact)	R06	Current Public Open Space	Minor	Unlikely	VERY LOW	

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APPENDIX G – UXO RISK ASSESSMENT

UNEXPLODED BOMB RISK MAP

zeticauxo

SITE LOCATION

Location: M28 1FJ,
Map Centre: 370855,401009



LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

miltary | **industry** | **UXO find**
transport | **dock** | **Luftwaffe targets**
utilities | **Bombing decoy** | **other**

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: **(https://zeticauxo.com/downloads-and-resources/risk-maps/)**

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

[redacted]

From: Validation and Customer advisors
Sent: 30 October 2023 14:35
To: [redacted]
Subject: FW: Ref: A/23/96226/DCINV
Attachments: 6234514-planning statement final october 2023_1-2.pdf; 6234514-planning statement final october 2023_53-2.pdf; WIG-PHP-04-ZZ-DR-A-4500-300-P1 Building Elevations.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: [redacted]>
Sent: Monday, October 30, 2023 1:12 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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

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Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received 27/10/23. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains documents which were either above the 10mb limit for document submission or that were not provided within the original submission, these documents are listed below:

Planning Statement Part 1 of 2
Planning Statement Part 2 of 2
Unit 4 building elevations

Kind Regards,

[redacted]

[redacted]

[redacted]

WSP in the UK
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Tithebarn Street
Exchange Station
Liverpool L2 2QP

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Flood Risk Assessment Part 2 of 3
Flood Risk Assessment Part 3 of 3

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[redacted]

[redacted]

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Tree Constraints Plan (Sheet 1 of 2)
Tree Constraints Plan (Sheet 2 of 2)
Tree Protection, Retention & Removal Plan (Sheet 1 of 2)
Tree Protection, Retention & Removal Plan (Sheet 2 of 2)
Landscape Cross Sections

Kind Regards,

[redacted]

[redacted]

[redacted]

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Subject: RE: Ref: A/23/96226/DCINV

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This email contains the final three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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This email contains the first three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

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This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

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[redacted]

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Cc: [redacted]
Subject: Ref: A/23/96226/DCINV

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[redacted]



[redacted]

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Astley Unit Trust

PLANNING AND HERITAGE STATEMENT

Land at Astley Park Way (off Chaddock lane), Tyldesley, Wigan

RPT.001.PS
OCTOBER 2023

PUBLIC

Astley Unit Trust

PLANNING AND HERITAGE STATEMENT

Land at Astley Park Way (off Chaddock lane), Tyldesley

PUBLIC

PROJECT NO. 70090159

RPT.001.PS

DATE: OCTOBER 2023

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QUALITY CONTROL

Issue/revision	First issue
Remarks	Final
Date	11/10/2023
Prepared by	[redacted]
Checked by	[redacted]
Authorised by	[redacted]
Project number	70090159
Report number	Rpt.001.PS

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SITE LOCATION PLAN

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PROPOSED SITE PLAN

APPENDIX C

CONSULTATION LETTER ISSUED TO LOCAL RESIDENTS

1

INTRODUCTION

PUBLIC

1 INTRODUCTION

1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of Astley Care Unit ("the Applicant"). The purpose of this Statement is to assist Wigan Metropolitan Borough Council ("the Council") in the consideration of a full planning application for a development at land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan ("the site").

1.1.2. The description of the proposed development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

1.1.3. The site benefits from an allocation as a Primary Employment Area (ref: EM1A) within the Wigan Local Plan (WLP).

1.1.4. The application seeks to provide modern warehouses for industrial and manufacturing purposes within an employment site long established for the development sought by virtue of its Local Plan allocation that takes into account site constraints and as far as possible to mirror the development parameters approved under the outline planning permission (ref: A/15/81365/OUTMAJ).

1.1.5. This Statement sets out why planning permission should be granted for a major development that will deliver a high-quality logistics and warehousing scheme to accommodate flexible B2/B8 uses with ancillary office spaces, service yards, landscaping and cycle and parking areas to meet the current and changing needs of potential occupiers on this allocated Primary Employment Area within the Local Plan. The scheme, if approved, will deliver substantial socio-economic benefits to the area and Wigan Borough, including the creation of significant levels of employment.

1.2 THE APPLICANT

1.2.1. Astley Unit Trust is a subsidiary of PLP, a specialist UK logistics and industrial property business, founded in 2015. The full service platform sources, develops and manages prime UK logistics real estate on behalf of institutional capital partners, with in-house management expertise across all key capabilities including acquisitions, planning and development, leasing and asset/investment management. PLP's core business strategy is to develop prime, large scale logistics assets and add value throughout their investment life cycle.

1.2.2. The PLP platform is owned by Ivanhoé Cambridge, Peel L&P, Macquarie Asset Management, and its senior management team.

1.2.3. PLP currently manages two develop to core ventures, UK Logistics Venture (UKLV) 1 & 2. UKLV1's £500m of equity is fully committed, with 10m sq ft of prime logistics space either completed or under development, while UKLV2's £750 million of allocated capital is currently being deployed. On a completed basis AUM from these ventures is expected to reach approximately £2.5bn.

1.3 STRUCTURE OF THIS STATEMENT

1.3.1. This Statement is structured as follows:

- Section 2 sets out the site context and the planning history associated with the application site;

- Section 3 outlines the proposed development;
- Section 4 provides a Statement of Community Engagement, setting out details of the public engagement undertaken to date;
- Section 5 sets out the relevant planning policies at a local and national level;
- Section 6 provides the reasons why planning permission should be granted and
- Section 7 provides a Heritage Statement assessing the impacts of the proposals on nearby listed buildings and heritage assets;
- Section 8 sets out suggested S106 Heads of Terms; and
- Section 9 provides the conclusions and the overall planning balance.

2 SITE CONTEXT

2.1.1. The site is greenfield land allocated as a Primary Employment Area in the WLP and is located within the area known as Astley Business Park within the Borough of Wigan, situated towards the eastern part of the Borough. The site is also located to the north of the East Lancashire Road (A580).

2.1.2. The site (as identified in **Figure 2-1** below) is an irregularly shaped parcel of land. The site largely comprises approx. 12.71ha of land primarily used as agricultural fields used for grazing, separated by hedgerows and a number of trees. A Site Location Plan can be found at **Appendix A**.

Figure 2-1 - Site Location Boundary, Astley (Google Earth, 2023).



2.1.3. The site broadly falls from northeast to southwest with levels ranging between c.47m AOD and c.38m AOD across the site.

2.1.4. There are areas of more dense vegetation in the south-west of the site. The site also features a partly constructed internal access road present in the centre of the site as enabling works to serve future development.

2.1.5. A small ditch network passes through the centre of the site, falling in a south westerly direction, before outfalling into a culvert. This ditch network runs parallel to a public footpath running in an east-west direction through the centre of the site, with a perpendicular branch connecting the footpath the roads to the north (Garrett Lane) and south (Chaddock Lane). Attenuation basis are present within the south-western part of the site and to the east of the site access road.

2.1.6. The northern boundary of the site is demarcated by Garrett Lane which extends east to west. On the northern side of Garrett Lane, there is outline planning permission for residential development for up to 600 dwellings (ref: A/13/77906 MAJ OUTLINE) which is currently under construction.

2.1.7. Directly towards the south of the site, adjacent to the boundary is the Applewood Farm public house which benefits from access from the internal access road (Astley Park Way) which leads onto

Chaddock Lane. Towards the south and south-western boundary and beyond are existing established industrial and warehouse uses. As such, the surrounding land uses are of predominantly mixed industrial and residential in nature with a leisure use (the public house) to the south-west and Garrett Primary school located towards the north-western boundary.

2.2 PLANNING DESIGNATIONS

2.2.1. The site is allocated for B1, B2 and B8 uses under Policy EM1A 'Primary Employment Areas' within the saved policies of the Wigan Replacement Unitary Development Plan (2006).

2.2.2. The local plan policies map is shown in **Figure 2-2** below, with the extent of the employment allocation shown in light purple.

2.2.3. The entire site is located within Flood zone 1.

2.2.4. The site is not within a conservation area and does not contain any listed buildings.

Figure 2-2 - Extract from online proposals map (Wigan.gov.uk, 2023)



2.3 PLANNING HISTORY

2.3.1. In terms of the site's planning history, **Table 2-1** below outlines the most relevant planning applications undertaken using the Council's planning portal, however it should be noted that the site has an extensive planning history extending back over 20 years.

2.3.2. The most pertinent planning history to this application is the permission for major mixed employment and residential development which was granted in 2017 (ref: A/15/81365/OUTMAJ). The residential elements of this consent have been implemented following approval of reserved matters (refs: A/17/83910/RMMAJ and A/19/87155/RMMAJ), however the employment element of the outline consent was not implemented within the required timeframe and has thus expired.

Table 2-1 – Relevant Planning History

Planning Reference	Description	Decision Date	Status
A/15/81365/OUTMAJ	Outline application for a mixed use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane)	27 February 2017	Approved
A/12/76732	Application to extend time limit for implementation of planning permission A/08/72144 - To vary condition 2 of planning approval A/06/67659 to accord with revised master plan and site access arrangement to outline application for an employment park comprising up to 31,500 square metres of class B1, B2 and B8 uses (All matters reserved except access).	13 December 2012	Approved

3 STATEMENT OF COMMUNITY INVOLVEMENT

3.1 LEGISLATION AND POLICY

3.1.1. The importance of pre-application consultation and community engagement are emphasised in the following:

- Community Involvement in Planning: The Government's Objectives (2004);
- Localism Act (2011);
- National Planning Policy Framework (NPPF) (2023); and
- Wigan Council's Statement of Community Involvement (SCI) (2021).

3.1.2. Wigan's Statement of Community Involvement was adopted in July 2021. It sets out what the Councils are required to produce that sets out what consultation will take place with the community on Planning Policy documents and planning applications. The SCI states who the Council will consult with, when and how.

3.1.3. The SCI encourages applicants, developers and agents to consider '*involving the Community prior to planning application submission', emphasising that 'pre-submission consultation can offer many benefits*'.

3.1.4. Furthermore, the SCI recommends that such consultations should take place as early as possible in the design of the scheme, with developers expected to provide evidence of pre-application consultation thereafter.

3.2 CONSULTATION APPROACH

3.2.1. In accordance with Wigan's Statement of Community Involvement, the applicant has engaged with key stakeholders such as local residents and local Ward Councillors and has carried out a formal community engagement exercise.

3.2.2. The following consultation methods have been implemented for the proposals:

- Letters issued to local Ward Councillors for Tyldesley and Mosley Common ward (where the site is located) and Ward Members for Astley ward (as the site is adjacent to the ward boundary) including a site plan inviting them to a meeting should they wish to discuss the scheme in more detail;
- A letter drop (via Royal Mail) to residential addresses nearest to the site including neighbouring businesses (the letter can be found at **Appendix C**).

3.2.3. Comments were invited on the planning application proposal. The consultation was designed to allow the local community to view the proposals and share their feedback with the design team.

3.3 COUNCILLOR ENGAGEMENT

3.3.1. In September 2023, all Councillors representing Astley and Tyldesley and Mosley Common wards were consulted via email and provided with a copy of the proposed site plan.

3.3.2. Councillors were contacted in advance of a wider consultation with the local community commencing.

3.3.3. The correspondence offered the opportunity for a virtual meeting to be organised where members of the team would be on hand to explain the proposals in greater detail and also answer any questions.

3.4 CONSULTATION WITH THE LOCAL COMMUNITY

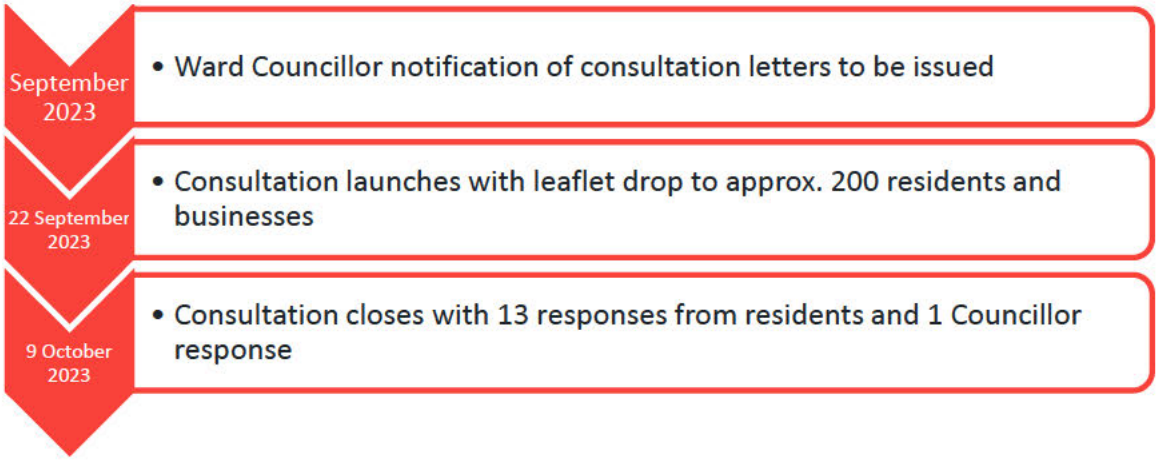
3.4.1. The consultation process for this application was designed to allow the local community to view the draft proposals and share their feedback with the team before the scheme is finalised and the application is submitted.

3.4.2. As a result, a letter, which provided details of the proposals was distributed to approximately 200 properties across the distribution area shown on **Figure 3-**1. Letters were posted on 22 September 2023 and contained an email address and phone line, presenting draft plans and further details of the scheme proposals. This approach and the distribution area was agreed in advance with planning officers at WMBC.

Figure 3-1 - Extent of properties consulted (Source: Google Maps)



3.5 TIMELINE OF KEY EVENTS



3.6 SUMMARY OF FEEDBACK RECEIVED

3.6.1. From the feedback received to the consultation exercise it was clear that impact on residential amenity and highways impact were key themes and the feedback received has helped influence the proposals.

3.6.2. Some specific comments are detailed below:

'There is wildlife living within the fields, we have recently seen owls flying around and there are numerous bird species too which nest in the bushes around the fields.

I am aware of the landscaping proposals however it will take years for this to develop to provide screening and noise barriers to the neighbouring residential properties.'

3.6.3. Other isolated comments related to the following:

- Potential impact on local highways network
- Loss of green space
- Impact on noise and amenity
- Impact on property value

3.6.4. The planning, design and technical assessment documents forming part of the application provide a robust assessment of the proposed development of all material technical consideration, in particular the impact of the scheme on residential amenity (discussed in detail in this Planning Statement) and in terms of highways impact (discussed in detail in the Transport Assessment)

3.7 ADDRESSING THE FEEDBACK

3.7.1. The following section outlines the response the design team have provided as a result of comments made during the consultation.

PUBLIC COMMENTS

Table 3-1 - Key issues received from the public

Consultation Response	Design Team Response
Impact of operations on amenity and noise	Some responses raised the issue that the future employment uses could impact upon local amenity in noise terms. A noise impact assessment has been undertaken and includes baseline surveys of existing noise conditions, an assessment of the potential impacts and mitigation requirements to accord with best practice, guidance and relevant regulations. Noise levels from activity during both the day time and night time will be kept within acceptable limits due to the proposed landscaped bunds (which act as a noise barrier in their own right) and the fact that all service yards are facing internally (rather than externally towards the site boundaries), plus a range of site management measures that would be adopted once the development is operational.
Design, height and massing of the buildings	Some concerns were raised about the design and appearance of the buildings, specifically the heights of units 1 and 2 particularly compared with other developments built locally. Due to the sensitive design of the proposed building facades, choice of elevational materials and the hipped roof line it will lessen the visual impact. To lessen visual impact further, in addition to the sensitive design methods adopted in the building design, landscaping around the perimeter of the site is to be bolstered by native planting atop earth mounding to aid screening of the development. Landscaped areas are proposed across the site with landscaping features such as 3-4m high bund running mainly across the northern boundary and a 3m high land mound on the eastern boundary. A further section of bunding is provided to the west of the site, providing screening to the residential properties. The width of the landscaped bund to the west of the site will be approximately 25m.
Highways impacts	Some concerns were raised about impact on local highways network. A Transport Assessment and Travel Plan have been prepared for this proposal which looks at the highway network. The assessment has been undertaken using standard appraisal methods. The assessment shows that the scheme is located in an accessible position with good opportunities for access by sustainable modes (including walking, cycling and public transport). The assessment also shows that the proposal will not generate a significant level of traffic and will not have a material impact on highway operation or road safety. The Transport Assessment shows that the proposal meets both local and national policy requirements and will assist Wigan Council to meet its wider ambitions to reduce carbon generated by developments.

3.8 SUMMARY

3.8.1. In accordance with the Wigan's Statement of Community Involvement, this statement provides a chronology of the pre-application consultation that has been undertaken with the local community to assist in the shaping of this proposal.

3.8.2. The consultation indicated areas of concern for local residents, however, the consultation event has provided an opportunity to address local resident's concerns and direct them towards the planning application submission documents for further details.

3.8.3. In light of the above, the consultation approach for the proposal is in accordance with the Council's adopted SCI guidance, Localism Act and NPPF.

4 PROPOSED DEVELOPMENT

4.1 OVERVIEW

4.1.1. The description of development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

4.1.2. Full planning permission is sought for up to 32,826 sqm (GIA) (c. 353,336 sqft) split across four warehousing units, each with ancillary floorsapce. The different warehouses will range in size and will be flexible in order to offer B2/B8 use with some ancillary office and reception areas.

4.1.3. The Proposed Site Plan can be found at **Appendix B** with full details of the proposed design and access arrangements contained within the supporting Design and Access Statement.

4.2 LAYOUT, SCALE AND MASSING

4.2.1. The proposals comprise four new warehousing/logistics buildings (referred to on the plans as 'Units 1-4') with contemporary ancillary office facilities to support the primary function of the units.

4.2.2. The buildings have been carefully positioned as far as practicable within the central part of the site, mindful of proposed landscaping corridors and away from the site boundary to offer space strong landscape buffers, as well as acoustic and visual barriers. The units are also 'internally facing' to ensure that service yards are all situated towards the centre of the site to provide further acoustic and visual mitigation.

4.2.3. The proposed development includes ancillary structures and enclosures such as security gatehouses to Units 1 and 2 and sprinkler pump house and tanks. Transformers and substations are also included within the designs which will feature GRP enclosures to soften their appearance and fencing to prevent unauthorised access.

4.2.4. The proposed layout has been worked up in detail in accordance with the Applicant's commercial requirements to provide modern, flexible and fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas. The layout and proposed siting of the buildings provides a commercially attractive layout whilst ensuring that the site constraints have been appropriately considered.

4.2.5. The scale and massing of the buildings have been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site's surrounding context. The architect has sought to achieve this through using different materials to break down different elements of the building to soften the appearance and to better respond to the neighbouring uses.

4.2.6. The buildings will have a maximum height of 18.35m to the ridge and will not be overbearing within their context. The proposed size and height of the units is based on assessed current and future market needs and allows sufficient internal clearance for future occupiers.

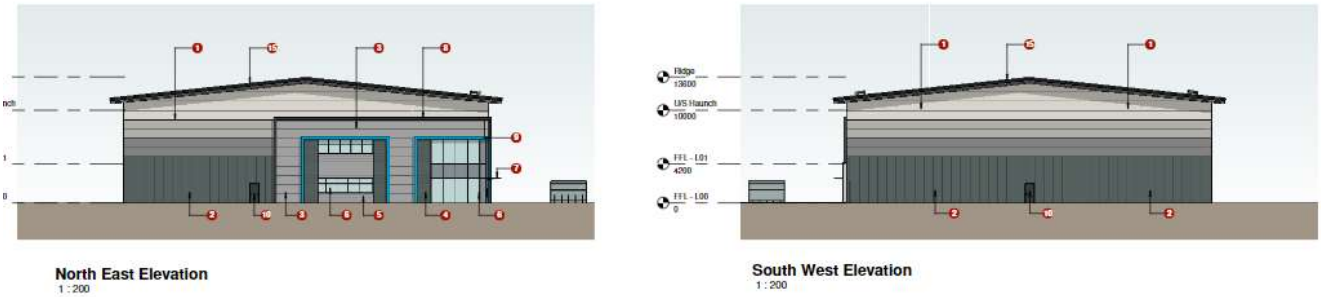
Figure 4-1 - Proposed Site Masterplan



4.3 APPEARANCE

4.3.1. The proposals reflect contemporary design principles in creating a high-quality B2/B8 buildings. The elevational treatment of the buildings provides a robust yet high-quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the buildings.

Figure 4-2 - Elevational drawings of proposed Unit 4



4.3.2. The majority of buildings will be clad in gradated horizontal trapezoidal profiled cladding finished in grey. The façade of the units will be broken up with profiled cladding.

4.3.3. The areas above the loading doors will feature darker grey smooth wall panels. Finishes have been chosen for their durability and colour fastness.

4.3.4. High speed roller shutters will be insulated composite panel and are featured in every single unit. Elevations are further broken up by PPC framed glazed entrance doors and windows for the potential reception parts of the units.

4.3.5. The appearance, materials and colours have been proposed to minimise the impact of the buildings from a visual perspective. The chosen colour palette of grey will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings.

4.4 LANDSCAPING

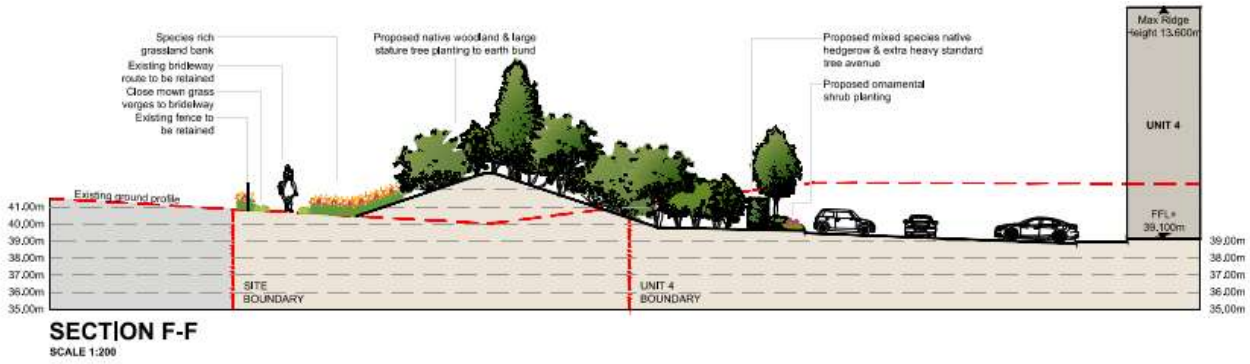
4.4.1. Significant areas of landscaping are proposed along all site boundaries.

4.4.2. As part of the proposals, a comprehensive landscape strategy has been prepared. Landscape areas are proposed across the site with landscaping features such as 3-4m high bund running mainly across the northern boundary and a 3m high land mound on the eastern boundary. A further section of bunding is provided to the west of the site, providing screening to the residential properties.

4.4.3. The landscaping proposals feature the planting of over 310 trees of multiple types and includes the planting of hedgerows, wildflower and amenity and translocated grassland.

4.4.4. Where bunds are proposed, as illustrated in the landscape section at **Figure 3-1** below, these will comprise a combination of landscaped mounds with planting atop to ensure an effective and durable visual barrier is provided to the north, east and west boundaries.

Figure 4-3 - Example of landscaped bund section



4.4.5. New areas of hedges, trees and low planting are proposed within the centre of the site and a tree-lined boulevard provides an attractive setting for the employment park.

4.4.6. The two attenuation ponds towards the southern boundary will be retained as part of the landscaping and drainage strategy and supplemented by a swale and bioretention zone on the western and northern boundary spanning in a north/south and west/east direction.

4.4.7. New areas of hedges, trees and low planting are proposed within the centre of the site and a treelined boulevard also forms part of the proposals.

4.4.8. As the landscape develops and matures it will help to assimilate the proposed development into its immediate site and surroundings, providing a high level of screening.

4.5 FOOTPATH DIVERSIONS

4.5.1. PROW Tyldesley No. 161 that runs along Tanhouse Avenue, is located to the west of the site. This footpath meets Tyldesley No. 159 which runs east-west across the site, before heading north, to its junction with Tyldesley No 161 and continues as Tyldesley No. 160 up to Garrett Lane.

4.5.2. The proposals include the provision of a section of footpath running along the back of houses on Westminster Drive and Tanhouse Avenue. This particular section is only a permissive path and therefore is not part of the wider PRoW diversion/improvement scheme. This section of footpath is not something that the applicant is obliged to deliver due to any rights or otherwise of the neighbours, however the applicant is willing to provide this additional section of footpath (with permissive rights) in the interests of being a good neighbour.

4.5.3. Footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10 will be permanently diverted as part of the proposals with stopping up orders due to be submitted separately. Please see drawings no. 21714-HYD-XX-XX-SK-D-0001, 21714-HYD-XX-XX-SK-D-0002 and 21714-HYD-XX-XX-SK-D-0003 showing the extent of existing PRoW passing through the site.

4.6 ACCESS, CIRCULATION AND PARKING

4.6.1. In addition to the footpath diversions and improvements to the site permeability set out above, vehicular access to the site will be from Astley Park Way via Chaddock Lane.

4.6.2. The proposed development has carefully taken into account vehicle circulation within the site by clearly defining the internal service roads. Pedestrian and cycle access will be taken from the same proposed access road as the vehicular entry point, off Astley Park Way via Chaddock Lane.

4.6.3. Specific provision has been made for cyclists through the provision of safe, secure cycle storage in an easily visible and accessible.

4.6.4. In terms of parking provision, the proposal includes 327 car parking spaces (including provision of 17 disabled bays and 35 bays with Electric Vehicle Charging provision) and 73 HGV parking bays.

4.6.5. In addition to the above, 140 cycle parking spaces will be provided.

4.7 PRE-APPLICATION ADVICE

4.7.1. Given the prominence of the site and the potential scale of development, the applicants have, undertaken extensive pre-application discussions with Wigan Council across a period of around 12 months. Formal pre-application meetings have been held (via video conference) with [redacted] and [redacted] at the Council. These meetings were attended by members of the project team, including the applicant, architect and planning consultant.

4.7.2. The key discussion points at the meetings included:

- Master-planning of the site;
- Relationships between the application site and the surrounding residential development
- Height, massing and architecture;
- Landscape;

- Footpath diversions and upgrades;
- Public consultation and stakeholder engagement; and
- Technical constraints including noise, air quality and levels and ground contamination.

4.7.3. There is clear officer support for the development of the site for employment use as in doing so it will help realise the Council's long-held aspiration for this Primary Employment Area. The feedback received has been valuable and has positively shaped the current scheme which fit with the ambitions of Wigan's Core Strategy Local Plan and Unitary Development Plan.

5 PLANNING POLICY

5.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.1.2. The adopted Development Plan for Wigan Borough Council mainly comprises:

- The Wigan Core Strategy Local Plan (adopted September 2013); and
- Saved Policies Wigan Unitary Development Plan (adopted April 2006).

5.1.3. The National Planning Policy Framework (NPPF) (September 2023) is also a material consideration for development management purposes.

5.1.4. This chapter sets out the relevant planning policies and guidance contained within the NPPF and Local Plan Core Strategy. These are then appraised in subsequent chapters.

5.2 NATIONAL PLANNING POLICY FRAMEWORK

5.2.1. The National Planning Policy Framework (NPPF) was updated on 5 September 2023 and is a key material consideration in the determination of planning applications.

Achieving Sustainable Development

5.2.2. Sustainable Development means meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development: economic, social and environmental.

5.2.3. Planning should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).

5.2.4. At the heart of the NPPF is the 'presumption in favour of sustainable development' ("the presumption") set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. This includes where a local planning authority ('LPA') cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test has been failed and is referred to as the 'titled balance'.

Plan Making

5.2.5. Paragraph 23 states strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption.

Building a strong, competitive economy

5.2.6. Paragraph 81 encourages a strong, competitive economy where: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken

should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."

Promoting Sustainable Transport

5.2.7. Paragraph 104 requires transport issues to be considered from the earliest stages of development proposals, so that the potential impacts on transport networks can be addressed; opportunities from existing or proposed transport infrastructure, technology and usage are realised; opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

5.2.8. Paragraph 111 makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land

5.2.9. Paragraph 119 states development decisions should give substantial weight to the value of using suitable brownfield land for identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Achieving Well Designed Places

5.2.10. Paragraph 126 stresses the importance of planning positively for 'the creation of high-quality buildings and places.

5.2.11. Paragraph 128 ensures that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; accommodate and sustain an appropriate amount and mix of development including greenspace and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and wellbeing.

5.3 LOCAL DEVELOPMENT PLAN

5.3.1. The adopted Development Plan for the Borough comprises the Wigan Local Plan Core Strategy (2013) and the Saved Policies of the Wigan Unitary Development Plan (adopted April 2006).

WIGAN LOCAL PLAN CORE STRATEGY (2013)

5.3.2. **Policy SD1** sets out Wigan Council's position when it comes to and states that reflects the principles in the NPPF relating to the presumption in favour of sustainable development and those applications that accord with the development plan shall be approved without delay, unless material considerations indicate otherwise.

5.3.3. **Policy SP1 and SP2** states that development will be directed primarily to the east-west core of the borough, notably settlements such as Astley. Astley would be the focus amongst other settlements for development within the east of Wigan borough.

5.3.4. **Policy CP 5** states that the council will help to create sustainable economic growth by bringing forward a range of employment sites of the right quality in terms of location and supporting infrastructure to attract, maintain and grow businesses including but not limited to: manufacturing and engineering, logistics and digital information and communication technologies.

5.3.5. **Policy CP7** aims to ensure the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars, coaches and vans/lorries within new developments together with the promotion of the use of travel plans and appropriate provision of infrastructure for the charging of electric vehicles.

5.3.6. **Policy CP9** seeks access opportunities for walkers and cyclists; and measures that will reduce the extent of climate change or enable adaptation. It requires strategic landscaping on all new major development proposals, and seeks the protection of trees which are of value to amenity.

5.3.7. **Policy CP10** seeks to improve the built environment and make it a better place to live by ensuring that new development respects and acknowledges local character and identity; is integrated effectively with its surroundings; responds to climate change; is accessible for all and defines public/private spaces; incorporates high quality landscaping; reduces the risk of crime and anti-social behaviour; and has appropriate waste storage.

5.3.8. **Policy CP11** seeks to conserve and enhance the existing historic environment including the conservation and specific enhancement of heritage assets and their settings including listed buildings.

5.3.9. **Policy CP12** provides an emphasis on protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensure that as far as practicable, the habitats are part of linked networks and not fragmented. In addition, the policy requires the creation of wildlife habitats and features which are beneficial to geological conservation as part of new development.

5.3.10. **Policy CP13** aims to reduce the emission of carbon dioxide arising from new development with the aim to reduce impact of climate change on the environment, economy and quality of life.

5.3.11. It encourages all development to conform to the energy hierarchy by minimising the demand for energy before, maximising the efficiency of energy use before and implementing low-carbon dioxide and renewable energy technologies.

5.3.12. **Policy CP 16** states that development on greenfield sites should not increase the rate of surface water run-off with particular emphasis on ensuring that development in flood zones 2 and 3 and other areas vulnerable to surface water flooding should ensure that they follow a sequential approach in accordance with national planning policy.

5.3.13. **Policy CP17** seeks to help maintain, enhance and protect the existing environment for the benefit of the local population and wildlife by ensuring new development does not give rise to the pollution of any watercourse or groundwater.

WIGAN UNITARY DEVELOPMENT PLAN (ADOPTED APRIL 2006)

5.3.14. **Policy EM1A – Primary Employment Areas** allows development or changes of us to uses within Classes B1, B2 and B8 or other employment uses provided there would be no harm in terms of environmental, amenity, highway, road safety or other.

5.3.15. Astley Business Park at the time was referred to as Site EM1A 9 – Chaddock Lane and the proposed description was for mixed employment area with expansion land.

5.3.16. The policy also states that where all of this Primary Employment Area is to come forward, a masterplan or development brief is to be agreed with and approved by the Council.

5.3.17. **Table 4-1** below provides an appraisal of the proposed development in the context of the aforementioned development plan policies.

Table 4-1 – Wigan Replacement Unitary Development Plan and Local Plan policies

Policy	Analysis
Wigan Replacement Unitary Development Plan 2006	
EM1A Primary Employment Areas Within the Primary Employment Areas, development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Other uses will only be permitted when:- (a) They will be small scale and complementary to the primary employment function of the Area or part thereof; or (b) They are on the fringe of the Primary Employment Area and it can be demonstrated that it will improve the physical relationship between the employment uses and adjacent uses, and it will not result in any greater constraint on the development and use of the remaining Employment Area for employment uses. Where all, or a substantial part of a Primary Employment Area is proposed for development or it is substantially undeveloped, a masterplan or development brief shall be agreed with, and approved by, the Council. Development shall accord substantially with the approved masterplan.	The proposed development seeks permission for mixed B2 and B8 development on the Astley Business Park allocation. The application is submitted with a detailed masterplan for the whole site showing proposed sitting of the employment units. The proposed development therefore clearly accords with Saved Policy EM1A and accordingly the principle of development is acceptable.
Wigan Local Plan Core Strategy, September 2013	
Policy SP1 In the east of the borough development will be focused on Leigh, Atherton, Tyldesley and Astley, including their town centres, and at broad locations for new development east of Atherton and between Tyldesley, Astley and Mosley Common.	The development of the site would form the natural infill or missing jigsaw piece which complements the recently developed residential site to the north known as Garrett Hall which is allocated for up to 600 dwellings.

Policy CP5 Help create sustainable economic growth; boost our economic performance and profile; and provide a wider range of job opportunities, by: 1. Bringing forward a range of employment sites of the right quality in terms of location, accommodation provision and supporting infrastructure, to attract, maintain and grow businesses, especially within the east-west core of the borough. The range of sites will focus on providing opportunities for the following key employment sectors in particular *1. Manufacturing and engineering, including food and drink processing* *2. Logistics / distribution* *3. Digital information and communications technology* *4. Creative/digital/new media* *5. Financial and professional services* *6. Environmental technologies* *7. Construction sector businesses.* 2. Against the qualitative factors set out above, making provision for approximately 200 hectares (gross) of employment land between 2011 and 2026, including reviewing sites allocated previously and undeveloped. 3. Safeguarding existing employment sites and buildings that are capable of continuing to meet the needs of employment uses and for which there is likely to be sufficient demand. 3. Encouraging a suitable supply of small, cost-effective premises for new business start-ups, including managed 'incubator' accommodation.	The proposed development would deliver significant socio-economic benefits and assist in achieving the aspirations of the Local Plan to create new and diversified employment land use. Development of this site will also bring significant socio-economic benefits including the creation of temporary employment during the construction phase, full-time employment once operational and additional expenditure in the local economy once operational. In addition to the above, the development of the site coincides with planning policy by delivering an allocated employment site and therefore reduces the need for additional or non-allocated employment sites to be released.
Policy CP7 Improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough by: Ensuring the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars, coaches and vans / lorries, including as part of new development	The application is supported by comprehensive Transport Assessment (TA). The conclusions of the TA demonstrate that there will not be severe impacts on the road network as a consequence of the development. The proposed development, in particular the footpath diversion and improvement workswill improve the walking and cycling environment for both local residents and future employees of the site.

Promoting the use of travel plans and requiring them to be produced and implemented for appropriate development. Supporting the appropriate provision of infrastructure for the charging of electric vehicles.	
Policy CP9 Improve the natural environments and open spaces within and between our towns and other settlements - our strategic landscape and green infrastructure - for the benefit of people and wildlife, and help make the borough a better place to live and visit and for businesses to locate and thrive, by: Identifying appropriate green areas to store flood waters away from homes, businesses and community buildings. Incorporating measures that will help to reduce the extent of climate change and/or adapt to a changing climate. Requiring key strategic landscaping on all new major development proposals and incorporating new green infrastructure in larger areas of new development, to help secure regeneration and/or economic development. Protecting trees and woodlands of value to amenity.	A robust landscape strategy is included as part of the proposals. The scale and nature of the built development proposed and the existing surroundings of the site were important factors in the landscape design approach which features a scheme that respects the character of the adjoining local landscape, enhances the ecology of the site and provides a stimulating, coherent and well-structured landscape and resulting in a positive setting for the development. Ornamental species of planting are proposed around the building envelope, along key access routes and within prominent locations adjacent to pedestrian paths. The proposed landscape for the site has been designed primarily to provide screening of the commercial units, to improve local biodiversity and ultimately for the vegetation to successfully establish.
Policy CP10 Improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring that, as appropriate, new development: Respects and acknowledges the character and identity of the borough and its locality, in terms of the materials, siting, size, scale and details used. Is integrated effectively with its surroundings and helps to create attractive places. Meets established standards for design. Includes measures to minimise the impact of and adapt to climate change and conserve natural resources and meets established national standards for sustainability and national carbon reduction targets	The proposed layout has been worked up in detail in accordance with the Applicant's needs to provide modern, flexible and fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas. The layout and proposed siting of the buildings provides a commercially attractive layout whilst ensuring that the site constraints have been appropriately considered. The scale and massing of the buildings have been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site's surrounding context. The architect has sought to achieve this through using different materials to break down different elements of the building to better respond to the neighbouring properties.

Incorporates high quality landscaping. Is designed and uses materials that facilitate easy maintenance. Is designed to reduce the risk of crime and anti-social behaviour. Can be well serviced, including making provision for waste storage and collection.	The proposals reflect contemporary design principles in creating a high-quality, flexibleB2/B8 buildings. The elevational treatment of the buildings provides a robust yet high-quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the buildings. The appearance, materials and colours have been proposed to minimise the impact of the buildings from a visual perspective. The chosen colour palette of grey will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings.
Policy CP11 Seeks to conserve and enhance the existing historic environment including the conservation and specific enhancement of heritage assets and their settings including listed buildings.	A Heritage Statement is included within Section 5 of this report and assesses the significance of nearby heritage assets and also assesses the impacts on the significance of these assets as a result of the proposed development. The assessment concludes that the proposal accords with Policy CP11 and will not result in any harm to the heritage assets in the vicinity of the site.
Policy CP12 Help wildlife to prosper and safeguard important geological features by: Protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented. 6. Requiring reasonable provision to be made for wildlife habitats and features beneficial to geological conservation as part of new development. Taking account of the impact of climate change in the enhancement of existing and the creation of new wildlife habitats	No irreplaceable habitats will be lost. Appropriate and commensurate mitigation will be imposed in respect of protected species. Mitigation, in particular a Construction Environmental Management Plan, will protect retained ecological features and protected sites during construction.
Policy CP13 Reduce the emissions of carbon dioxide arising from new development and help reduce the impacts of climate change on our environment, economy and quality of life by:	The planning application is accompanied by a Energy Statement, which sets out how the proposed development is intended to be designed to aid carbon reduction and climate change resilience. The proposals include a number of measures which can have significant impacts in CO2

1. Encouraging all development, where relevant, to conform to the energy hierarchy by: 1. minimising the demand for energy, before 2. maximising the efficiency of energy use, before 3. implementing low-carbon dioxide and renewable energy technologies. 2. Encouraging those proposing residential development of 10 units or more and/or non-residential development of more than 700 square metres to produce and submit a carbon reduction strategy setting out how the development will incorporate or make provision for, subject to viability, decentralised, renewable or low carbon energy sources to reduce the carbon dioxide emissions of energy use by at least 15%. 3. Encouraging new development to be designed, orientated and constructed so that it can maximise energy efficiency, reduce reliance on fossil fuel energy and take advantage of opportunities for renewable or low carbon dioxide technologies. 4. Encouraging reasonable improvements to be made to the energy performance of the existing building when an extension or other change to a building is proposed	reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.
Policy CP 16 Reduce the risk of flooding from all sources, notably in our flood zones 3 and 2, our critical drainage areas, and other areas vulnerable to surface water flooding, including locations downstream by ensuring that development: 1. Follows a sequential approach in accordance with national planning policy. 2. Is supported by a detailed Flood Risk Assessment where appropriate. 3. Incorporates appropriate mitigation and/or management measures to achieve, where possible, a reduction in flood risk overall. Development on greenfield sites should not increase the rate of surface water run-off. On previously-developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in critical drainage areas.	The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy. The proposed development will incorporate a comprehensive sustainable drainage system in accordance with policy, guidance and best practice.

Policy CP 17 Maintain, enhance and protect our environment for the benefit of people and wildlife, and make the borough a better place for people to live and businesses to locate and thrive, by: Tackling land contamination and land stability issues, primarily on sites affected by past industrial uses and coal mining activities, by promoting the appropriate re-use of sites, supporting the identification of contamination and stability issues and requiring appropriate remediation. Managing air quality, particularly in our Air Quality Management Areas, including by minimising the air pollution (and carbon dioxide emissions) likely to arise from new development. Ensuring that new development does not give rise to the pollution of any watercourse, groundwater or mossland or result in the transfer of contaminated run-off to surface water sewers. Ensuring that new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life and/or that it will not itself be impacted upon in such a way by existing uses or activities in the area.	Subject to the adoption of the recommendations set out in the suite of ecology reports and a Construction Environmental Management Plan, which can be secured via planning condition, the proposal will not result in any adverse impacts on the receptors listed in the policy. As demonstrated in the Air Quality Assessment, Drainage Strategy and Phase 2 Site Investigation, the proposals will also not give rise to any adverse air quality, contamination or drainage issues subject to appropriate mitigation being implemented, which can be secured via planning condition. Finally, for the reasons given in response to Policies CP9 – CP13, the proposals will not result in any unacceptable adverse impact on amenity and quality of life for existing residents, uses or activities in the surrounding area.

6 HERITAGE STATEMENT

6.1 INTRODUCTION

6.1.1. The application site does not lie within a conservation area however there are some listed buildings within the vicinity. A heritage assessment has, therefore, been conducted which concludes that the development will be carried out in a sensitive manner which will not be detrimental to the heritage assets.

6.1.2. This assessment has been carried out in the context of relevant statutory duties under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections of the 1990 Act respectively require that, in determining development applications, special regard is given to the desirability of preserving the fabric and setting of listed buildings. In undertaking their consideration of the development proposals, the Council is required to ensure that any finding of harm is given considerable importance and weight in the decision-making process.

6.1.3. In addition, this assessment has been prepared in the context of national and local heritage planning policy. The assessment is presented to accord with the national policy requirement of NPPF paragraph 194, to describe the significance of heritage assets affected by the proposed development and evaluate the consequent impact of the proposed development.

6.1.4. The aim of this assessment is to demonstrate that the proposed development meets the requirements of local and national planning policy and relevant legislation.

6.1.5. The application site is located towards the south eastern extent of the main urban area of Astley and consists of a series of fields. The site lies adjacent to predominantly residential areas to the north and east, industrial development to the west. The relationship with the other areas is severed by Chaddock Lane which bounds the site to the south respectively. In this manner, the site is a pocket of contained fields.

6.2 IDENTIFICATION OF HERITAGE ASSETS

6.2.1. As with the majority of Greater Manchester towns, Wigan saw a rapid period of expansion during the Industrial Revolution, with associated building and infrastructure being developed. As such, there are a number of listed assets within the wider local area. However, the majority of these are concentrated close to the centre of Leigh and Wigan, some 5km and 13km to north west of the site, with a significantly smaller number and concentration of assets to be found close to the site or within the intervening space.

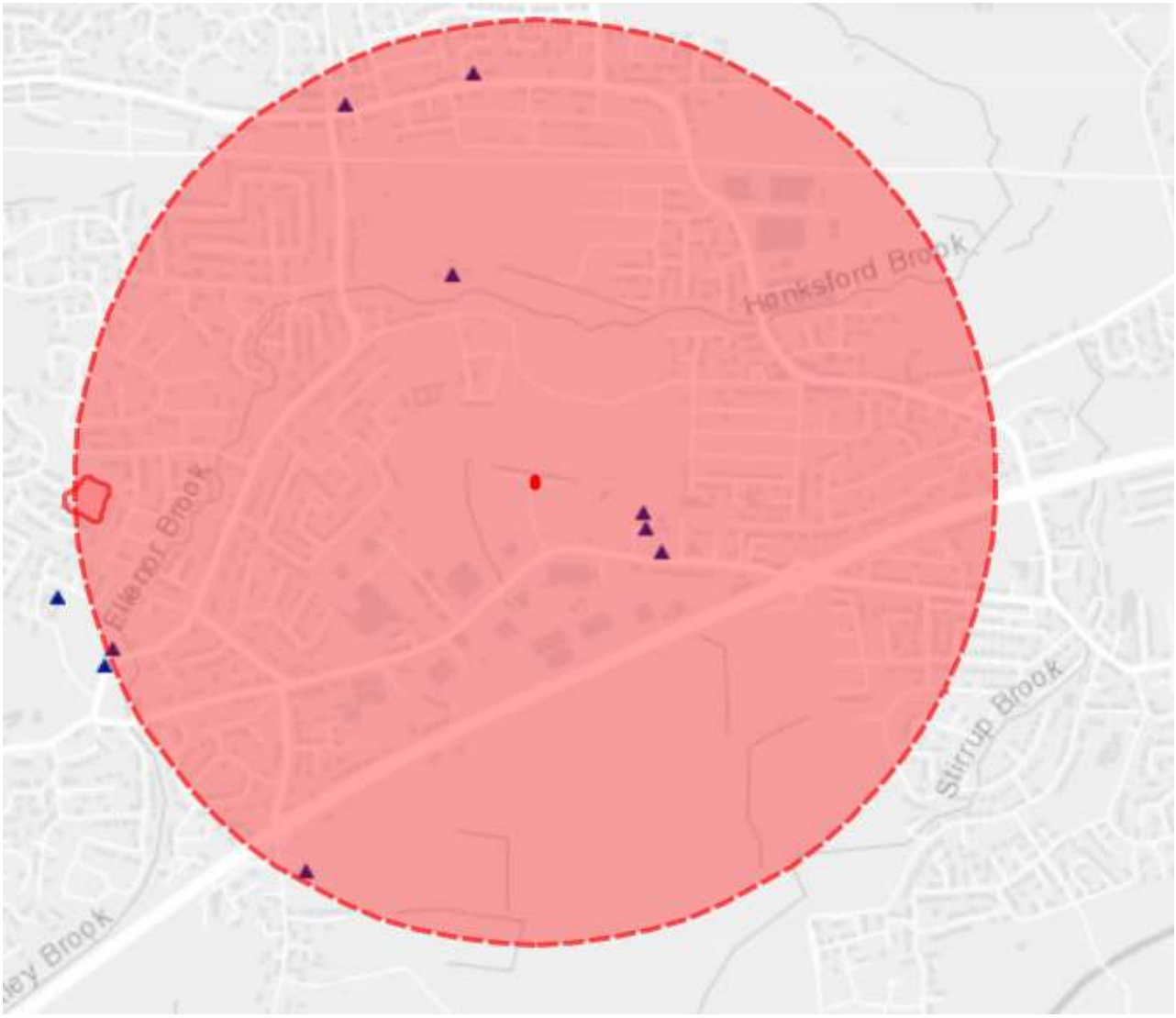
6.2.2. However, a number of listed assets are to be found closer to the site, as listed below and illustrated in **Figure 6-1**:

- Grade II listed Chaddock Hall Barn (LEN: 1163209) approx. 200m east of the site boundary;
- Grade II listed Chaddock Hall (LEN: 1356222) approx. 150m east of the site boundary;
- Grade II listed Chaddock Hall garden wall and stone gatepiers (LEN: 1068485) approx.. 150m east of the site boundary;
- Grade II listed Garett Hall (LEN: 1163348) approx.230m north of the site boundary;
- Grade II listed 109, Sale Lane (LEN: 1163421) approx. 630m north of the site boundary;
- Grade II listed 7 Sale Lane (LEN 1068448) approx. 680m north of the site boundary;

- Grade II listed Manor House Farmhouse (LEN 1068446) approx. 830m south west of the site boundary

6.2.3. Consideration of these assets and the scoping out of assets further from the site is considered appropriate. This is primarily due to the spatial and functional separation between the site and those assets. The assessment of the assets listed above will demonstrate that this approach is sufficient to understand the potential impact of the proposal on the significance of any assets, given the fact that these assets are closer to the site and similarly listed and have a closer, albeit limited, spatial, visual or functional relationship with the site than any of these other assets (there are no Grade I listed assets within at least one mile of the site).

Figure 6-1 - 1km radius from appeoximate centre of site. The blue triangles are listed assets (Historic England.org)



6.3 LEGISLATIVE AND POLICY CONTEXT

6.3.1. The purpose of this assessment is to demonstrate that the proposed residential development meets the requirements of local and national planning policy and relevant legislation.

Planning (Listed Buildings and Conservation Areas) Act 1990

6.3.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

6.3.3. Section 66 of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

National Planning Policy Framework (2023)

6.3.4. Section 16 (paragraphs 189 to 208) of the NPPF is specific to conserving and enhancing the historic environment.

6.3.5. Paragraph 197 states:

"In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".

6.3.6. Paragraph 199 states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".

6.3.7. Significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

6.3.8. The setting of a heritage asset is defined as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

6.3.9. In determining applications, the NPPF also advises that LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Historic England Guidance

6.3.10. Historic England is the Government's statutory adviser on the historic environment and its powers are set out in the National Heritage Act 1983.

6.3.11. Historic England provides guidance on a variety of topics. The guidance most pertinent to these development proposals is set out in three documents relating to significance, setting and development:

- Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (2008);

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and,
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

6.3.12. Conservation Principles, Policy and Guidance (English Heritage 2008) sets out how the relative levels of significance can be measured:

- Exceptional: an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites.
- High: a designated asset important at regional level and also at national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium: an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those which make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low: structure of feature is of very limited heritage value and note defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative: structure of feature that harms the value of a heritage asset. Wherever practicable, removal or negative features should be considered, taking account of setting and opportunities for enhancement.

6.3.13. The Setting of Heritage Assets, published 22 December 2017, gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.

6.3.14. The document sets out the broad approach to assessment recommended by Historic England, in terms of the significance of any heritage assets including development affecting the setting:

Step 1: *Identify which heritage assets and their settings are affected*

Step 2: *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

Step 4: *Explore ways to maximise enhancement and avoid or minimise harm*

Step 5: *Make and document the decision and monitor outcomes".*

Wigan Core Strategy Local Plan

6.3.15. Policy CP11 sets out that the council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets and non-statutory heritage assets of local interest; prioritising the conservation of heritage assets at risk from decay and use heritage assets positively to strengthen identity and image.

6.3.16. Objective BEL 1 aims to conserve and enhance the borough's built heritage.

Assessing Significance

6.3.17. This section identifies the assets and provides details on their significance, taking account of the NPPF and Historic England Guidance. It then assesses the impact on the significance of these assets as a result of the proposed development.

Chaddock Hall Barn

6.3.18. Chaddock Hall Barn is a Grade II listed, 17th century farm building. It is listed due to its age, stone dressings and carved rich coat of arms.

6.3.19. The barn at Chaddock Hall is in such poor condition that its future must be uncertain although it is subject to a planning application for conversion to dwellings.

Chaddock Hall

6.3.20. Was an altered 17-19th Century house with brick and timber- framing most of which was rendered over.

6.3.21. Chaddock Hall was subject to a serious arson attack in 2014 and the interior was completely destroyed leaving only the walls standing and in early 2017 the remains of the hall collapsed completely with any possibility of restoration highly unlikely.

Chaddock Hall Gardell Wall and Gapiers

6.3.22. A Garden wall and stone gatepiers at Chaddock Hall G.V. II Walls and gate piers. English garden wall bond brick with stone dressings. Quadrangular in plan with gates to south. The walls feature round-topped copings and occasional buttressing piers. The adjoining summer house is of c.1905. Tall gate piers with raised panels in each face and moulded bases, collars and capitals. Cast-iron gates.

Garett Hall

6.3.23. Garrett Hall is a grade II listed Farmhouse of a Timber-framed structure dating from the 17th century which has been largely rebuilt in brick. Timber posts are visible at the rear which has a continuous outshot, and a projecting brick chimney stack. Formerly the house of the Tyldesley family.

6.4 IMPACT ON SIGNIFICANCE

6.4.1. An assessment of significance is a requirement for any application that could potentially affect a heritage asset. Based upon the identification, description, significance and setting of the heritage assets coupled with an understanding of the development proposals as set out earlier, this section assesses the impact of the proposed development on the significance of the heritage assets, in accordance with paragraph 194 of the NPPF.

6.4.2. The following concludes that the proposal will not be detrimental to the character or setting of the listed and non-designated assets and thus their significances will be unaffected.

Chaddock Hall Barn

6.4.3. The proposed development site is at least 200m from Chaddock Hall Barn, with a residential area in the intervening space.

6.4.4. The significance of the listed church derives largely from its age, architectural interest and from its steeple that is visible in views to the church and therefore can potentially be susceptible to visual hanges over a wide area. However, the church has long been experienced within an urban setting

Chaddock Hall Garden Wall and Gapiers

6.4.5. The proposed development site is at least 150m from Chaddock Hall Garden Wall and Gaspiers, with a residential area in the intervening space.

6.4.6. The significance of the listed garden wall derives largely from architectural interest. However, the wall has long been experienced within an urban setting.

6.4.7. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the building.

6.4.8. **Garett Hall**

6.4.9. The proposed development site is at least 230m from Garett Hall, with a residential area in the intervening space.

6.4.10. Whilst glimpses of the hall may be visible from parts of the site, these will be largely screened by intervening residential uses, vegetation and the have undergone a wide variety and ever-changing range of uses since their creation to reflect the changes in population, commerce, technology and policy. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the building.

6.5 CONCLUSION

6.5.1. It has been demonstrated above that the development of the application site for housing won't result in any adverse impacts upon any nearby listed or non-designated heritage assets. This is also the conclusion reached in the HEA that was commissioned by the Council.

6.5.2. Based on the above assessment, the proposal accords with Core Strategy Local Plan Policy CP 11 and the NPPF, as it will not result in any harm to the listed and non-designated heritage assets in the vicinity of the site.

7 OTHER MATERIAL CONSIDERATIONS

7.1 OVERVIEW

7.1.1. This chapter focusses on appraising the proposed development in the context of technical planning policies and guidance contained in the Development Plan and NPPF.

7.1.2. Policy CP10 of the Core Spatial Strategy states that all development will be required to adhere to high standards of design. Development should have a positive impact and will be expected to respond to scale, density, massing, height, landscape of surrounding buildings and areas in general whilst respecting existing context.

7.2 DESIGN AND SUSTAINABILITY

7.2.1. The NPPF also provides guidance on development and ensures that the design of development incorporates the principles of sustainable development and the need to create better places in which to live and work. Paragraph 130 sets out several design criteria with the purpose being to ensure that design is of a high quality and appropriate for the area in which the development is located.

7.2.2. The proposed development has been designed in accordance with the above guidance;

- The layout, scale and appearance of the proposals have been developed to create a high quality and attractive scheme with integrates well with the wider suburban townscape;
- The elevational treatment has been carefully considered in the context of the site's current setting in order to create a contemporary and attractive appearance;
- The development includes soft landscaping and tree planting which seeks to enhance the sites boundaries;
- The development has been designed to respect and protect neighbouring residential amenity including the neighbours' amenity, identity and character of the area;
- The proposal provides easy access for future users who wish to arrive to by bicycle. The proposal itself incudes cycle parking provision; and
- The development is accessible to all with disabled bays provided.

7.2.3. As such, the design of the proposed development is in full accordance with Local Plan policy CP10 as well as paragraph 130 of the NPPF.

7.3 TREES AND LANDSCAPING

7.3.1. A tree survey prepared by BB Trees presents the findings of the survey and assessment of the quality of the existing trees on and adjacent to the site, based on their current condition and quality. The assessment includes impacts arising from the proposed development of the site on these trees.

7.3.2. Fifteen individual trees and nineteen groups were surveyed. Of which around 5 trees, 8 groups are on the site boundary.

7.3.3. The proposed development necessitates the removal of 7 trees and 6 groups within the site boundary in order to accommodate the building and facilitate the wider development.

7.3.4. Whilst the development involves the loss of trees, replanting is proposed which will result in a significant net gain of trees across the site.

7.3.5. The landscape strategy has been formulated specifically to strengthen the sites boundaries with additional tree planting and hedgerows. The strategy ensures that the buildings will be well screened from the public realm, particularly views from the adjacent existing residential estate and existing and proposed public rights of way. The area to the north of the site has been proposed to improve screening of units 1 & 2 from the adjacent housing while also offering ornamental/aesthetic value to pedestrians and workers in the proposed offices.

7.3.6. The application includes landscaping cross-section drawings to demonstrate how the proposed earth bund will function with fully developed native vegetation atop.

7.3.7. Up to 310 trees in addition to hedgerow planting will be introduced across the site and the site's boundary. Areas of ornamental shrub mix, and meadow will assist in creating a landscaped setting for the warehouse units.

7.3.8. The landscape strategy ensures that once trees and hedgerows are fully mature the building will be fully screened from the public realm and as such visually contained within the site. The landscape strategy is considered appropriate in order to offset the minor impact of the proposals on the wider landscape.

7.3.9. As a result of the above, the proposal delivers significant enhancements in terms of arboriculture landscaping and therefore accords with Local Plan Policy CP12 and paragraph 130 of the NPPF.

7.4 NOISE

7.4.1. A Noise Assessment prepared by Tetra Tech accompanies the submission. The noise report establishes the noise climate in the surrounding area and whether the proposed operations at the site, taken as a worst-case scenario, would give rise to any adverse impacts from a noise perspective.

7.4.2. The report provides a comprehensive overview of the proposal and the operations/plant which are likely to result in noise disturbances. The assessment has accounted for HGV movements, staff car parking activity and fixed pant associated with the development.

7.4.3. Predicted noise levels indicate that they will meet WHO noise intrusion criteria at the nearest sensitive receptors during both the daytime and night-time with windows open or closed. The assessment includes acoustic bunds and boundary fencing associated within neighbouring housing development within the model and concludes the impact on the nearest sensitive receptors will not be expected to have a 'significant adverse impact' on health or quality of life.

7.4.4. Noise levels derived from plant predicted to be equal to existing daytime and night-time background noise. During the construction phase of the development, noise levels at existing noise sensitive properties would be within BS 5228 fixed limit criteria.

7.4.5. In light of the above, the proposal will not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy CP17 of the Local Plan and paragraph 185 of the NPPF.

7.5 AIR QUALITY

7.5.1. Tetra Tech have prepared an Air Quality Assessment which forms part of this submission. The assessment work has found that there will be no significant effects on air quality matters, including on ecological and human receptors.

7.5.2. An assessment was undertaken to quantify potential effects emanating from road traffic emissions and construction dust impacts which may arise from the development's operational and construction phases.

7.5.3. Site specific mitigation measures are proposed to deal with construction phase impacts on air quality. With these mitigation measures in places, effects from the construction phase are not predicted to be significant.

7.5.4. The assessment includes a study on the long-term effects associated with the proposed development in respect of Nitrogen Dioxide and Particular Matter associated with traffic. It is considered that modelled results are deemed to be negligible in terms of air quality impacts when combined with proposed mitigation such as those outlined within the Travel Plan.

7.5.5. The proposal will therefore not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy CP17 of the Local Plan and paragraph 186 of the NPPF.

7.6 EXTERNAL LIGHTING

7.6.1. A Lighting Assessment undertaken by WSP accompanies the submission. The assessment sets out the proposed external lighting scheme and provides guidance in terms of good practice to ensure obtrusive lighting is reduced.

7.6.2. The lighting scheme is based on energy efficient LED luminaires and seeks to illuminate architectural features of both the buildings and the external landscaping scheme. The external lighting also takes into consideration both the level and uniformity of lighting required for security, CCTV operation, safe movement of visitors, staff and residents to the buildings/landscaping around the site.

7.6.3. The lighting strategy seeks to reduce lighting pollution through mitigation such as preventing upward light pollution through a combination of optimal mounting heights and by utilising low energy efficient LED lighting luminaires that limit glare. The layout and type of lighting used takes into consideration and limits any possible impact on the surrounding amenity and landscaped areas.

7.7 ECOLOGY AND BIODIVERSITY NET GAIN

7.7.1. A phase 1 preliminary ecological survey has been prepared by The Ecology Practice which supports this application. The majority of the site was assessed as being a mixture of poo semi-improved grassland, semi-improved grassland and pockets of dense scrub with species-poor hedgerow.

7.7.2. The assessment included a bat survey, breeding bird survey and Great Crested Newt survey.

7.7.3. Great Crested Newt eDNA surveys returned negative results within the application site. Bat ground Level tree assessments determined that two trees had moderate potential for bat roost presence with other classed as low or negligible.

7.7.4. The breeding bird survey returned signs of breeding on site for singing dunnock and four song thrush.

7.7.5. Mitigation is proposed for both vegetation clearance to avoid impact on breeding birds and bats in the form of qualified licenced ecologist to visit the site 48 hours before clearance works to determine presence. In addition, mitigation proposals include the provision of bat and bird boxes across the site.

7.7.6. A Biodiversity Net Gain (BNG) assessment has been undertaken using the DEFRA Metric 4.0. The proposals would result in a net gain deficit of -10.95 Habitat Units (-17.43% and net gain in Hedgerow Units (+133.51%).

7.7.7. The proposal will not result in any harm to the negligible ecological value of the site or neighbouring habitats and actually delivers enhancements in the form of additional habitat creation as a result of tree planting and landscaping at the site.

7.7.8. The proposal delivers enhancements in terms of ecology and therefore accords with policies CP12 of the Local Plan and paragraph 180 of the NPPF.

7.7.9. The lighting strategy has been carefully generated to ensure the immediate environment has been protected. The development is therefore in accordance with Policy CP17 of the Wigan Core Strategy Local Plan.

7.8 HIGHWAYS, TRAFFIC AND TRANSPORT

7.8.1. In accordance with paragraph 111 of the Framework a Transport Assessment, prepared by Hydrock, has been submitted alongside the application. The application includes vehicle tracking diagrams to demonstrate safe ingress and egress of HGV and vehicles into the site and internal access road.

7.8.2. The assessment sets out that the site demonstrates a good level of locational sustainability being accessible by public transport, walking and cycling.

7.8.3. The assessment indicates that that the development has the potential to generate 112/133 morning and evening peak vehicles trips. The level of peak hour traffic is below DfT significance thresholds and the proposal will not lead to a severe impact to either the existing or the future forecast capacity on the local highway network.

7.8.4. In terms of parking provision, the proposal includes 328 car parking spaces (including provision of 17 disabled bays) and 77 HGV parking bays. The proposal therefore accords with the Council's required standards for a B2/B8 use.

7.8.5. In addition to the above, 60 cycle parking spaces will be provided ensuring any future employees are able to cycle to work.

7.8.6. In light of the above, the development would not result in adverse impacts on the capacity or safe functioning of the highway as a result of the development and that the requirements of CP7 of the Local Plan and Paragraph 111 of the Framework would be met in full.

7.9 ENERGY AND SUSTAINABILITY

7.9.1. An energy statement has been prepared by CPW and is enclosed as part of this application. The statement has conducted an appraisal of the renewable and low carbon technology energy options to be employed at the site once operational in order to align with the requirements set out under paragraph 157 of the NPPF with regards to reducing energy consumption during the lifetime of the development.

7.9.2. The statement concludes that a number of measures are proposed which can have significant impacts in CO2 reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.

7.9.3. The proposals can therefore be considered to be in full accordance with policy CP13 of the Local Plan.

7.10 CRIME IMPACT

7.10.1. A Crime Impact Statement prepared by Design for Security confirms the proposed scheme will be safe and secure.

7.10.2. The statement outlines that currently the service yards of the industrial units will be well secured with a 2400mm high paladin fence, restricting access to these spaces. In addition, it is noted that the public footpath does not pass to closely to the industrial units and does not leave them vulnerable. The route of the footpath is generally linear and well overlooked.

7.10.3. The proposed industrial units are likely to be staffed at all times, reducing the potential for criminal and antisocial activity. There is only one vehicular access point into the site, allowing traffic entering the site to be monitored and restricted easily.

7.10.4. The footprints of the proposed buildings are relatively simple and contain few recesses that could provide concealment for offenders or those antisocially minded. Cycle stands are generally positioned where they can easily be seen from the building and access road, allowing for passive surveillance opportunities.

7.10.5. Car parking areas are generally positioned where they can be seen from the main entrance or the access roads.

7.10.6. The statement outlines a number of mitigation measures and enhancements in relation to boundaries, lighting, vehicular access arrangements, perimeter fencing and service yards which could be implemented across the site and unit itself to increase security. Where possible, these measures have been included within the design and will be implemented once the development is occupied.

7.10.7. In this respect, this scheme accords with paragraph 92 of the NPPF which highlights that development should create safe, inclusive and accessible places which promote health and well-being.

7.11 FLOOD RISK AND DRAINAGE

7.11.1. A Flood Risk Assessment (FRA) prepared by BE Design accompanies the application. It investigates the potential flood risk impacts of the proposed development and is considered proportionate to the degree of flood risk and to the scale, nature and location of the development.

7.11.2. The flood maps provided by the Environment Agency (EA) locate the site within Flood Zone 1, i.e. and defined as having an annual probability of fluvial flooding of less than 1 in 1000 in any year (<0.1%) and is classed as less vulnerable therefore development is appropriate.

7.11.3. The drainage strategy responds to the relevant policy and guidance and is based upon an assessment of the existing site connections, the FRA and site investigations.

7.11.4. Existing attenuation basins at the site feature as part of the wider landscape strategy and will assist with the management of water across the site. A new surface water drainage system will be constructed to convey runoff from the impermeable surfaces on the four building units including access road. The outline foul water drainage strategy is to connect to the existing foul drainage

network of the area. There would be very limited increase in the foul water discharge rates generated by the new development.

7.11.5. The above is considered an acceptable solution in relation to drainage and will ensure that the development does not create any additional flood risk issues for the local area.

7.11.6. The proposed drainage design and approach to flood risk mitigation therefore accords with policy CP16 of the Local Plan and paragraph 167 of the NPPF.

7.12 GROUND CONDITIONS

7.12.1. The application is accompanied by a Desk Study Risk Assessment (Phase 1 Site Investigation) and Due Diligence Report (Phase 2 Site Investigation), both prepared by Discovery Investigation. A Coal Mining Risk Assessment has also been undertaken for completeness.

7.12.2. The desk study provides an overview of the potential hazardous substances or conditions on or the near the site.

7.12.3. The assessment considers that there could be potential contaminants but these are typically associated with and considered to be representative of the site's former historical agricultural uses. The assessment sets out that it is considered there is a low-moderate to moderate risk of contamination and that further surveys should be undertaken.

7.12.4. The Phase 2 Site Investigation provides details of trial pits/ground samples taken in order to better assess the ground conditions and makes a series of recommendations, which can be secured via planning condition.

7.12.5. Subject to the undertaking of the recommendations set out in the forementioned technical documents, the development proposals accord with the requirements of paragraph 183 of the NPPF.

8 S106 HEADS OF TERMS

8.1.1. At the time of writing, based on feedback received during pre-application discussions with the Council, it is anticipated that any S106 Agreement associated with the application will be limited to the provision of a contribution towards the upgrade and re-validation of MOVA at the junction of A580/Chaddock Lane.

9 PLANNING BALANCE

9.1.1. This application seeks full planning permission for the development of a new employment site of up to 32,826 sqm (353,336 sqft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road; diversion of footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10; and, associated engineering, infrastructure and landscaping at Land at Astley Park Way (off Chaddock Lane).

9.1.2. The site benefits from an allocation as a Primary Employment Area (Ref. EM1A) within the Wigan Local Plan and the proposals will help meet the current and changing needs of potential occupiers on this allocated Primary Employment Area within the Local Plan.

9.1.3. The NPPF is focused on building a strong and competitive economy, and supporting sustainable development – the proposed development wholly aligns with these principles.

9.1.4. Furthermore, the proposals are considered to accord with key Wigan Local Plan Core Strategy planning policies SD1, SP1, SP2 and CP5 and saved policy EM1A from the Wigan UDP.

9.1.5. There are a number of significant benefits associated with the development including;

- Delivery of a range of new, logistics based flexible employment units to diversify employment land provision in Astley;
- Significant economic benefits including;
  - Creation of temporary employment during the construction phase;
  - Full-time employment once operational;
  - Additional expenditure in the local economy once operational; and
  - Promoting further investment and retention of industry within Astley;
- Efficient redevelopment of an allocated site which makes optimal use of the site and reduces the need for additional employment sites to be released;
- Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to the local community; and
- Environmental benefits such as new landscaping, tree planting and footpath improvements throughout the site.

9.1.6. In addition to the above benefits, the application is supported by a suite of technical assessments that clearly demonstrate that the proposed development is technically and environmentally acceptable in terms of design, highways impact, flood risk/drainage, ecological impact, air quality and noise.

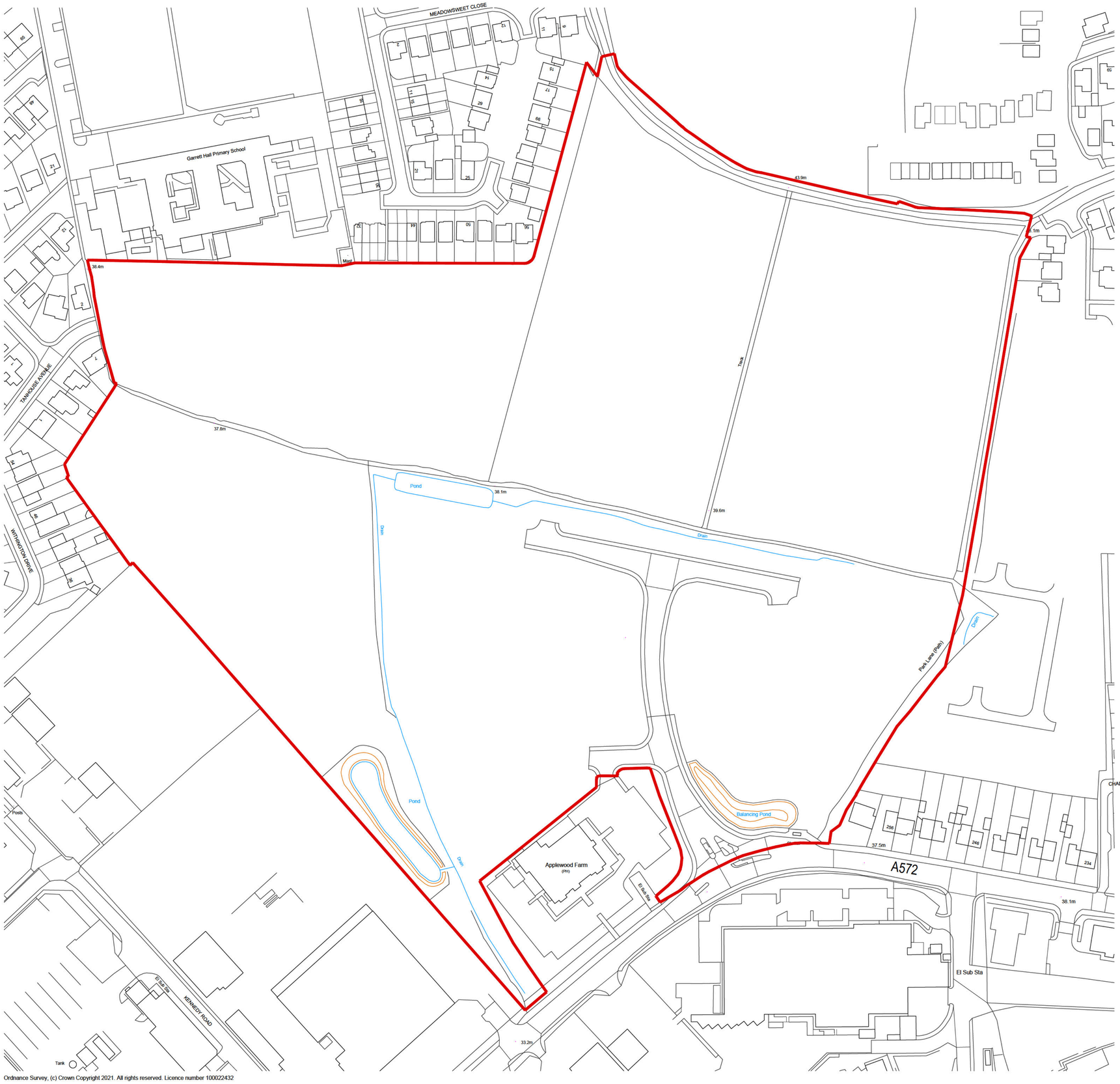
9.1.7. The principle of development is acceptable, and the extensive technical assessments demonstrate that the proposed development clearly constitutes sustainable development.

9.1.8. As such, the proposal is in accordance with the Development Plan and, in line with paragraph 11 of the NPPF, should be approved without delay.

Appendix A

SITE LOCATION PLAN

Public



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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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pHp architects

ASTLEY, WIGAN
MANCHESTER

PEEL LOGISTICS PROPERTY
APPLICATION RED LINE

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:

Project Code	Zone	Level-Info	Type	Role	Job No.	Drg No.	Revision
WIG-PHP-00-00-DR-A-4557-006-P4							

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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Appendix B

PROPOSED SITE PLAN

Public



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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

Unit GIA Areas

UNIT 1

Warehouse -	12,827sqm -	138,072sqft
Office -	734sqm -	7,895sqft
Total -	13,561sqm -	145,967sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 112 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2

Warehouse -	12,297sqm -	132,359sqft
Office -	697sqm -	7,511sqft
Total -	12,994sqm -	139,870sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 143 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3

Warehouse -	2,893sqm -	31,143sqft
Office -	247sqm -	2,653sqft
Total -	3,140sqm -	33,796sqft

Plot Area 2.13 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4

Warehouse -	2,907sqm -	31,295sqft
Office -	224sqm -	2,408sqft
Total -	3,131sqm -	33,703sqft

Plot Area 2.24 Acres

Externals
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

PLP

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pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code Zone Level-Info Type Role Job No. Org.No. Revision
WIG-PHP-00-00-DR-A-4557-001-P33

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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Appendix C

CONSULTATION LETTER ISSUED TO LOCAL RESIDENTS

Public

Dear Occupier

FEEDBACK INVITED ON DEVELOPMENT PROPOSALS AT LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE), TYLDESLEY, WIGAN

We write on behalf of PLP to inform you of plans to develop land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan, M28 1DP for a proposed logistics and warehousing development.

As a local resident, we wanted to share details of the proposals with you before submitting the application to Wigan Council. We are keen to hear your views.

PLP

PLP is a specialist UK logistics and industrial property business with a proven track record. PLP is committed to delivering a high-quality logistics and warehousing development to accommodate flexible industrial, storage and distribution uses with ancillary office spaces, service yards, landscaping and parking areas to meet the current and changing needs of commercial enterprises.

Site background

The site is allocated as a Primary Employment Area within the Wigan Local Plan and is therefore an appropriate location for such development. The site boundary is shown on the enclosed plan.

You may recall that outline planning permission was granted previously at the site for mixed employment and residential development (approved in February 2017), with the residential development associated with this permission now mostly constructed.

The approved employment development element has since expired; therefore, we are seeking a new planning application to enable the development to come forward in the short-term.

Overview of the proposals

The proposed development has been designed to take into account site constraints and to mirror the development parameters approved in the expired planning permission as far as possible.

- Extensive landscaping is proposed including the formation of landscaped mounds with tree planting on top along all site boundaries.
- Existing public footpaths passing through the site will be diverted and upgraded to ensure that public connectivity with the surrounding area is not only maintained but significantly improved for all users.
- The site will be accessed from the existing junction at Chaddock Lane to the south and all of the warehouse service yards will be internally facing to ensure that no service yards face towards the site boundaries or residential areas.

We have been working closely with planning officers to bring an application forward to develop the site and intend to submit an application to Wigan Council shortly.

A Proposed Site Masterplan providing further details of the layout of the proposed development, diverted/upgraded footpaths and extensive landscaping proposals is attached to this letter.

The next page sets out the key benefits of the proposals and how you can provide feedback.

Key benefits of the proposals

The development proposals will deliver the following benefits to the Borough, most of which will be experienced at the local level:

- **Economic benefits:**
  - The proposals will deliver a high-quality and attractive employment development which will be appropriate within its surrounding context and provide an efficient use of land, taking advantage of the already built access road (Astley Park Way) and in doing so help the original aspirations of Wigan Council's employment allocation to be realised.
  - The proposal will create temporary and permanent economic benefits in the form of up to **500 new jobs** with the potential to also generate employment throughout the supply chain and bring investment and additional spending to the local economy;

- **Design quality and ensuring a sensitive site layout:**
  - The proposal will feature a carefully designed modern employment development that respects the local character, the amenity of nearby residents and that seeks to maintain and improve the permeability of the site currently provided by the public footpaths and bridleways passing through the site.
  - The masterplan has been sensitively developed with constraints in mind and through an extensive landscaping scheme and thoroughly considered architectural layout will ensure that the development is appropriate to its context and offers benefits to the community.

- **Landscaping proposals**: the landscaping proposals for the development will include the provision of:
  - Planting of **310 new trees** of which approximately half (155 trees) will be at a height of 1.75m to 3.5m at the point of planting and will mature and grow taller over time;
  - Significant areas of woodland, thicket, ornamental, wildflower and grassland across the site, much of which will surround the proposed diverted and upgraded footpaths;
  - Provision of 2,215 linear meters of new hedgerows; and
  - Provision of landscaped mounds along the site boundaries, ranging in height from 2.1m – 4.1m in height, which will then have woodland tree planting on top to create a considerable landscaped buffer to provide visual screening between the warehouse buildings and neighbouring residential properties.

You can contact myself via [redacted] (Mon-Fri during office hours) or via email UKPlanningComment@wsp.com with comments.

Please provide any comments by **9 October 2023.**

There will, of course, also be a further opportunity for interested parties to formally comment on the planning application in due course, once submitted to Wigan Council.

I trust this is helpful. Please feel free to get in touch if you have any further queries.

Yours sincerely

[redacted]



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Bat Tree Reference numbers taken from The Environment Partnership - Phase 1 Habitat Survey dwg G8908.008

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Estate Access Road - 1.47 Acres

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pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code Zone Level-Info Type Role Job No. Org.No. Revision
WIG-PHP-00-00-DR-A-4557-001-P33

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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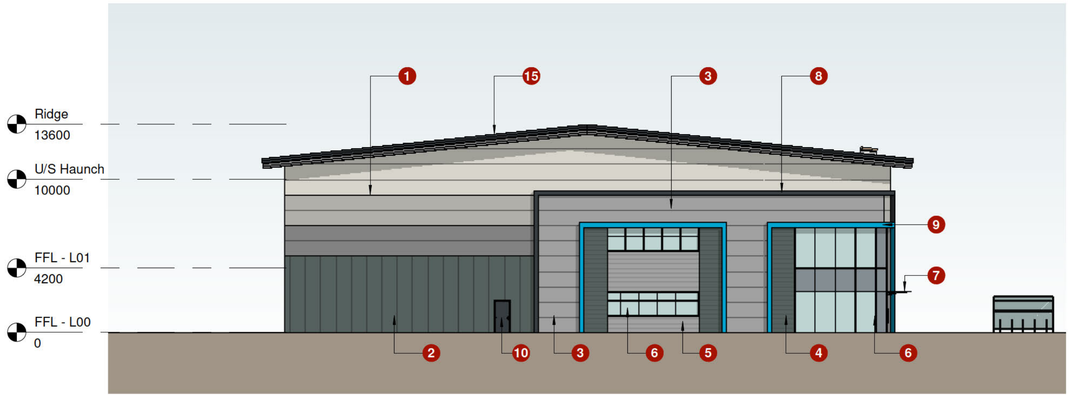

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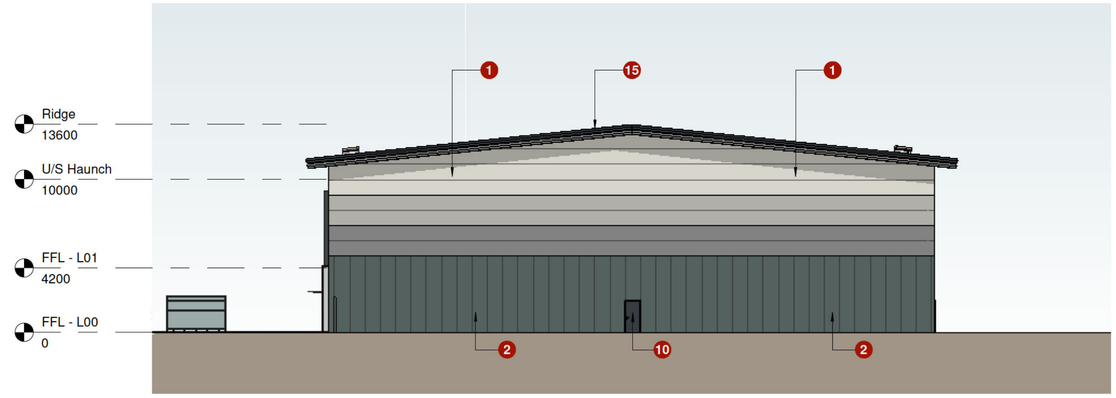

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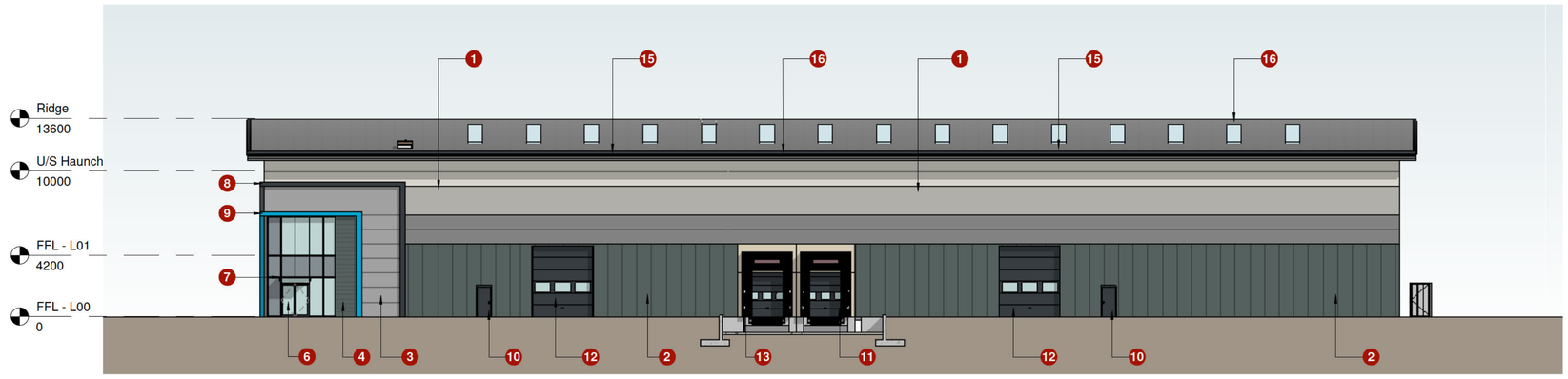

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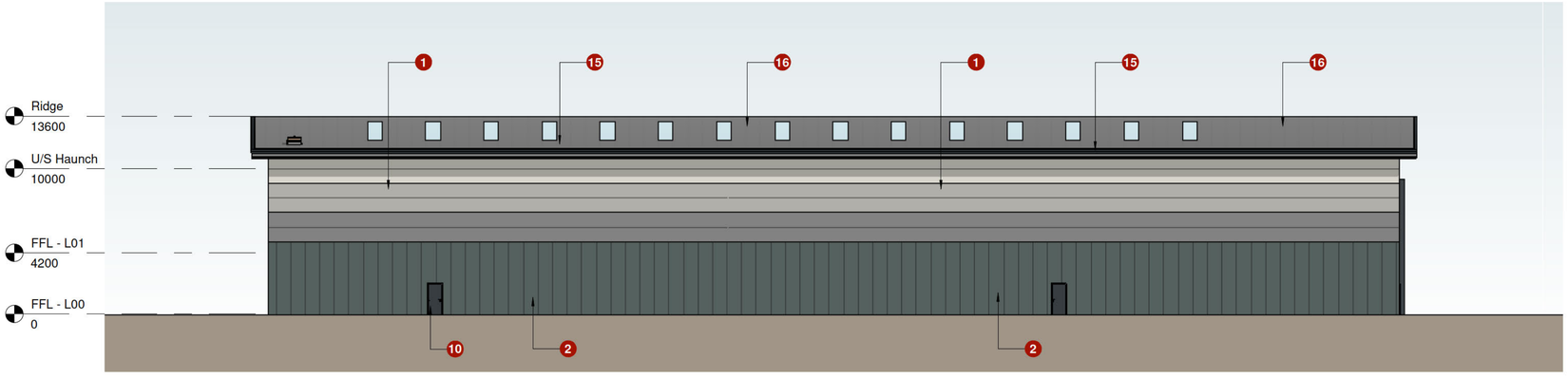

South East Elevation
1 : 200

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 (or lookalike insulated spandrel panels where required). External Colour:
   - Anthracite; RAL 7016.
7. Glazed canopy over office main entrance door.
   - Frame finish to be Anthracite; RAL 7016.
8. Flashings to frame Office portion of building. External finish and colour:
   - Anthracite; RAL 7016.
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)
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) - Anthracite (RAL 7016)
    - Fascia (Bottom Half) & Soffits - Pure grey (RAL 000 55 00)
16. Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)

P1: First issue. 27.04.23 KI

Rev. Date/Checked

The Old Rectory Rectory Lane Milton Malsor
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www.peter-haddon.com

pHp architects

PLP

Astley, Wigan

Unit 4

PLP

Building Elevations

Status			Planning
Drawn	GB	Checked	ML
Date			July 2022

Project Number:

Project Code	Originator	Zone	Level Info	Type	Role	Drg No.	Revision
WIG	PHP	04	ZZ	DR	A	4500-300	P1

Scale @ A1 As indicated

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SCALE 1:200

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Worsfold, Molly

From: Validation and Customer advisors
Sent: 27 October 2023 17:09
To: [redacted])
Subject: FW: Ref: A/23/96226/DCINV
Attachments: 21133J-02-3-Due Diligence Ground Investigation Report Part 4 of 6.pdf; 21133J-02-3-Due Diligence Ground Investigation Report Part 5 of 6.pdf; 21133J-02-3-Due Diligence Ground Investigation Report Part 6 of 6.pdf

---

From: [redacted]
Sent: Friday, October 27, 2023 5:03 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the final three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

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1st Floor Station House

Tithebarn Street
Exchange Station
Liverpool L2 2QP

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Sent: Friday, October 27, 2023 5:02 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

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From: [redacted]
Sent: Friday, October 27, 2023 4:59 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

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From: [redacted]
Sent: Friday, October 27, 2023 4:58 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: Ref: A/23/96226/DCINV

Dear Recipient,

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This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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Discovery CE Limited
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	28/02/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 4

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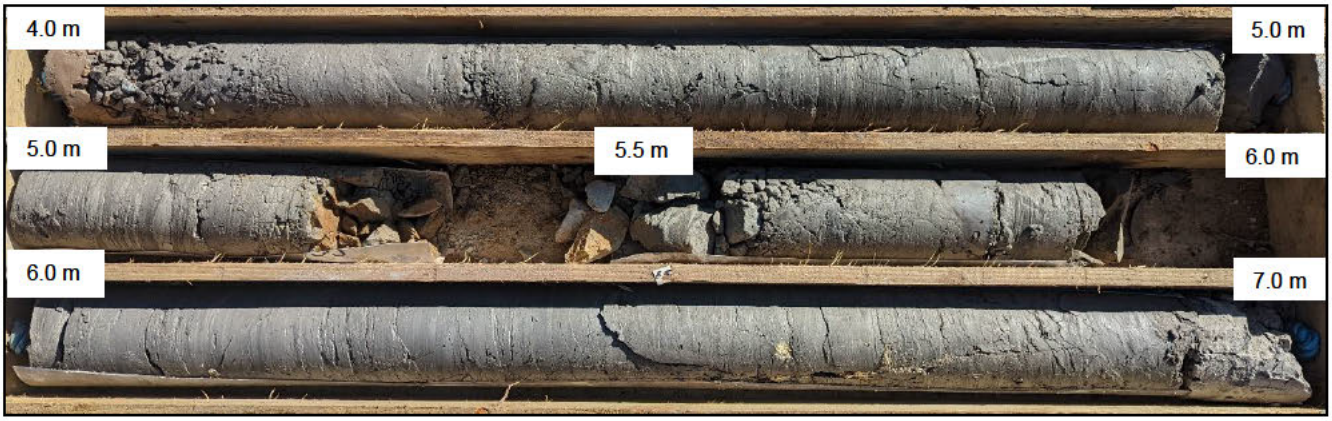
From: 4 m To: 7 m



Discovery CE Limited
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	25/02/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 4

From: 7 m To: 10 m



From: 10 m To: 13 m



Discovery CE Limited
The Granary, Broadwell House Farm
Broadwell, Rugby, CV23 8HF

ROCK CORE PHOTO LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	25/02/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				3 of 4

From: 13 m To: 16 m



From: 16 m To: 19 m



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Broadwell, Rugby, CV23 8HF

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Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC107
Job No	Date	Ground Level (m)	Co-Ordinates ()	
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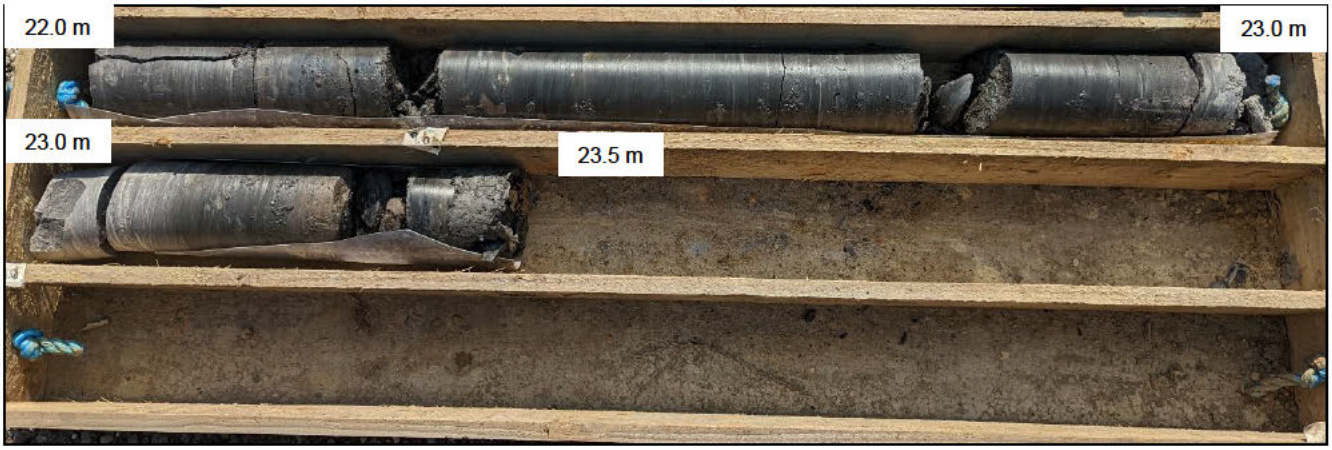
DISCOVERY CE LTD				4 of 4

From: 19 m To: 22 m



From: 22 m To: 23.5 m



Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DYNAMIC SAMPLING LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet
Discovery CE Ltd				1 of 7

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				40.54		(0.36) 0.36	MADEGROUND: Soft reddish brown with rare cream slightly sandy CLAY. Sand is fine.		
				40.04		(0.50) 0.86	MADEGROUND: Soft dark brown with rare reddish brown and light slightly sandy slightly gravelly CLAY with rare coal fragments. Sand is fine. Gravel is fine medium and coarse subangular and subrounded of brick quartzite chert.		
1.00		N21 2,3/ 5,5,4,7		38.90		(1.14) 2.00	MADEGROUND: Soft dark brown slightly gravelly slightly sandy CLAY with rare brick, coal fragments and cobble of sandstone. Sand is fine. Gravel is subrounded fine and medium of sandstone, mudstone, coal, chert and quartzite.		
2.00		N26 3,4/ 6,7,6,7		38.67		(0.23) 2.23	PROBABLE MADEGROUND: Firm brown slightly gravelly sandy CLAY with rare coal fragments. Sand is fine. Gravel is subangular and subrounded fine of sandstone and mudstone.		
						(0.37)	PROBABLE MADEGROUND: Firm dark brown and dark grey slightly gravelly sandy CLAY with rare black gravel sized carbonaceous inclusions and cobble of sandstone. Sand is fine. Gravel is subangular fine of mudstone, sandstone, quartzite, chert and coal. Borehole continued as a Cored Drillhole		

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DS 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet 2 of 7
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
N50 250mm 9,16/ 50 4.00	21 (0) 0	(50/60mm) NI NI NR	38.30 38.08 36.90		2.60 (0.22) 2.82 (1.18) 4.00	2.50 - 2.60 Non-intact core recovered as: Firm brown slightly gravelly sandy CLAY. 2.60 - 2.82 Non-intact core recovered as: Dark grey angular and subangular fine to coarse GRAVEL. 2.82 - 4.00 No recovery.	PROBABLE MADEGROUND: Firm dark brown and dark grey slightly gravelly sandy CLAY with rare black gravel sized carbonaceous inclusions and cobble of sandstone. Sand is fine. Gravel is subangular fine of mudstone, sandstone, quartzite, chert and coal. *(continued)* PROBABLE MADEGROUND: Black and grey angular and subangular fine to coarse GRAVEL of coal, mudstone and granite. No recovery between 2.82 - 4.0 m bgl.		
5.50	68 (57) 57	NI RO	35.32		(1.58) 5.58	4.00 - 4.28 Non-intact core recovered as: Dark grey and black clayey angular fine to coarse GRAVEL and gravelly CLAY. 4.28 - 5.58 Probably open random orientated fractures with clay infill.	Weak dark grey and black thinly bedded (100 mm) MUDSTONE and SILTSTONE with occasional to frequent coalified plant fragments. (PROBABLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION Grade III)		
	100 (96) 96	180 180 240 SC NI	34.90		(0.42) 6.00	5.58 - 6.00 Single subhorizontal fracture at 5.82 m bgl orientated at 12 degrees undulating rough with partial silt infill. 6.00 - 6.10 Solid core. 6.10 - 6.13 Non-intact core recovered as: Soft grey gravelly CLAY. Gravel is angular fine and medium. 6.13 - 8.14 Widely spaced (780 - 820 mm) spacing subhorizontal fracture	Very weak and weak grey SILTSTONE with rare coalified plant fragments and occasional brown staining. (PENNINE MIDDLE COAL MEASURES FORMATION) Weak brown and grey SANDSTONE with locally between 7.70 - 7.75 m bgl and 7.96 - 8.09 m bgl thin laminations (1 mm) of siltstone. (PENNINE MIDDLE COAL MEASURES FORMATION)		

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet 3 of 7
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill	
7.00						orientated at 22 degrees planar rough and clean. Second fracture set at 6.55 m bgl medium spaced (530 mm) orientated at 8 - 12 degrees undulating rough with partial silt infill. Third fracture set at 7.7 - 7.75 and 7.96 - 8.09 m bgl very closely spaced (20 mm) subhorizontal fracture orientated at 20 degrees planar smooth and clean.	Weak brown and grey SANDSTONE with locally between 7.70 - 7.75 m bgl and 7.96 - 8.09 m bgl thin laminations (1 mm) of siltstone. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*			
	97 (97) 89	20 20 530			(2.50)					
8.50		SC	32.40		8.50	8.14 - 8.50 Subvertical fracture between 8.14 - 8.25 m bgl orientated at 52 degrees undulating rough with orange staining and sandy silt infill.				
		NI 70 190			(0.55)	8.50 - 8.90 Probably open single subhorizontal fracture at 8.60 m bgl orientated at 8 degrees planar smooth with clay infill. Non-intact core at 8.67 - 8.71 m bgl recovered as: Grey clayey angular fine to coarse GRAVEL.	Weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)			
		5 20 40	31.85		9.05					
	95 (73) 26	50 60 105			(0.41)	8.90 - 9.05 3 Orthogonal joint sets producing tabular blocks: J1 Extremely to very closley spaced (5 - 40 mm) horizontal orientated at 0 - 2 degrees planar smooth with partial clay infill. J2 at 8.99 m bgl vertical orientated at 86 - 90 degrees planar smooth partial clay infill. J3 vertical orientated at 88 degrees planar smooth and clean.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)			
			31.44		9.46					
		NI	31.38		9.52		Extremeley weak dark grey and black MUDSTONE with rare thin (<1 mm) laminations of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)			
			31.35		9.55					
		SC	31.24		9.66					
		NI				9.05 - 9.44 Very closely to closely spaced (50 - 105 mm) subhorizontal fracture orientated at 18 - 22 degrees straight stepped smooth and clean. Second fracture subvertical orientated at 79 degrees stepped undulating rough and clean.	Medium strong black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)			
10.00		SC			(0.74)					
		40 40 220					Extremely weak grey MUDSTONE with rare veins (1 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)			
		NR	30.50		10.40	9.44 - 9.46 Non-intact core recovered as: Very soft dark grey and brown	Strong grey becoming dark grey below			

Drilling Progress and Water Observations							Rotary Flush				GENERAL REMARKS
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns	
											Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet 4 of 7
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
	100 (90) 61	SC 20 20 30 SC 35 40 85	29.40		(1.10)	slightly gravelly CLAY. Gravel is angular fine and medium of coal. 9.46 - 9.52 Solid core. 9.52 - 9.55 Non-intact core recovered as: Firm grey SILT. 9.55 - 9.66 Solid core. 9.66 - 9.92 Single horizontal fracture at 9.88 m bgl orientated at 2 degrees stepped rough with clay infill. 9.92 - 10.00 No recovery. 10.00 - 10.20 Solid core. 10.20 - 10.40 Very closely spaced (20 - 30 mm) subhorizontal fracture orientated at 10 - 18 degrees undulating rough with partial clay infill. 10.40 - 11.04 Solid core. 11.04 - 11.50 Very closely to closely spaced (35 - 85 mm) subhorizontal fracture orientated at 18 - 28 degrees planar smooth and clean. Second fracture at 11.06 subvertical orientated at 82 degrees undulating rough clean with orange staining. 11.50 - 11.55 Non-intact core recovered as: Dark grey slightly clayey angular medium and coarse GRAVEL. 11.55 - 12.32 Closely spaced (105 - 160 mm) subhorizontal fracture orientated at 10 - 14 degrees planar smooth with partial silt infill. 12.32 - 12.90 Medium spaced (480 mm) subhorizontal fracture orientated at 8 degrees planar smooth with partial clay infill. Second fracture subvertical fracture orientated at 78 degrees undulating rough and clean. 12.90 - 13.00 No recovery. 13.00 - 13.81 Very closely to closely spaced (40 - 170 mm) subhorizontal fracture orientated at 12 - 16 degrees planar smooth and clean. 13.81 - 14.23 Subvertical fracture between 13.81 - 13.92 m bgl orientated at 70 degrees planar smooth with clay infill. 14.23 - 14.60 Medium spaced (370 mm) subhorizontal fracture orientated at 10 degrees planar smooth and	10.05 m bgl SILTSTONE with occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION) Extremely strong grey and dark grey thinly interlaminated (1 mm) SANDSTONE and SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
11.50					11.50				
	27 (88) 50	NI 105 105 160 100 100 480			(2.31)		Very strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
13.00		NR							
	97 (93) 65	40 80 170	27.09		13.81				
		SC					Strong dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NR 370			(0.92)				
14.50									

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet 5 of 7
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument/ Backfill
		370				clean. No recovery between 14.46 - 15.0 m bgl.			
			26.17		14.73				
		230 230 740				14.60 - 15.57 Probably open single subhorizontal fracture at 14.83 m bgl orientated at 12 degrees undulating rough with clay infill and stained brown.	Extremely strong grey SANDSTONE with rare thin laminations (< 1mm) of siltstone and veins (< 1 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (100) 87				(1.59)				
		270 270 270				15.57 - 15.90 Probably open medium spaced (270 mm) subhorizontal fracture orientated at 27 degrees with clay infill and brown staining.			
16.00		NR				15.90 - 16.00 No recovery.			
		SC				16.00 - 16.31 Solid core.			
			24.58		16.32				
		NI				16.31 - 16.32 Non-intact core recovered as: Grey slightly clayey angular fine and medium GRAVEL.	Very strong to extremely strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC			(0.50)	16.32 - 16.64 Probably open subvertical fracture orientated at 82 degrees planar smooth with clay infill.			
	97 (85) 33	NI	24.08		16.82	16.64 - 16.67 Non-intact core recovered as: Dark grey angular fine to coarse GRAVEL.	Weak dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC	23.92		16.98	16.67 - 16.81 Solid core.	Very strong to extremely strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		NI			(0.27)	16.81 - 16.82 Non-intact core recovered as: Dark grey angular fine to coarse GRAVEL.			
		SC	23.65		17.25	16.82 - 16.98 Single horizontal fracture at 16.97 m bgl orientated at 2 degrees planar smooth and clean.	Very strong dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		110 110 160				16.98 - 17.25 Single subhorizontal fracture at 17.09 m bgl orientated at 12 degrees planar smooth and clean.			
17.50		60 60 120				17.25 - 17.43 Single subhorizontal fracture at 17.31 m bgl orientated at 8 degrees planar smooth and clean.			
		NI			(1.33)	17.43 - 17.46 Non-intact core recovered as: Dark grey slightly clayey angular fine to coarse GRAVEL.			
		NR				17.46 - 17.50 No recovery.			
		SC				17.50 - 17.58 Solid core.			
	100 (55) 47	NI							
		RO 20							

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet 6 of 7
Discovery CE Ltd				

RUN DETAILS						STRATA			
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities / Detail	DESCRIPTION: Main	Geology	Instrument / Backfill
		30 130	22.32		18.58	17.58 - 17.69 Non-intact core recovered as: Dark grey clayey angular fine to coarse GRAVEL. 17.69 - 18.18 Probably open random orientated fractures with clay infill. 18.18 - 18.58 Closely spaced (110 - 120 mm) horizontal fracture orientated at 2 - 4 degrees planar smooth and clean with partial orange staining. Second fracture at 18.31 m bgl very closely spaced (20 - 30 mm) subhorizontal fracture orientated at 6 - 8 degrees undulating smooth with clay infill. 18.58 - 18.61 Solid core. 18.61 - 18.80 Closely spaced (190 mm) subhorizontal fracture orientated at 14 - 18 degrees planar smooth and clean. 18.80 - 19.00 Extremely closely spaced (15 - 20 mm) subhorizontal fracture orientated at 4 - 8 degrees undulating smooth and clean. Second fracture vertical undulating rough and clean. 19.00 - 20.25 Poor recovery recovered as: Black angular fine and medium GRAVELS of coal. 20.25 - 20.50 Random orientated fractures. 20.50 - 20.62 Non-intact core recovered as: Black angular fine and medium GRAVEL of coal. 20.62 - 21.14 Subvertical fracture orientated at 72 degrees undulating smooth and clean. Second fracture at 20.70 m bgl closely to medium spaced (180 - 270 mm) horizontal fracture undulating rough with clay infill. 21.14 - 22.00 Solid core. 22.00 - 22.10 Non-intact core recovered as: Black clayey angular fine to coarse GRAVEL. 22.10 - 23.80 Vertical fracture between 22.3 - 22.38 m bgl undulating rough and clean.	Strong dark grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC							
19.00		190 190 190							
		15 20 20							
	17 (0) 0	NR			(2.04)				
20.50		RO							
		NI	20.28		20.62				
		180 180 270	19.76		(0.52) 21.14		Strong brown MUDSTONE with rare veins (<1 mm) of coal and coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
	100 (91) 84		19.43		(0.33) 21.47		Very strong grey SILTSTONE with rare veins (<1 mm) of coal and occasional coalified plant fragments. (PENNINE MIDDLE COAL MEASURES FORMATION)		
		SC					Very strong to extremeley strong grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
22.00					(0.91)				
		NI							
		SC	18.52		22.38				

Drilling Progress and Water Observations							Rotary Flush			
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing	From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

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DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09-05-22 10-05-22	40.90	E 371,031.3 N 401,144.6	
Contractor				Sheet 7 of 7
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick- ness)	DESCRIPTION Discontinuities	Detail	Main	Geology	Instrument/ Backfill
	100 (97) 91	SC			(1.12)	22.38 - 23.50 Solid core.		Extremely strong grey SANDSTONE with rare thin bed (30 mm) of siltstone. (PENNINE MIDDLE COAL MEASURES FORMATION) *(continued)*		
23.50			17.40		23.50					

Drilling Progress and Water Observations						
Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush			
From	To	Type	Returns

GENERAL REMARKS

Window sample to 2 m bgl with follow on rotary coring to 23.5 m bgl. GW encountered at 12.3 m bgl. 50 mm slotted pipe from 19 m bgl to 16 m bgl with bentonite seal and plain pipe to GL

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By CT

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ROCK CORE PHOTO LOG

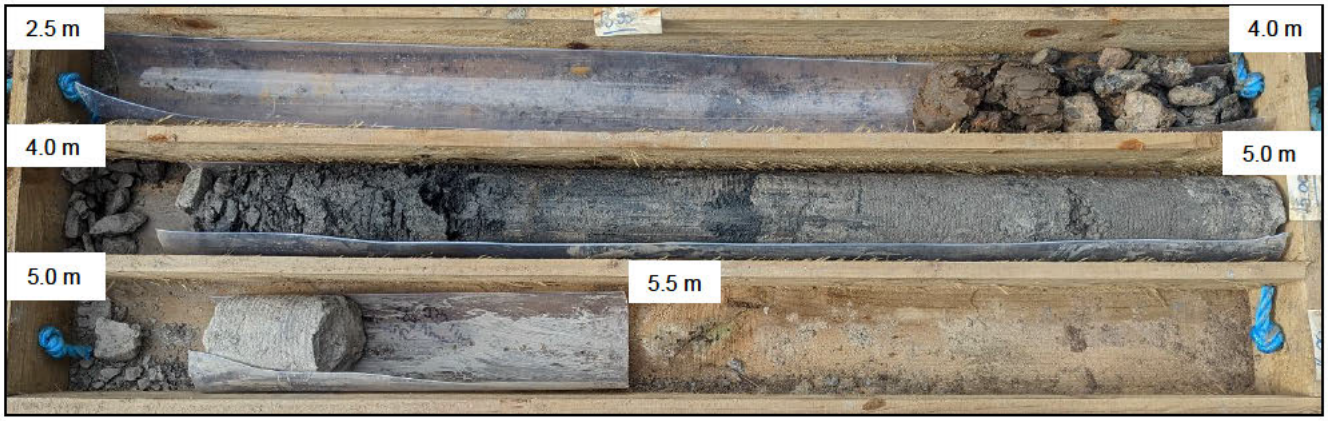
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				1 of 4

From: GL To: 2.5 m

Note: No photo for RC108 GL – 2.5 m bgl

From: 2.5 m To: 5.5 m



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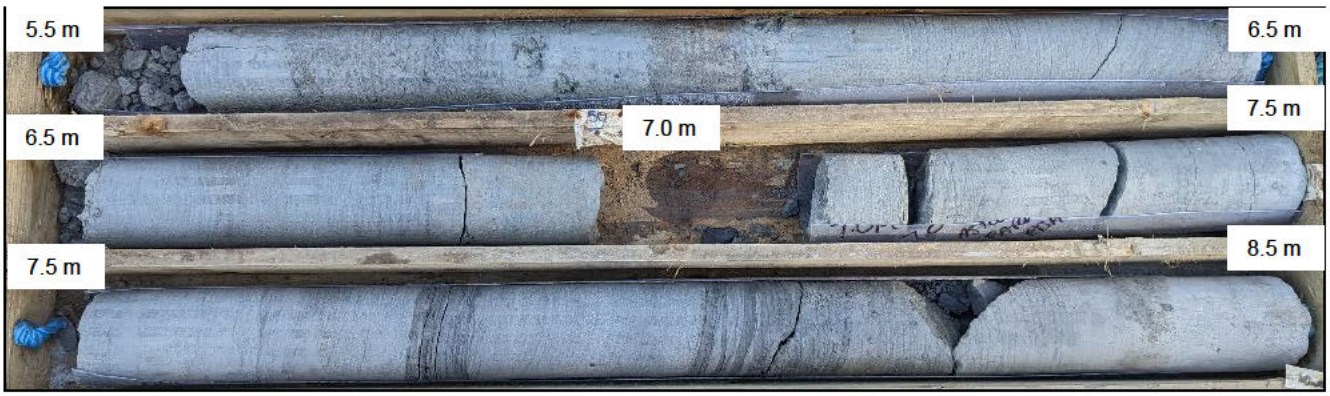
ROCK CORE PHOTO LOG

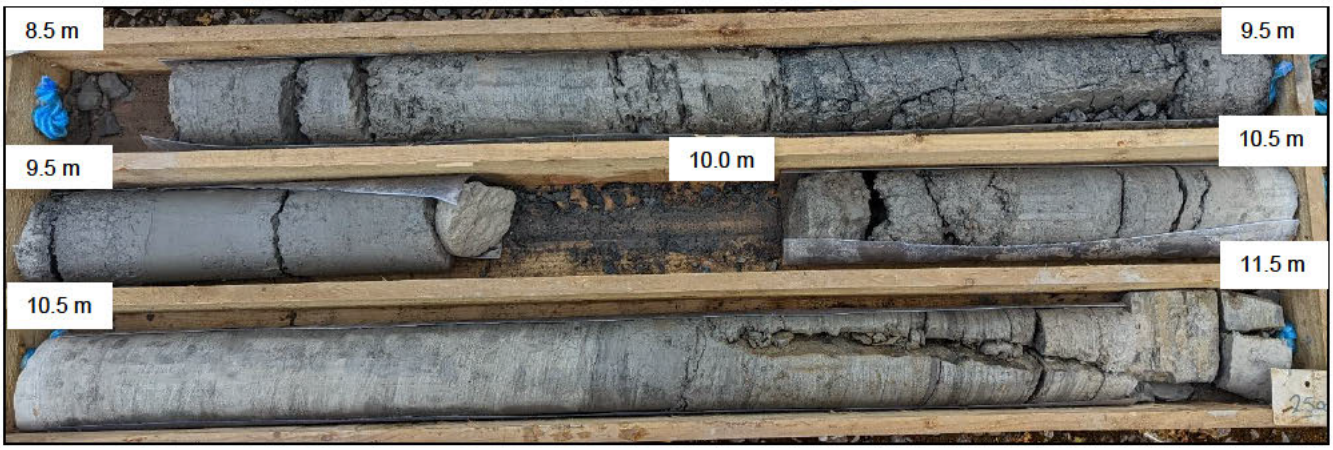
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				2 of 4

From: 5.5 m To: 8.5 m



From: 8.5 m To: 11.5 m



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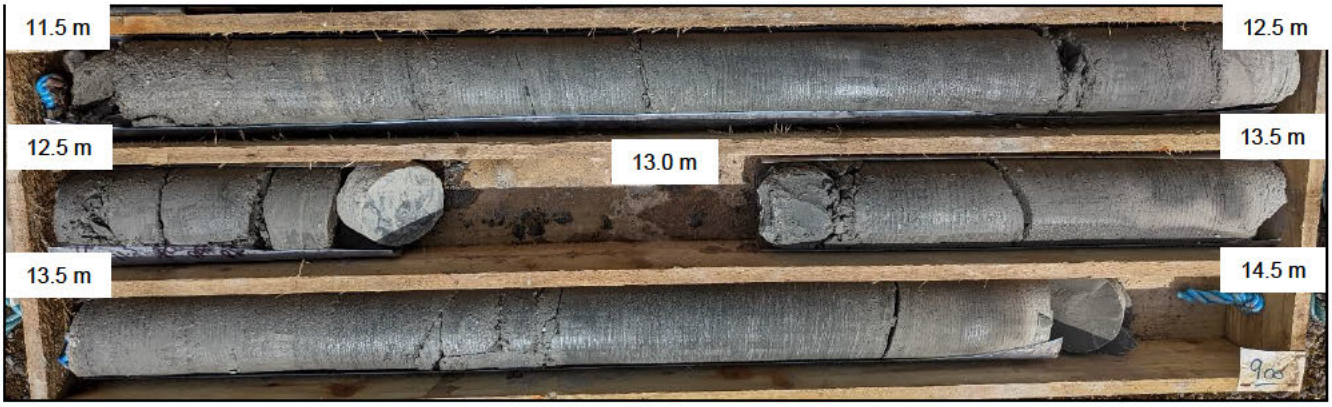
ROCK CORE PHOTO LOG

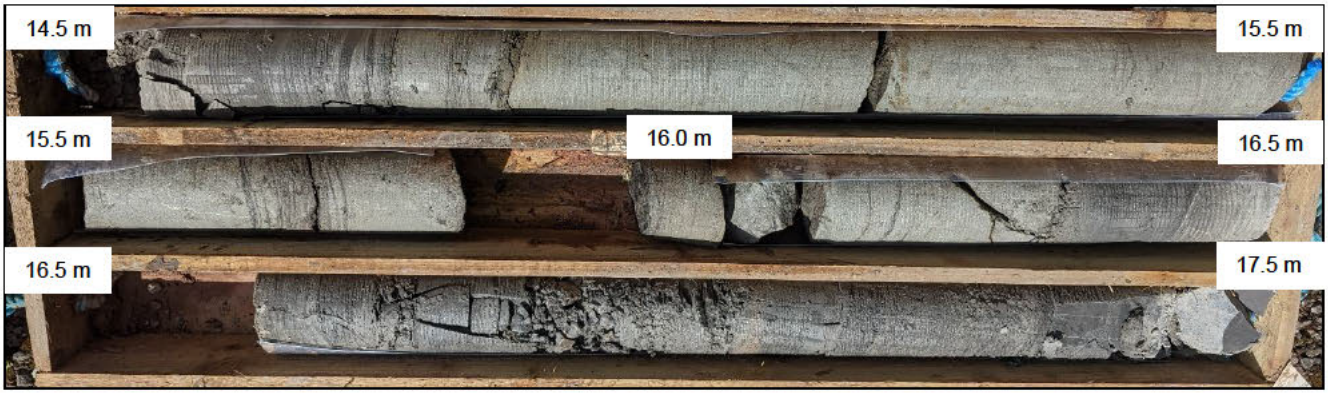
Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	09/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				3 of 4

From: 11.5 m To: 14.5 m



From: 14.5 m To: 17.5 m



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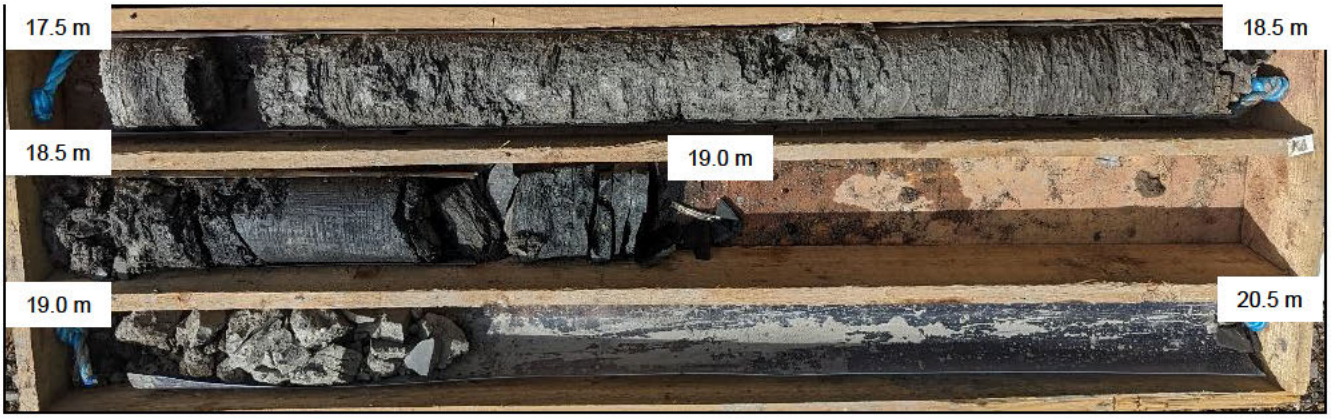
ROCK CORE PHOTO LOG

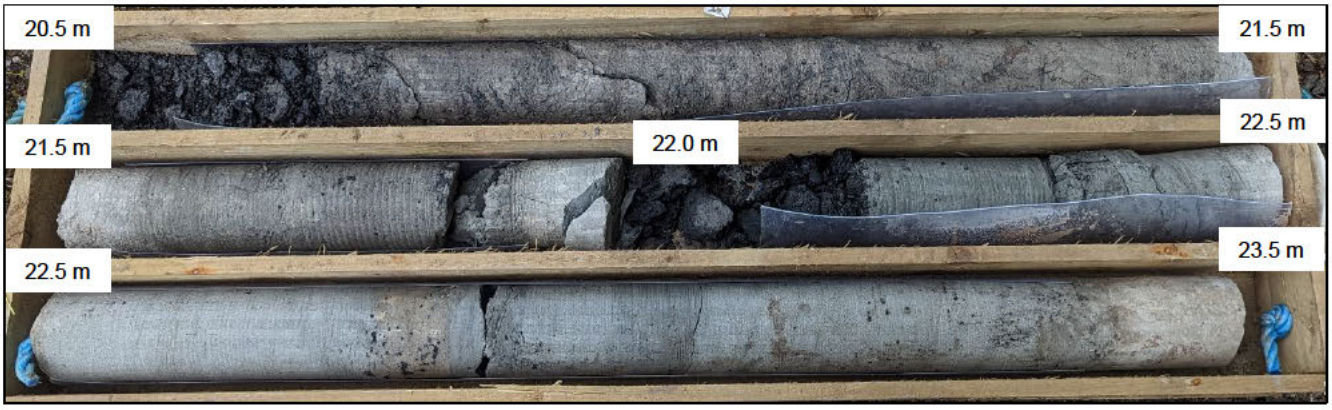
Discovery
Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				RC108
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	10/05/22	Refer to Log	Refer to Log	
Contractor				Sheet
DISCOVERY CE LTD				4 of 4

From: 17.5 m To: 20.5 m



From: 20.5 m To: 23.5 m



Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				ROH201
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	01-03-22 03-03-22	40.79	E 371,033.0 N 401,140.7	
Contractor				Sheet
Discovery CE Ltd				1 of 5

RUN DETAILS					STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities	Detail	Main	Geology / Instrument/ Backfill
			39.79		(1.00) 1.00			MADEGROUND: Soft dark brown with rare dark grey slightly gravelly sandy CLAY. Sand is fine. Gravel is angular and subangular fine and medium of concrete, brickstone and quartzite.	
N1 1.00 2,3/ 3,2,4,3		(12)	39.24		(0.55) 1.55			Firm to stiff light grey mottled brown silty CLAY.	
			38.79		(0.45) 2.00			Stiff dark brown and brown slightly gravelly slightly sandy CLAY with rare black sand size pockets of coal. Sand is fine. Gravel is angular fine and medium of quartzite. (GLACIAL TILL DEPOSITS)	
N2 2.00 3,4/ 5,8,8,16		(37)	37.79		(1.00) 3.00			Very stiff becoming friable below 2.5 m bgl dark brown gravelly slightly sandy CLAY. Sand is fine. Gravel is angular and subangular fine to coarse of quartzite, chert, siltstone and mudstone. (GLACIAL TILL DEPOSITS)	
N3 3.00 5,5/ 5,7,8,15		(35)	37.69		3.10			Very dense dark grey angular and subangular fine and medium GRAVEL of mudstone. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	
			37.54		3.25				
			37.29		(0.25) 3.50			Very stiff dark grey CLAY with rare pockets of orange gravel sized sand. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	
N4 3.50 25/ 50	0/58mm	(50/43mm)						Very stiff light grey slightly gravelly silty CLAY with frequent mudstone lithorelics. Gravel is angular and	

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns
3.5	5	Water	100

GENERAL REMARKS

Window sampling to 3.5 mbgl with follow on rotary open drillnig to 19.5 m bgl. Backfilled with bentonite grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By EW

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 24/5/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				ROH201
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	01-03-22 03-03-22	40.79	E 371,033.0 N 401,140.7	
Contractor				Sheet 2 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities	Detail	Main	Geology	Instrument/ Backfill
					(2.00)			subangular fine or siltstone and mudstone. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) Light grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs. *(continued)*		
			35.29		5.50			Dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs.		

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns
5	6.5	Water	100
6.5	13	Water	100

GENERAL REMARKS

Window sampling to 3.5 mbgl with follow on rotary open drillnig to 19.5 m bgl. Backfilled with bentonite grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By EW

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 24/5/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				ROH201
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	01-03-22 03-03-22	40.79	E 371,033.0 N 401,140.7	
Contractor				Sheet
Discovery CE Ltd				3 of 5

RUN DETAILS					STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities	Detail	Main	Geology	Instrument/ Backfill
					(7.50)			Dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs. *(continued)*		

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns

GENERAL REMARKS

Window sampling to 3.5 mbgl with follow on rotary open drillnig to 19.5 m bgl. Backfilled with bentonite grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By EW

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 24/5/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				ROH201
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	01-03-22 03-03-22	40.79	E 371,033.0 N 401,140.7	
Contractor				Sheet 4 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities	Detail	Main	Geology	Instrument/ Backfill
								Dark grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs. *(continued)*		
			27.79		13.00					
								Light grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs.		
					(5.20)					

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns
13	18	Water	100

GENERAL REMARKS

Window sampling to 3.5 mbgl with follow on rotary open drillnig to 19.5 m bgl. Backfilled with bentonite grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By EW

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 24/5/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

DRILLHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				DRILLHOLE No
Astley Park Way				ROH201
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	01-03-22 03-03-22	40.79	E 371,033.0 N 401,140.7	
Contractor				Sheet 5 of 5
Discovery CE Ltd				

RUN DETAILS						STRATA				
Depth / Date	TCR (SCR) RQD	(SPT) Fracture Spacing	Red'cd Level	Legend	Depth (Thick-ness)	DESCRIPTION: Discontinuities	Detail	Main	Geology	Instrument/ Backfill
								Light grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs. *(continued)*		
			22.59		18.20					
					(0.80)			Soft material (no flush) (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs.		
			21.79		19.00					
			21.69		19.10			Hard material (no flush) (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs.		
					(0.40)					
			21.29		19.50			Soft material (no flush) (PENNINE MIDDLE COAL MEASURES FORMATION) Note: Open hole driller's logs.		

Drilling Progress and Water Observations

Date	Time	Depth	Casing	Core Dia mm	Water Strike	Water Standing

Rotary Flush

From	To	Type	Returns
18	18.2	Water	100
18.2	19	Water	0
19	19.1	Water	0
19.1	19.5	Water	0

GENERAL REMARKS

Window sampling to 3.5 mbgl with follow on rotary open drillnig to 19.5 m bgl. Backfilled with bentonite grout upon completion.

All dimensions in metres Scale 1:25	Client BE Design	Method/ Plant Used Comacchio GEO 205	Logged By EW

AGS3 UK DH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 24/5/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

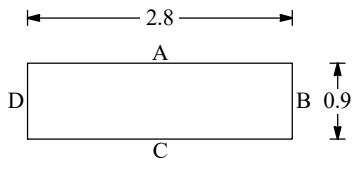
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP301
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	23-02-22 23-02-22	37.78	E 370,679.1 N 401,213.0	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			MADEGROUND: Grass over brown slightly sandy CLAY with occasional rootlets. Sand is medium and coarse.			
0.20-0.50			MADEGROUND: Firm brown mottled grey slightly gravelly slightly sandy CLAY with rare rootlets. Sand is fine and medium. Gravel is angular to subrounded fine to coarse of chert and quartzite.	0.30 0.30	D HV	58 kPa
0.50-1.10			MADEGROUND: Firm dark grey friable slightly gravelly slightly sandy CLAY with low cobble content and rare ceramic, plastic, wooden and metal fragments. Sand is fine and medium. Gravel is angular fine and medium of brick. Cobble is angular of brick.	0.80	D	
1.10-1.50			PROBABLE MADEGROUND: Firm dark grey mottled brown slightly gravelly slightly sandy CLAY. Gravel is angular fine and medium of chert and coal.	1.10 1.10 1.30	D HV D	82 kPa
1.50-2.10			PROBABLE MADEGROUND: Dark grey and black sandy angular fine and medium GRAVEL of coal. Sand is medium and coarse of coal.	1.30 1.50	HV D	80 kPa
2.10-2.30			POSSIBLY MADEGROUND: Firm brown mottled grey slightly gravelly CLAY with rare black gravel sized carbonaceous inclusions . Gravel is angular to subrounded fine and medium of quartzite and coal.	2.20	HV	45 kPa
2.30-2.80			POSSIBLY MADEGROUND: Black angular coarse GRAVEL of coal with medium cobble content. Cobble is angular of coal.			
2.80-3.30			Firm brown mottled light grey slightly gravelly CLAY. Gravel is angular fine and medium of coal. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	2.80 3.00	D HV	60 kPa
3.30-3.50			Probably very weak light grey MUDSTONE with thick laminaes (<10 mm) of coal. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Light grey angular medium and coarse GRAVEL of mudstone with occasional thick laminaes of coal.	3.50	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.5 m bgl. Slow seepage at 1.5 m bgl. Backfilled with lightly compacted arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By CT

Discovery CE
Geotechnical & Environmental Engineers

THE GRANARY
BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909

Trial Pit No
TP301
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Refer to Log Level:	Date: 10/03/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.7m Depth 1.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: CT





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

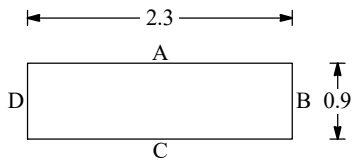
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP302**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	23-02-22 23-02-22	38.48	E 370,769.8 N 401,214.8	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.35			Grass over soft dark brown slightly sandy CLAY with rare rootlets. Sand is fine to medium. (TOPSOIL)	0.15	D	
0.35-0.90			Firm orange brown slightly gravelly slightly sandy CLAY with rare rootlets. Sand is fine. Gravel is angular and subangular fine and medium of quartzite and coal. (GLACIAL TILL DEPOSITS)	0.30	HV	70 kPa
				0.70	HV	90 kPa
0.90-1.10			Stiff brown and grey slightly gravelly CLAY. Gravel is angular to rounded medium and coarse of quartzite. Rare coarse gravels of coal. (GLACIAL TILL DEPOSITS)	0.90	HV	118 kPa
				1.00	D	
1.10-1.40				1.10	D	
1.40-2.00			Light grey slighlty gravelly sandy silt. Gravel is angular fine to coarse of sandstone. Sand is medium. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)			
			Probably extremely weak dark grey and black COAL. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)			
2.00-2.30			Recovered as: Dark grey and black medium to coarse GRAVEL of coal.	2.00	D	
			Probably grey weathered MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)			
2.30-3.00			Recovered as: Firm grey very gravelly silty CLAY. Gravel is angular fine and medium of mudstone.	2.50	B	
				2.50	D	
			Probably very weak light grey tabular SILTSTONE with rare thick laminations (<10 mm) of coal. (PENNINE MIDDLE COAL MEASURES FORMATION)			
			Recovered as: Light grey tabular angular medium and coarse GRAVEL of siltstone with low cobble content and rare thick laminae of coal. Cobble is angular and subangular of siltstone	3.00	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.00 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By CT

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

CT

Discovery CE
Geotechnical & Environmental Engineers

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BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909

Trial Pit No
TP302
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Refer to Log Level:	Date: 10/03/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.7m Depth 1.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: CT





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

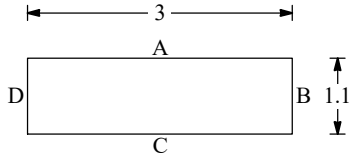
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP303
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	24-02-22 24-02-22	39.59	E 370,807.6 N 401,235.7	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			Grass over very soft dark brown slightly sandy CLAY with occasional rootlets. Sand is fine to medium.			
0.20-0.70			(TOPSOIL)			
			Firm grey mottled orange brown slightly gravelly slightly sandy CLAY with low cobble content. Sand is fine. Gravel is angular to subrounded medium and coarse of quartzite and sandstone. Cobble is angular of quartzite.	0.50	B	
				0.50	D	
0.70-1.10			(GLACIAL TILL DEPOSITS)	0.50	HV	60 kPA
			Firm reddish brown mottled grey slightly sandy locally sandy CLAY with rare gravels of quartzite. Sand is fine to medium.	1.00	B	
1.10-1.20			(GLACIAL TILL DEPOSITS)	1.00	D	
1.20-1.60			Firm black sandy CLAY. Sand is medium and coarse of coal.	1.00	HV	70 kPa
			(WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.10	D	
			Firm grey mottled brown slightly gravelly slightly sandy CLAY. Sand is coarse. Gravel is angular to subrounded fine of coal.	1.50	B	
1.60-2.00			(WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.50	D	
				1.50	HV	78 kPa
			Firm grey mottled orange brown slightly sandy CLAY with rare gravel sized lenses of medium sand. Sand is fine.	1.80	D	
2.00-3.00			(WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.80	HV	70 kPa
			Probably weathered grey MUDSTONE with medium bedding (300 mm) of coal.	2.00	B	
			(WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	2.00	D	
				2.10	B	
			Recovered as: Firm becoming stiff at 2.7 m bgl light grey gravelly silty CLAY with medium bedded (300 mm) angular fine and medium gravels of coal between 2 - 2.3 m bgl. Gravel is angular fine and medium of mudstone.	2.50	B	
				2.50	D	
				3.00	B	
				3.00	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.00 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By CT

Discovery CE
Geotechnical & Environmental Engineers

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Trial Pit No
TP303
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Refer to Log Level:	Date: 10/03/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.7m Depth 1.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: CT





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

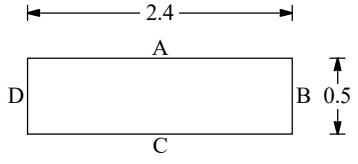
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP304**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	42.65	E 370,882.4 N 401,295.0	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.30			Grass over soft dark grey slightly sandy CLAY. Sand is fine. Cobble of quartzite noted 0.40m bgl (TOPSOIL)			
0.30-1.00			Firm light brown locally grey and rusty brown becoming dark brown at 0.80m bgl slightly gravelly sandy CLAY with rare black gravel sized carbonaceous inclusions. Gravel is subangular fine of chert and quartzite. Sand is fine. (GLACIAL TILL DEPOSITS)	0.40 0.40 0.40 0.40	B D ES HV	39 kPa
1.00-1.40			Firm light grey slightly gravelly CLAY. Gravel is angular and subangular medium of sandstone and chert. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.10 1.10 1.10	B D HV	60 kPa
1.40-1.80			Probably extremely weak and very weak thinly interbedded (<100 mm) MUDSTONE & SILTSTONE with very tight coal infill. (PENNINE MIDDLE COAL MEASURES FORMATION)	1.50 1.50	B HV	78 kPa
			Recovered as: Brown angular medium and coarse GRAVEL of mudstone, siltstone and coal.	1.80	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated with trial pit to 1.80 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers

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WARWICKSHIRE
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Trial Pit No
TP304
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date: 17/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.40m Depth 1.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

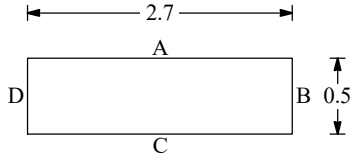
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP305
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	40.96	E 370,866.3 N 401,243.6	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			Grass over soft dark grey slightly gravelly slightly sandy CLAY. Gravel is subangular medium of chert and quartzite with rare rootlets. Sand is fine. (TOPSOIL)			
0.20-1.10			Firm light grey mottled brown and orange below 0.50 m bgl slightly gravelly sandy CLAY. Gravel is subrounded medium of quartzite. Sand is fine. (GLACIAL TILL DEPOSITS)	0.30 0.30 0.30 0.30 0.50 0.50	B D ES HV B D	75 kPa
1.10-1.50			Firm light grey with rare brown sandy CLAY. Sand is fine. (GLACIAL TILL DEPOSITS)	1.20 1.20	B D	
1.50-1.90			Brown mottled grey fine to medium SAND with occassional gravel sized pockets of clay. (GLACIAL TILL DEPOSITS)	1.20 1.80	HV D	90 kPa

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 1.80 m bgl. Excavation was abandoned at 1.80m bgl due to soft ground conditions. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By EW

Discovery CE
Geotechnical & Environmental Engineers

THE GRANARY
BROADWELL HOUSE FARM
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TEL: 01926 813909

Trial Pit No
TP305
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords:	Date: 17/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.7m Depth 1.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Trial pit was abandoned at 1.80m bgl due to side instability.

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

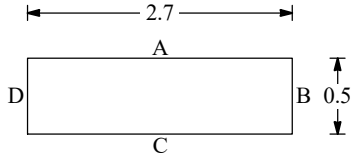
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP306**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	39.63	E 370,890.6 N 401,216.1	
Contractor				Sheet
Discovery CE Ltd				1 of 1

Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
		STRATA		**SAMPLES & TESTS**	
0.00-0.30		MADEGROUND: Grass over soft dark brown slightly gravelly sandy CLAY with rare rootlets and glass fragments. Gravel is subangular fine and medium of quartzite and chert. Sand is fine.			
0.30-0.90		MADEGROUND: Firm dark brown slightly sandy CLAY with gravel sized pockets of orange fine sand. Sand is fine.	0.40 0.40 0.40	B D HV	60 kPa
0.90-1.30		MADEGROUND: Firm dark grey very gravelly CLAY. Gravel is angular and subangular fine and medium of lignite and chert.	0.90 0.90 0.90	B D ES	
1.30-1.50		MADEGROUND: Fiborous dark brown PEAT with frequent logs and roots.	0.90	HV	53 kPa
1.50-2.00		Firm brown mottled light grey slightly gravelly CLAY. Gravel is angular and subangular fine and medium of mudstone. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.40 1.60 1.60	D B HV	91 kPa
2.00-2.80		Probably extremely weak dark grey weathered MUDSTONE. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Dark grey angular to subangular and coarse slightly clayey GRAVEL of mudstone and siltstone.	2.10	B	

Shoring/Support: None
Stability: Side wall collapse at 0.8 and 1.8 m bgl



GENERAL REMARKS

Machine excavated with trial pit to 2.80 m bgl. Slow seepage at base of pit. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By EW

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Trial Pit No
TP306
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords:	Date: 17/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.70m Depth 2.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

GW encountered at 2.8m bgl. At 0.8m bgl side collapsed. At 1.8m bgl side collapsed.

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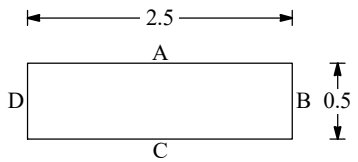
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP307**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	41.28	E 370,902.4 N 401,231.3	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.40			MADEGROUND: Grass over soft dark brown slightly gravelly slightly sandy CLAY with rare brick fragments, rootlets and black gravel sized carbonaceous inclusions. Gravel is angular fine of black coal and brickstone. Sand is fine.	0.30	B	
0.40-1.10			Firm grey and black mottled brown slightly gravelly slightly sandy CLAY with rare black gravel sized carbonaceous inclusions. Gravel is subrounded fine of quartzite. Sand is fine. (GLACIAL TILL DEPOSITS)	0.30 0.30 0.30	D ES HV	 98 kPa
1.10-1.80			Stiff grey mottled brown sandy gravelly CLAY. Sand is fine. Gravel is angular fine medium and coarse of sandstone and coal. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.20 1.20 1.20	B D HV	 113 kPa
				1.80 1.80	B D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 1.80 m bgl. Excavation was abandoned at 1.80m bgl due to soft ground conditions. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By EW

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

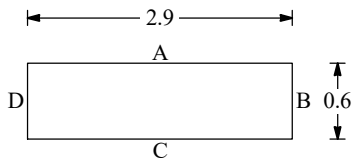
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP308**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	16-02-22 16-02-22	41.82	E 371,010.6 N 401,195.9	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			Grass over soft dark grey slightly gravelly sandy CLAY. Gravel is angular fine of chert and quartzite. Sand is fine to medium. (TOPSOIL)			
0.20-0.50			Firm light grey slightly sandy CLAY. Sand is fine. (GLACIAL TILL DEPOSITS)	0.30	B	
				0.30	D	
0.50-0.70			Firm light brown mottled grey slightly gravelly sandy CLAY. Gravel is subangular fine and medium of quartzite. Sand is fine. (GLACIAL TILL DEPOSITS)	0.30	ES	
0.70-2.00			Firm grey with rare light brown sandy CLAY with very thin bed (50 mm) of black coal at 0.75m bgl. Sand is fine medium. (POSSIBLY WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	0.50	B	
				0.50	D	
				0.50	HV	51 kPa
				0.70	B	
				0.70	HV	80 kPa
				0.80	D	
				0.90	D	
				1.50	HV	81 kPa
2.00-2.30			Probably extremely weak light grey weathered MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)			
			Recovered as: Light grey slightly sandy clayey subangular fine to coarse GRAVEL of mudstone and sandstone with low cobble content and rare laminae of coal. Cobble is angular and subangular of weathered mudstone. Sand is fine.	2.30	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 2.3 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers

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Trial Pit No
TP308
Trial Pit Photos

Project Name	Project No.	Co-ords:	Date
Astley Park Way	21133J	Level:	16/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.90m Depth 2.25m 0.60m	Scale NTS
Client: BE Design			Logged By EW





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

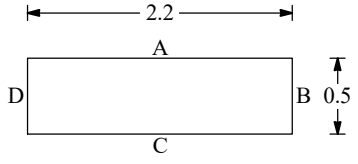
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP310**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	15-02-22 15-02-22	37.79	E 370,927.5 N 401,116.4	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			MADEGROUND: Soft dark brown slightly gravelly CLAY. Gravel is subangular and subrounded fine to coarse of flint, quartzite and brickstone with rare rootlets.			
0.20-0.50			MADEGROUND: Firm dark brown with rare light brown slightly gravelly slightly sandy CLAY with rare plastic fragments and gravel sized pockets of orange sand. Gravel is subangular fine and medium of quartzite. Sand is fine.	0.50	B	
				0.50	D	
			Note: Black woven geotechnical membrane encountered at 0.25 m bgl.	0.50	ES	
0.80-2.40			Firm light brown and rusty brown with rare orange slightly gravelly sandy CLAY. Gravel is subrounded fine and medium of chert quartzite and sandstone. Sand is fine medium. (GLACIAL TILL DEPOSITS)	0.80	B	
				0.80	D	
				1.00	HV	58 kPa
			Stiff dark brown slightly gravelly slightly sandy CLAY. Gravel is subangular and subrounded medium of chert, quartzite and sandstone. Sand is fine. (GLACIAL TILL DEPOSITS)			
				2.20	HV	110 kPa
2.40-2.60			Stiff light grey gravelly CLAY. Gravel is angular and subangular fine and medium of siltstone and mudstone.	2.50	D	
2.60-3.00			(WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	2.50	HV	111 kPa
			Probably extremely weak light grey weathered SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)	2.70	B	
				2.70	D	
			Recovered as: Light grey tabular angular and subangular coarse GRAVEL of siltstone. Sand is fine.	3.00	B	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

Discovery CE
Geotechnical & Environmental Engineers

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Trial Pit No
TP310
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date: 15/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M28 7YS		Dimensions: 2.20m Depth 2.98m 0.50m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

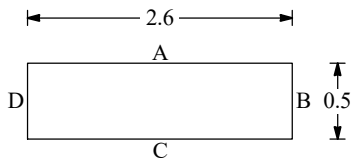
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP311
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	14-02-22 14-02-22	38.42	E 370,952.4 N 401,120.0	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA			SAMPLES & TESTS		
			Depth	No	Remarks/Tests
Depth	No	DESCRIPTION			
0.00-0.20		MADEGROUND: Grass over soft dark grey slightly gravelly CLAY. Gravel is subangular and subrounded fine and medium of quartzite			
0.20-0.70		MADEGROUND: Soft dark grey gravelly CLAY with rare rootlets and brick fragments. Gravel is subangular medium and coarse of flint, quartzite and brickstone. Note: Black woven geotechnical membrane encountered at 0.50 m bgl.			
0.70-0.90		Firm dark grey slightly gravelly slightly sandy CLAY. Gravel is subrounded fine of chert and quartzite. Sand is fine	0.70	D	
			0.70	HV	40 kPa
0.90-1.40		(GLACIAL TILL DEPOSITS)	0.90	D	
		Stiff to very stiff light brown CLAY.	0.90	ES	
		(GLACIAL TILL DEPOSITS)	0.90	HV	100 kPa
			1.30	D	
1.40-2.80		Note: Rare cobble of subrounded quartzite encountered at 1.20m bgl.	1.40	HV	113 kPa
		Stiff dark brown with little grey slightly gravelly CLAY. Gravel is subangular and subrounded medium of quartzite. (GLACIAL TILL DEPOSITS)			
			2.60	D	
2.80-3.30		Probably extremely weak light grey MUDSTONE. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION)			
		Recovered as: Light grey angular to subangular coarse clayey GRAVEL of mudstone with low cobble content, cobble is angular and subangular of mudstone.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3. m bgl. Slow seepage at base of pit. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers

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Trial Pit No
TP311
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date: 14/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M28 7YS		Dimensions: 2.60m Depth 3.30m 0.50m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Seepage at base of trial pit.

Discovery CE Ltd
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Rugby, Warwickshire, CV23 8HF

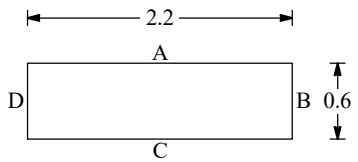
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP312
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	15-02-22 15-02-22	37.81	E 370,948.4 N 401,073.9	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.80			MADEGROUND: Grass over soft dark brown slightly gravelly slightly sandy CLAY with occassional rootlets and rare brick and ceramic fragments. Sand is fine. Gravel is subrounded fine of chert and coal.	0.60	D	
				0.70	B	
0.80-1.10			Firm rusty brown and dark grey slightly gravelly slightly sandy silty CLAY. Sand is medium to coarse. Gravel is angular to subrounded fine of chert and quartzite. (GLACIAL TILL DEPOSITS)	0.70	ES	
				0.80	HV	98 kPa
1.10-2.80			Firm becoming stiff below 2.47 m bgl dark brown slightly gravelly slightly sandy CLAY with small gravel sized pockets of silt. Sand is coarse. Gravel is angular fine and medium of coal and quartzite. (GLACIAL TILL DEPOSITS)	1.10	B	
				1.10	HV	97 kPa
				2.20	D	
				2.30	D	
				2.50	D	
				2.50	HV	105 kPa
2.80-3.10			Very stiff grey and dark brown slightly gravelly sandy CLAY with rare gravel sized lithorelicts. Sand is coarse. Gravel is angular fine of coal. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	2.80	B	
				3.10	B	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.1 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

Discovery CE
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Trial Pit No
TP312
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date: 15/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M28 7YS		Dimensions: 2.20m Depth 3.09m 0.60m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Trial pit repeatedly filled with rainwater during excavation

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

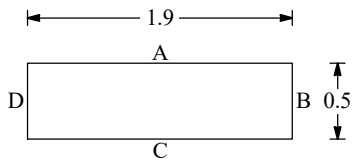
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP313
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	14-02-22 14-02-22	35.78	E 370,821.7 N 401,083.1	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.35			MADEGROUND: Soft dark grey and brown slightly gravelly CLAY with rare rootlets. Gravel is angular and subangular fine to coarse of chert and quartzite.			
0.35-0.70			MADEGROUND: Firm dark grey and dark brown slightly gravelly CLAY with rare rootlets and brick fragements. Gravel is angular to subrounded medium and coarse of chert, quartzite and brickstone.			
0.70-2.20			Stiff brown with rare grey slightly gravelly slightly sandy CLAY with rare black gravel sized carbonaceous inclusions. Gravel is subangular and subrounded medium of quartzite and sandstone. (GLACIAL TILL DEPOSITS)	0.70 0.70 0.80 1.10	ES HV D HV	 80 kPa 105 kPa
2.20-2.70			Stiff light grey with rare black gravelly CLAY. Gravel is subrounded medium and coarse of chert, quartzite, mudstone and coal. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	2.20 2.20	D HV	 108 kPa
2.70-3.10			Probably extremely weak light grey MUDSTONE/SILTSTONE. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as stiff and firm light grey gravelly CLAY with low cobble content. Gravel is subangular medium and coarse of mudstone and siltstone. Cobble is subrounded of siltstone.	2.70 2.90 3.00	D HV D	 98 kPa

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.1 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers

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WARWICKSHIRE
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TEL: 01926 813909

Trial Pit No
TP313
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords:	Date: 14/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M28 7YS		Dimensions: 1.90m Depth 3.08m 0.50m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Seepage at base of trial pit.

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

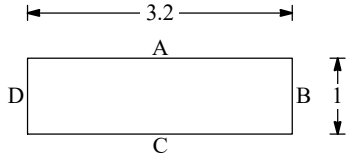
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP314**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	23-02-22 23-02-22	35.92	E 370,730.9 N 401,143.9	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			MADEGROUND: Grass over very soft dark brown slightly sandy CLAY with frequent rootlets. Sand is fine and medium.			
0.20-0.50			MADEGROUND: Firm grey mottled orange brown slightly gravelly CLAY with rare glass fragments, rootlets and black gravel sized carbonaceous inclusions. Gravel is subangular and subrounded fine and medium of quartzite.			
0.50-1.50			PROBABLE MADEGROUND: Firm grey mottled brown slightly gravelly slightly sandy CLAY with rare black gravel sized carbonaceous inclusions and low cobble content. Sand is medium and coarse. Gravel is angular to subrounded fine to coarse of siltstone, coal and quartzite. Cobble is subrounded of quartzite. (RE-ENGINEERED GLACIAL TILL DEPOSITS)	0.50 0.50 1.00 1.00 1.00	D HV B D HV	 72 kPa 100 kPa
1.50-1.90			PROBABLE MADE GROUND: Stiff light grey slightly gravelly CLAY. Gravel is angular and subangular medium and coarse of coal and siltstone. (RE-ENGINEERED WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.50	D	
1.90-2.70			PROBABLE MADE GROUND: Black angular fine to coarse GRAVEL of coal with low cobble content. Cobble is angular of coal. (COLLIERY SPOIL). (RE-DEPOSITED PENNINE MIDDLE COAL MEASURES FORMATION)	1.90 1.90 2.00	B D D	
2.70-3.00			Probably extremely weak and very weak light grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)	2.70	D	
			Recovered as: Firm light grey slightly gravelly CLAY becoming angular medium and coarse GRAVEL of mudstone with low cobble below 2.8 m bgl. Cobble is angular of mudstone.	3.00	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3. m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By CT

Discovery CE
Geotechnical & Environmental Engineers

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WARWICKSHIRE
CV21 8HF
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Trial Pit No
TP314
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Refer to Log Level:	Date: 10/03/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.7m Depth 1.80m 0.50m	Scale: NTS
Client: BE Design			Logged By: CT





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

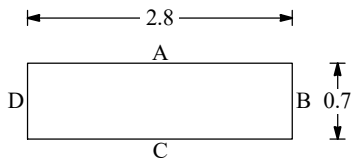
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP315
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	15-02-22 15-02-22	36.51	E 370,868.7 N 401,140.3	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			Grass over soft dark brown slightly sandy CLAY with frequent rootlets. Sand is medium. (TOPSOIL)			
0.20-0.60			Soft light brown with rare grey gravelly CLAY with occasional rootlets and rare gravel sized pockets of yellow medium sand. Gravel is subrounded medium of chert and quartzite. (GLACIAL TILL DEPOSITS)			
0.60-1.40			Firm dark brown with little grey gravelly slightly sandy CLAY. Gravel is subangular fine and medium of chert, quartzite and mudstone. Sand is fine. (GLACIAL TILL DEPOSITS)	0.60 0.60 0.60	B ES HV	41 kPa
1.40-2.20			Stiff dark brown and dark grey gravelly slightly sandy CLAY with occasional black gravel sized carbonaceous inclusions. Gravel is subangular fine and medium of quartzite. Sand is fine. (GLACIAL TILL DEPOSITS)	1.50 2.00	HV B	95 kPa
2.20-2.40			Probably grey weathered MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	2.20 2.20	B HV	121 kPa
2.40-3.00			Recovered as: Stiff grey gravelly CLAY. Gravel is angular and subangular coarse of mudstone and siltstone.	2.50	D	
			Probably extremely weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)			
			Recovered as: Dark grey angular medium to coarse GRAVEL of mudstone.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 2.5 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers

THE GRANARY
BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909

Trial Pit No
TP315
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date: 15/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M28 7YS		Dimensions: 2.80m Depth 3.00m 0.70m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

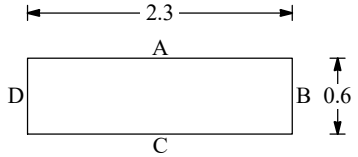
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP316
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	36.02	E 370,849.3 N 401,112.3	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			Grass over soft dark brown with rare orange and light brown slightly sandy CLAY with rare rootlets. Sand is medium and coarse. (TOPSOIL)			
0.20-0.60			Firm brown with rare light brown slightly gravelly slightly sandy CLAY. Gravel is angular fine and medium of chert and quartzite. Sand is fine. (GLACIAL TILL DEPOSITS)	0.60	D	
0.60-0.90			Firm light brown with rare rusty brown and grey sandy CLAY. Sand is fine and medium (GLACIAL TILL DEPOSITS)	0.60	HV	61 kPa
0.90-2.50			Stiff dark brown slightly gravelly slightly sandy CLAY. Gravel is angular medium and coarse of chert, quartzite and sandstone. (GLACIAL TILL DEPOSITS)	1.00 1.00 1.00	B D HV	 88 kPa
2.50-3.10			Probably extremely weak light grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Light grey medium and coarse GRAVEL of mudstone with medium cobble content. Cobble is angular of SILTSTONE.	2.60	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.1 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers

THE GRANARY
BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909

Trial Pit No
TP316
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date: 17/02/2022
Location: Astley Park Way, Worsley, Tyldesley, Manchester M28 7YS		Dimensions: 2.30m Depth 3.10m 0.60m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

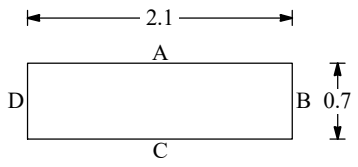
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP317
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	36.18	E 370,879.9 N 401,088.4	
Contractor				Sheet
Discovery CE Ltd				1 of 1

Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
0.00-0.40		Grass over soft dark brown slightly sandy CLAY with rare rootlets. Sand is fine and medium. (TOPSOIL)			
0.40-0.60		Firm grey and rusty brown slightly gravelly slightly sandy CLAY. Sand is coarse. Gravel is subrounded to subangular fine to medium of chert and quartzite (GLACIAL TILL DEPOSITS)			
0.60-1.00		Firm light brown with rare grey slightly sandy CLAY. Sand is fine and medium. (GLACIAL TILL DEPOSITS)	0.80	D	
			0.80	HV	81 kPa
1.00-2.40		Firm brown with rare light brown gravelly CLAY. Gravel is angular medium of weathered mudstone and siltstone. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)	1.10	B	
			1.10	D	
			1.10	HV	89 kPa
2.40-2.90		Probably very weak light grey SILTSTONE with partial orange staining. (PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Light grey with partial orange staining very weak angular medium coarse GRAVEL of siltstone.	2.50	D	
			2.90	D	

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 2.9 m bgl. Slow seepage at base of pit. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By EW

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE
Geotechnical & Environmental Engineers
THE GRANARY
BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909

Trial Pit No
TP317
Trial Pit Photos

Project Name: Astley Park Way	Project No.: 21133J	Co-ords: Level:	Date
Location: Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS		Dimensions: 2.10m Depth 2.90m 0.70m	Scale: NTS
Client: BE Design			Logged By: EW





General Notes

Seepage at base noted.

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

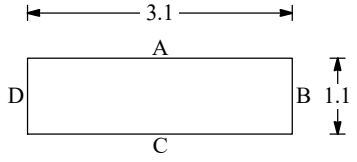
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP318
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	25-02-22 25-02-22	36.73	E 370,675.4 N 401,155.3	
Contractor				Sheet
Discovery CE Ltd				1 of 1

Depth	No	DESCRIPTION	Depth	No	Remarks/Tests
		STRATA			**SAMPLES & TESTS**
0.00-0.20		MADEGROUND: Grass over dark brown slightly gravelly slightly sandy CLAY with occasonal rootlets. Gravel is angular fine of chert. Sand is fine.			
0.20-0.60		MADEGROUND: Firm friable brown mottled grey slightly gravelly slightly sandy CLAY with rare glass fragments and low cobble content. Gravel is angular fine and medium of brick. Cobble is angular of concrete.	0.50	B	
0.60-2.00		Stiff brown mottled grey slightly gravelly slightly sandy CLAY with low cobble content. Sand is fine. Gravel is angular to subrounded fine to coarse of chert and coal. Cobble is subangular and subrounded of chert and quartzite. (GLACIAL TILL DEPOSITS)	0.50	D	
			0.50	ES	
			0.80	HV	98 kPa
			1.00	B	
			1.00	D	
			1.00	HV	104 kPa
			1.50	B	
			1.50	D	
			1.50	HV	106 kPa
2.00-2.40		Very stiff fissured grey mottled brown slightly gravelly CLAY with occasional fine gravel sized mudstone lithorelicts. Gravel is angular and subrounded fine and medium of mudstone and quartzite. (WEATHERED PENNINE COAL MEASURES FORMATION)	2.00	B	
			2.00	D	
			2.00	HV	120+ kPa
2.40-2.80			2.10	B	
		Note: Boulder of sandstone encountered at 2.1 m bgl.	2.50	B	
			2.50	D	
2.80-3.00		Very stiff friable grey mottled brown gravelly CLAY with frequent mudstone lithorelicts. Gravel is angular fine and medium of mudstone. (WEATHERED PENNINE COAL MEASURES FORMATION)			
		Probably very weak light grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATIONS)	3.00	B	
		Recovered as: Light grey angular medium and coarse GRAVEL of mudstone.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated trial pit to 3.1 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Tracked Excavator	Logged By CT

Discovery CE
Geotechnical & Environmental Engineers

THE GRANARY
BROADWELL HOUSE FARM
BROADWELL
WARWICKSHIRE
CV21 8HF
TEL: 01926 813909

Trial Pit No
TP418
Trial Pit Photos

Project Name	Project No.	Co-ords:	Date
Astley Park Way	21133J	Level:	25/02/22

Location:	Astley Park Way, Worsley, Tyldesley, Manchester M29 7YS	Dimensions:	3.1m	Scale
		Depth 0.80m	1.1m	NTS
Client:	BE Design			Logged By CT





General Notes

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

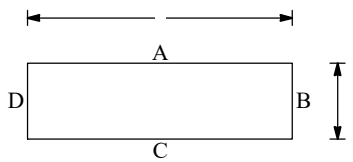
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP501
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	37.50	E 370,834.6 N 401,138.6	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.60			MADEGROUND: Firm dark brown slightly gravelly slightly sandy CLAY with low cobble content. Sand is medium and coarse. Gravel is angular to rounded fine to coarse of quartzite, coal, chert and brick. Cobble is angular and subangular of brick and concrete.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Hand dug slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used	Logged By CT

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

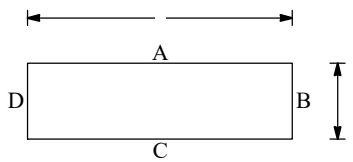
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP502
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	35.75	E 370,820.3 N 401,032.4	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.60			MADEGROUND: Soft to firm grey and brown slightly gravelly slightly sandy CLAY. Gravel is angular fine to coarse of brick and concrete. Sand is medium and coarse.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Hand dug slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used	Logged By CT

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

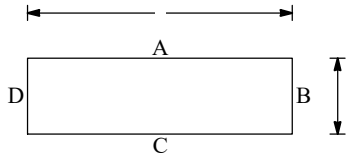
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP503
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	40.50	E 371,009.3 N 401,117.1	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.10			MADEGROUND: Soft dark grey slightly gravelly slightly sandy CLAY with rare boulder of concrete and low cobble content.. Sand is fine to coarse. Gravel is angular fine to coarse of brick and chert. Cobble is angular of brick.			
0.10-0.50			MADEGROUND: Firm dark brown slightly gravelly slightly sandy CLAY with rare ceramic fragments and low cobble content. Sand is fine and medium. Gravel is angular fine to coarse of chert and brick. Cobble is angular of brick and concrete.			
0.50-1.00			MADEGROUND: Soft brown slightly gravelly CLAY with occaisional ceramic fragments and roots . Gravel is angular to subrounded fine to coarse of brick, chert, quartzite and coal.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By CT

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

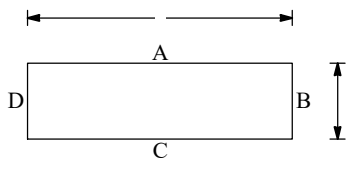
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP504
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	36.75	E 370,877.3 N 401,097.9	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.60			MADEGROUND: Firm dark grey locally orange brown and grey slightly gravelly slightly sandy CLAY with low cobble content. Gravel is angular fine to coarse of brick, chert, mudstone and coal. Cobble is angular of brick. Sand is medium and coarse.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Hand dug slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used	Logged By CT

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

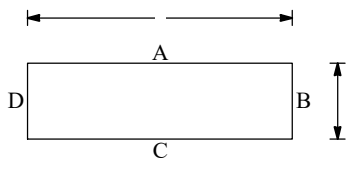
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				TP505
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	39.00	E 370,938.8 N 401,099.4	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-1.00			MADEGROUND: Soft becoming firm brown mottled slightly gravelly CLAY with low cobble content and rare cermaic and glass fragments. Gravel is angular to subrounded fine to coarse of quartzite, chert, coal and sandstone. Cobble is subangular of brick.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By CT

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

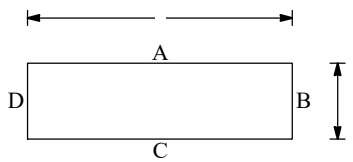
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP506**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	39.25	E 370,940.0 N 401,091.1	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-0.20			MADEGROUND: Soft dark brown sandy CLAY with rare cinderblock, glass, plastic, ceramic and wood fragments. Sand is fine and medium.			
0.20-1.00			MADEGROUND: Soft dark grey slightly gravelly slightly sandy CLAY with rare plastic fragments. Sand is medium and coarse. Gravel is angular fine to coarse of brick and chert.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By CT

AGS3 UK TP 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

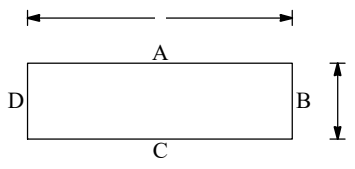
TRIAL PIT LOG

Discovery Geotechnical & Environmental Engineers

Project				TRIAL PIT No
Astley Park Way				**TP507**
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	04-05-22 04-05-22	40.75	E 371,029.9 N 401,104.8	
Contractor				Sheet
Discovery CE Ltd				1 of 1

STRATA				SAMPLES & TESTS		
				Depth	No	Remarks/Tests
Depth	No		DESCRIPTION			
0.00-1.00			MADEGROUND: Soft dark grey slightly gravelly sandy CLAY with rare ceramic, metal and glass fragments. Gravel is angular of brick. Sand is fine to coarse.			

Shoring/Support: None
Stability: All sides stable



GENERAL REMARKS

Machine excavated slot into the side of stockpile from ground level. No water encountered. Backfilled with lightly compacted arisings on completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used JCB 3CX	Logged By CT

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP401
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	39.23	E 370,701.7 N 401,285.1	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				39.13		0.10	POSSIBLE MADEGROUND: Grass over very soft and soft brown slightly sandy CLAY with occasional rootlets. Sand is fine		
0.50	B						POSSIBLE MADEGROUND: Soft brown mottled grey slightly gravelly slightly sandy CLAY with rare black gravel sized carbonaceous inclusions. Gravel is angular fine and medium of mudstone and coal. Sand is medium and coarse.		
						(1.60)			
1.00	SPT								
1.00		N6 1,2/ 2,2,1,1							
				37.53		1.70			
1.75	D					(0.30)	Firm grey mottled brown slighty sandy CLAY with rare fine gravels of coal. Sand is fine.		
				37.23		2.00	(WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
2.00	SPT								
2.00		N50/95mm 17,8/ 35,15					Probably extremely weak grey MUDSTONE. (POSSIBLY PENNINE MIDDLE COAL MEASURES FORAMTION)		
						(1.24)			
2.75	D						Recovered as: Firm grey and brown slightly gravelly CLAY and angular fine and medium GRAVEL of mudstone and grey angular fine and medium GRAVEL of mudstone.		
3.00	SPT								
3.00		N50/125mm 17,7/ 32,18		35.99		3.24			

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
2.5	3	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 3.24 m bgl. No GW encountered. SPT refusal at 2 and 3 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP402
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	17-02-22 17-02-22	40.41	E 370,789.8 N 401,271.3	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				40.11		(0.30) 0.30	Grass over brown slightly sandy CLAY with occassional rootlets. Sand is fine. (TOPSOIL)		
0.50	B						Stiff brown mottled grey slightly gravelly slightly sandy CLAY with rare gravel sized lenses of mudstone. Gravel is angular fine and medium of sandstone and siltstone. Sand is fine and medium. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
1.00 1.00	SPT	N33 2,2/ 3,3,8,19	▽ 1			(1.70)			
1.75	D		▼ 1	38.41		2.00			
2.00 2.00	SPT	N50/275mm 7,9/ 9,10,19,12				(1.00)	Weathered light grey SILTSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Firm light grey gravelly SILT. Gravel is angular fine to coarse of siltstone.		
2.75	D			37.41		3.00			
3.00 3.00	SPT	N50/40mm 25/ 50		37.30		3.11	Probably very weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as: Grey angular medium and coarse GRAVEL of mudstone.		

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
2.5	3	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 3.11 m bgl. GW encountered at 2.0m bgl. SPT refusal at 2 and 3 m bgl. 50 mm slotted pipe from 2 m bgl to 1 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP403
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	16-02-22 16-02-22	42.91	E 370,880.3 N 401,327.9	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				42.81		0.10	Grass over soft brown sandy CLAY with rare rootlets. Sand is fine. (TOPSOIL)		
0.50	B					(1.20)	Firm brown mottled grey slightly gravelly slightly sandy CLAY with rare rootlets and black gravels sized carbonaceous inclusions. Sand is medium and coarse. Gravel is angular and subangular fine and medium of coal and quartzite. (GLACIAL TILL DEPOSITS)		
1.00	SPT								
1.00		N16 2,3/ 4,4,4,4		41.61		1.30			
						(0.70)	Stiff grey and brown gravelly CLAY. Gravel is angular and subangular fine and medium of mudstone and coal. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
1.75	D			40.91		2.00			
2.00	SPT						Weathered grey MUDSTONE (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
2.00		N50/285mm 3,3/ 6,11,18,15				(1.00)	Recovered as: Very stiff grey and black slightly gravelly CLAY with rare very thinly bedded (100 mm) coal. Gravel is angular fine and medium of mudstone.		
2.75	D			39.91		3.00			
3.00	SPT						Probably extremely weak to very weak grey MUDSTONE (PENNINE MIDDLE COAL MEASURES FORMATION)		
3.00		N50/70mm 9,16/ 50							
3.45	D					(1.12)	Recovered as: Firm grey slightly gravelly CLAY and grey angular fine to coarse GRAVEL of mudstone.		
4.00	SPT			38.79		4.12			
4.00		N50/50mm 21,4/ 50							

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
3.5	4	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 4.12 m bgl. No GW encountered. SPT refusal at 3 and 4 m bgl. 50 mm slotted pipe from 1.5 m bgl to 1 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP404
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	15-02-22 15-02-22	44.57	E 371,052.8 N 401,299.0	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				44.47		0.10	Grass over soft brown CLAY with rare rootlets. (TOPSOIL)		
0.50	B						Firm becoming stiff below 1.0 m bgl brown mottled grey slightly gravelly slightly sandy CLAY. Sand is medium and coarse. Gravel is fine and medium of mudstone and coal. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
1.00	SPT								
1.00		N15 1,2/ 2,3,4,6				(2.65)			
1.75	D								
2.00	SPT								
2.00		N27 3,5/ 4,4,9,10							
				41.82		2.75			
2.75	D						Weathered Grey SILTSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
3.00	SPT					(0.75)			
3.00		N50/235mm 6,8/ 10,15,16,9					Recovered as: Firm grey slighly gravelly and gravelly SILT. Gravel is angular fine and medium of siltstone.		
				41.07		3.50			
3.50	D						Probably extremely weak and very weak grey MUDSTONE. (POSSIBLY PENNINE MIDDLE COAL MEASURE FORMATION)		
						(0.71)	Recovered as: Grey angular fine to coarse GRAVEL of MUDSTONE.		
4.00	SPT								
4.00		N50/85mm 13,12/ 39,11		40.36		4.21			

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
3.5	4	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 4.21 m bgl. No GW encountered. SPT refusal at 3 and 4 m bgl. 50 mm slotted pipe from 2 m bgl to 1 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP405
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	16-02-22 16-02-22	42.89	E 370,900.2 N 401,295.0	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				42.69		0.20	Grass over soft brown slightly sandy CLAY with rare rootlets. Sand is fine. (TOPSOIL)		
0.50	B						Firm brown and grey slightly gravelly slightly sandy CLAY with rare black gravel sized carbonaceous inclusions. Sand is medium and coarse. Gravel is anguular and subangular fine to coarse of chert, quartzite, coal. (GLACIAL TILL DEPOSITS)		
0.50	HV	88 kPa				(1.40)			
1.00	SPT								
1.00		N10 1,2/ 2,3,2,3							
				41.29		1.60			
1.75	D			40.99		(0.30) 1.90	Firm grey and brown CLAY with occasional thick laminations (<10 mm) of fine and medium sand. (GLACIAL TILL DEPOSITS)		
2.00	SPT						Weathered yellow fine grained SANDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
2.00		N50/170mm 3,10/ 17,19,14				(1.00)			
2.50	B						Recovered as: Soft greyish brown and yellow slightly gravelly slightly sandy CLAY with low cobble content and occasional gravel sized pockets of sand. Gravel is angular fine and medium of mudstone and sandstone. Cobble is angular of sandstone.		
2.50	D			39.99		2.90			
3.00	B						Weathered grey MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
3.00	SPT								
3.00		N50/265mm 4,5/ 11,15,15,9					Recovered as: Stiff and very stiff grey gravelly CLAY. Gravel is angular medium and coarse of mudstone.		
3.50	D					(1.90)			
4.00	SPT								
4.00		N50/235mm 3,7/ 12,15,17,6							
4.50	D								
				38.09		4.80			
				37.77		(0.32) 5.12	Probably extremely weak black COAL. (PENNINE MIDDLE COAL MEASURES FORMATION)		
5.00	SPT								
5.00		N50/50mm 25/ 50					Recovered as: Black gravelly medium and coarse SAND. Gravel is angular fine and medium of coal.		

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
2	2.5	00:30:00		
4.8	5	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 5.12 m bgl. No GW encountered. Refusal at 2, 3, 4 and 5 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP406
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	14-02-22 14-02-22	40.62	E 371,004.5 N 401,145.8	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				40.52		0.10	MADEGROUND: Grass over soft brown slightly sandy CLAY with occassional rootlets and rare brick fragments.		
0.50	B					(1.30)	MADEGROUND: Firm brown and grey slightly gravelly slightly sandy CLAY with rare plastic fragments. Gravel is angular to subrounded fine to coarse of brick, concrete, coal and sandstone. Note: Concrete obstruction chased down to 1.4 m bgl.		
1.00		N12 2,3/ 3,3,3,3		39.22		1.40			
1.50	B						Firm becoming stiff below 2.0 m bgl brown mottled grey slightly gravelly CLAY with rare gravel sized pockets of silt and sand. Gravel is angular fine and medium of coal and mudstone. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
1.50	SPT					(1.00)			
2.00	SPT								
2.00		N27 1,2/ 3,4,8,12		38.22		2.40			
2.75	D			37.62		(0.60) 3.00	Stiff brown and grey slightly gravelly CLAY. Gravel is angular medium and coarse of mudstone. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
3.00	SPT						Weathered grey MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION.		
3.00		N50/190mm 9,12/ 15,19,16		37.12		(0.50) 3.50			
3.25	D						Recovered as: Firm grey gravelly CLAY and GRAVEL. Gravel is angular fine and medium of mudstone.		
3.50	SPT			36.88		3.74			
3.50		N50/95mm 10,15/ 33,17					Probably extremely weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION) Recovered as Grey angular fine and medium GRAVEL of mudstone.		

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
3	3.5	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 3.74 m bgl. No GW encountered. SPT refusal at 3 and 3.5 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP407
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	18-02-22 18-02-22	35.79	E 370,839.7 N 401,085.7	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				35.59		0.20	Grass over very soft and soft brown slightly sandy CLAY with occasional rootlets. Sand is fine (TOPSOIL)		
0.50	B						Stiff brown mottled grey slightly gravelly slightly sandy CLAY. Gravel is angular and subangular fine and medium of coal, quartzite and mudstone. Sand is fine and medium. (GLACIAL TILL DEPOSITS)		
1.00	SPT								
1.00		N21 3,3/ 5,5,5,6				(2.15)			
1.75	D								
2.00	SPT								
2.00		N32 3,5/ 5,6,9,12		33.44		2.35			
							Weathered grey SILTSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
2.75	D					(1.15)	Recovered as: Soft grey slightly gravelly SILT. Gravel is angular fine to coarse of siltstone.		
3.00	SPT								
3.00		N46 11,8/ 11,11,11,13		32.29		3.50			
							Probably extremely weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
3.75	D					(0.73)	Recovered as: Grey angular and subangular medium and coarse GRAVEL of mudstone.		
4.00	SPT								
4.00		N50/135mm 18,7/ 27,23		31.56		4.23			

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
3.5	4	00:45:00		

GENERAL REMARKS

Cable percussion borehole to 4.23 m bgl. No GW encountered. SPT refusal at 4 m bgl. 50 mm slotted pipe from 2 m bgl to 1 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP408
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	14-02-22 14-02-22	35.69	E 370,711.1 N 401,133.6	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				35.59		0.10	MADEGROUND: Very soft and soft brown CLAY with occassional rootlets.		
				35.29		(0.30) 0.40	MADEGROUND: Soft and firm brown mottled grey slightly gravelly slightly sandy CLAY. Sand is medium and coarse. Gravel is angular and subangular fine to coarse of coal and brick and concrete.		
0.50	B						PROBABLE MADE GROUND - Firm becoming stiff below 2.0 m bgl brown mottled grey slightly gravelly CLAY. Gravel is angular fine of coal.		
0.50	HV	42 kPa							
1.00	SPT								
1.00		N8 1,2/ 2,2,2,2				(2.30)			
1.75	D								
2.00	B								
2.00	SPT								
2.00		N11 1,2/ 2,3,3,3							
				32.99		2.70			
2.75	D			32.69		(0.30) 3.00	Weathered Grey MUDSTONE. (WEATHERED PENNINE MIDDLE COAL MEASURES FORMATION)		
3.00	SPT						Recovered as: Firm grey slightly gravelly CLAY. Gravel is angular fine and medium of mudstone.		
3.00		N50/40mm 15,10/ 50				(0.62)			
3.25	D						Probably extremely weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
3.50	SPT			32.07		3.62			
3.50		N50/30mm 13,12/ 50					Recovered as: Grey angular fine to coarse GRAVEL of mudstone.		

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
3	3.5	00:30:00		

GENERAL REMARKS

Cable percussion borehole to 3.62 m bgl. No GW encountered. SPT refusal at 3 and 3.5 m bgl. 50 mm slotted pipe from 2 m bgl to 1 m bgl with bentonite seal and plain pipe to GL.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

Discovery CE Ltd
The Granary, Broadwell House Farm
Rugby, Warwickshire, CV23 8HF

BOREHOLE LOG

Discovery Geotechnical & Environmental Engineers

Project				BOREHOLE No
Astley Park Way				CP409
Job No	Date	Ground Level (m)	Co-Ordinates ()	
21133J	15-02-22 15-02-22	43.59	E 371,009.0 N 401,271.5	
Contractor				Sheet
Discovery CE Ltd				1 of 1

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth	Type No	Test Result		Reduced Level	Legend	Depth (Thick-ness)	DESCRIPTION		
				43.49		0.10	MADEGROUND: Grass over very soft and soft brown slightly sandy CLAY with occassional rootlets. Sand is fine.		
0.50	B						PROBABLE MADE GROUND - Firm brown mottled grey slightly gravelly slightly sandy CLAY. Sand is medium and coarse. Gravel is angular to subrounded fine and medium of coal, quartzite and mudstone.		
0.50	ES								
0.50	HV	110 kPa							
1.00	SPT					(1.90)			
1.00		N12 2,2/ 3,2,3,4							
1.75	D			41.59		2.00			
2.00	SPT						Dark grey and black angular medium and coarse GRAVEL of mudstone and coal. (PENNINE MIDDLE COAL MEASUES FORMATION)		
2.00		N50/245mm 2,3/ 10,16,14,10				(0.75)			
				40.84		2.75			
2.75	D						Extremely weak grey SILTSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
3.00	SPT					(0.75)			
3.00		N50/145mm 11,14/ 25,25					Recovered as: Firm grey slightly gravelly and gravelly SILT. Gravel is angular fine and medium of siltstone and coal.		
				40.09		3.50			
3.25	D			39.98		3.61	Probably very weak grey MUDSTONE. (PENNINE MIDDLE COAL MEASURES FORMATION)		
3.50	SPT						Recovered as: Grey angular fine and medium GRAVEL of mudstone.		
4.00		N50/40mm 25/ 50							

Boring Progress and Water Observations					
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Dpt

Chiselling			Water Added	
From	To	Hours	From	To
3	3.5	00:45:00		

GENERAL REMARKS

Cable percussion borehole to 3.61 m bgl. No GW encountered. SPT refusal at 2, 3 and 3.5 m bgl. Backfilled with arisings upon completion.

All dimensions in metres Scale 1:37.5	Client BE Design	Method/ Plant Used Dando 2000	Logged By CT

AGS3 UK BH 21133 DRAFT LOGS.GPJ GINT STD AGS 3_1.GDT 15/6/22

APPENDIX E - GEOTECHNICAL TEST RESULTS

Laboratory Report

2788

GEO Site & Testing Services Ltd

Contract Number: 58861

Client Ref: **21133J**
Client PO:

Report Date: **20-04-2022**

Client **Discovery CE Geotechncial & Enviromental Engineers**
The Granary
Broadwell House Farm,
Broadwell,
Rugby,
Warwickshire
CV23 8HF
01926 813909

Contract Title: **Astley Park Way, Wigan**
For the attention of: [redacted]

Date Received: **01-04-2022**
Date Completed: **20-04-2022**

Test Description	Qty
Moisture Content BS 1377:1990 - Part 2 : 3.2 - * UKAS	27
4 Point Liquid & Plastic Limit BS 1377:1990 - Part 2 : 4.3 & 5.3 - * UKAS	23
PSD Wet Sieve method BS 1377:1990 - Part 2 : 9.2 - * UKAS	1
Loss on Ignition Sub-contracted Test - @ Non Accredited Test	1
Dry Den/MC (2.5kg Rammer Method 1 litre mould/CBR Mould) BS 1377:1990 - Part 4 : 3.4 - * UKAS	7
Disposal of samples for job	1

Notes: **Observations and Interpretations are outside the UKAS Accreditation**
*** - denotes test included in laboratory scope of accreditation**
 # - denotes test carried out by approved contractor
@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved Signatories:

[redacted]

GEO Site & Testing Services Ltd
Unit 3-4, Heol Aur, Dafen Ind Estate, Dafen, Llanelli, Carmarthenshire SA14 8QN
Tel: 01554 784040 Fax: 01554 784041 info@gstl.co.uk gstl.co.uk

GSTL

Natural Moisture Content
(BS 1377:1990 - Part 2 : 3.2)
DESCRIPTIONS

Contract Number	58861
Site Name	Astley Park Way, Wigan
Date Tested	07/05/2022

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Descriptions
TP303		D	2.00	-		Black COAL
TP311		D	0.74	-		Brown gravelly CLAY
TP311		D	1.30	-		Brown CLAY
CP402		D	1.75	-		Brown CLAY
CP404		D	1.75	-		Brown CLAY
CP404		D	2.75	-		Brown CLAY

Operators	Checked	20/04/2022	[redacted]
[redacted]	Approved	20/04/2022	[redacted]

UKAS TESTING
2788

GSTL

Natural Moisture Content
(BS 1377:1990 - Part 2 : 3.2)

Contract Number	58861
Site Name	Astley Park Way, Wigan
Date Tested	07/05/2022

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Moisture Content %	Remarks
TP303		D	2.00	-		13	
TP311		D	0.74	-		24	
TP311		D	1.30	-		18	
CP402		D	1.75	-		18	
CP404		D	1.75	-		18	
CP404		D	2.75	-		26	
				-			
				-			
				-	

GSTL	NATURAL MOISTURE, LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX (BS 1377:1990 - Part 2 : 4.3 & 5.3)	
Contract Number	58861	
Site Name	Astley Park Way, Wigan	
Date Tested	07/04/2022	
	DESCRIPTIONS	

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Descriptions
TP303		B	0.50	-		Brown CLAY
TP303		B	1.00	-		Brown fine to medium sandy SILT/ CLAY
TP303		B	1.50	-		Brown CLAY
TP303		D	2.00	-		Black COAL
TP304		B	0.40	-		Brown silty CLAY
TP304		B	1.50	-		Brown gravelly CLAY
TP306		B	0.40	-		Brown CLAY
TP306		B	0.92	-		Brown gravelly CLAY
TP306		B	1.60	-		Brown CLAY
TP307		B	0.32	-		Brown silty CLAY
TP308		B	0.45	-		Brown gravelly CLAY
TP310		B	0.84	-		Brown gravelly CLAY
TP312		B	0.70	-		Bown silty CLAY
TP314		B	1.90	-		Grey CLAY
TP316		D	0.63	-		Brown CLAY
CP401		B	0.50	-		Brown CLAY
CP402		B	0.50	-		Brown CLAY
CP403		B	0.50	-		Brown gravelly CLAY
CP403		D	2.75	-		Grey CLAY
CP404		B	0.50	-		Brown CLAY
CP407		B	0.50	-		Brown gravelly CLAY
CP409		B	0.50	-		Brown gravelly CLAY
CP409		D	1.75	-		Brown gravelly CLAY
				-		

Operators	Checked	20/04/2022	[redacted])
[redacted]	Approved	20/04/2022	[redacted]

UKAS TESTING
2788

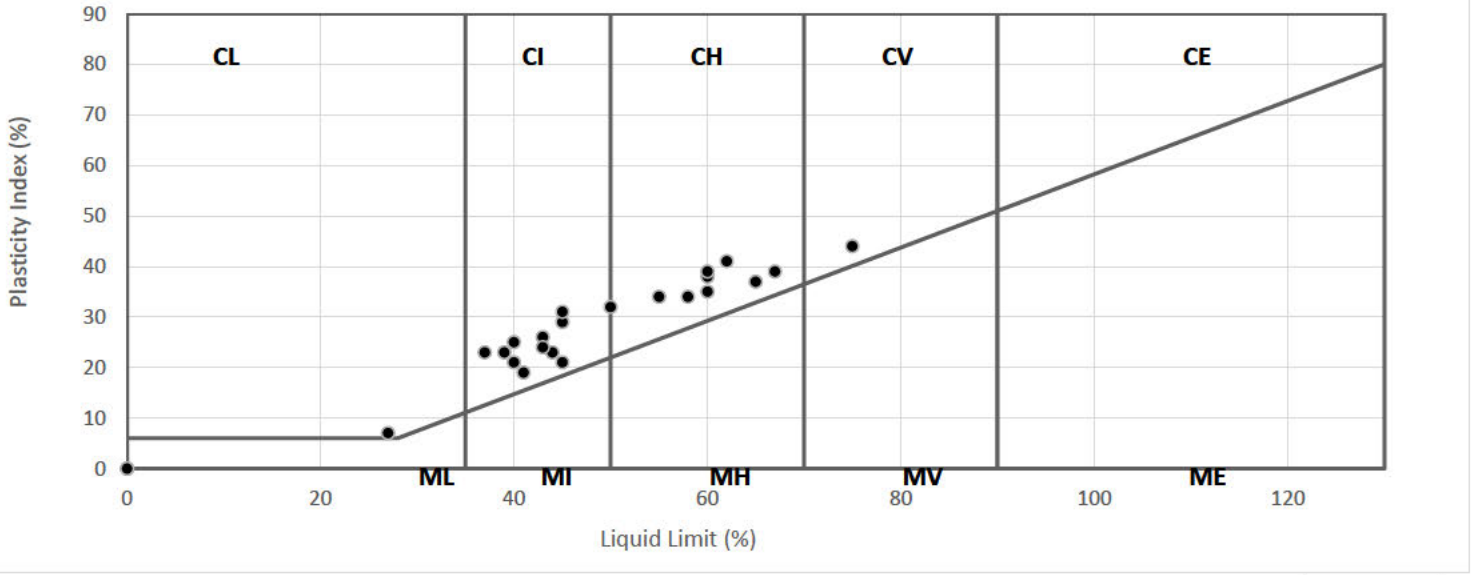
NATURAL MOISTURE, LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX
(BS 1377:1990 - Part 2 : 4.3 & 5.3)

Contract Number	58861
Project Location	Astley Park Way, Wigan
Date Tested	07/04/2022

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity index %	Passing 0.425mm %	Remarks
TP303		B	0.50	-		21	27	20	7	100	CL Low Plasticity
TP303		B	1.00	-		23	41	22	19	99	CI Intermediate Plasticity
TP303		B	1.50	-		24	62	21	41	100	CH High Plasticity
TP303		D	2.00	-		13		NP		3	
TP304		B	0.40	-		58	75	31	44	100	CV Very High Plasticity
TP304		B	1.50	-		24	55	21	34	92	CH High Plasticity
TP306		B	0.40	-		31	60	25	35	100	CH High Plasticity
TP306		B	0.92	-		28	45	24	21	91	CI Intermediate Plasticity
TP306		B	1.60	-		25	39	16	23	100	CI Intermediate Plasticity
TP307		B	0.32	-		40	67	28	39	100	CH High Plasticity
TP308		B	0.45	-		18	45	16	29	89	CI Intermediate Plasticity
TP310		B	0.84	-		20	40	19	21	91	CI Intermediate Plasticity
TP312		B	0.70	-		37	65	28	37	100	CH High Plasticity
TP314		B	1.90	-		20	50	18	32	100	CI/H Inter/High Plasticity
TP316		D	0.63	-		27	60	22	38	100	CH High Plasticity
CP401		B	0.50	-		27	60	21	39	100	CH High Plasticity
CP402		B	0.50	-		28	44	21	23	100	CI Intermediate Plasticity
CP403		B	0.50	-		23	45	14	31	84	CI Intermediate Plasticity
CP403		D	2.75	-		13	43	17	26	100	CI Intermediate Plasticity
CP404		B	0.50	-		29	58	24	34	100	CH High Plasticity
CP407		B	0.50	-		18	40	15	25	88	CI Intermediate Plasticity
CP409		B	0.50	-		17	43	19	24	90	CI Intermediate Plasticity
CP409		D	1.75	-		18	37	14	23	87	CI Intermediate Plasticity
				-							

Symbols: NP : Non Plastic # : Liquid Limit and Plastic Limit Wet Sieved

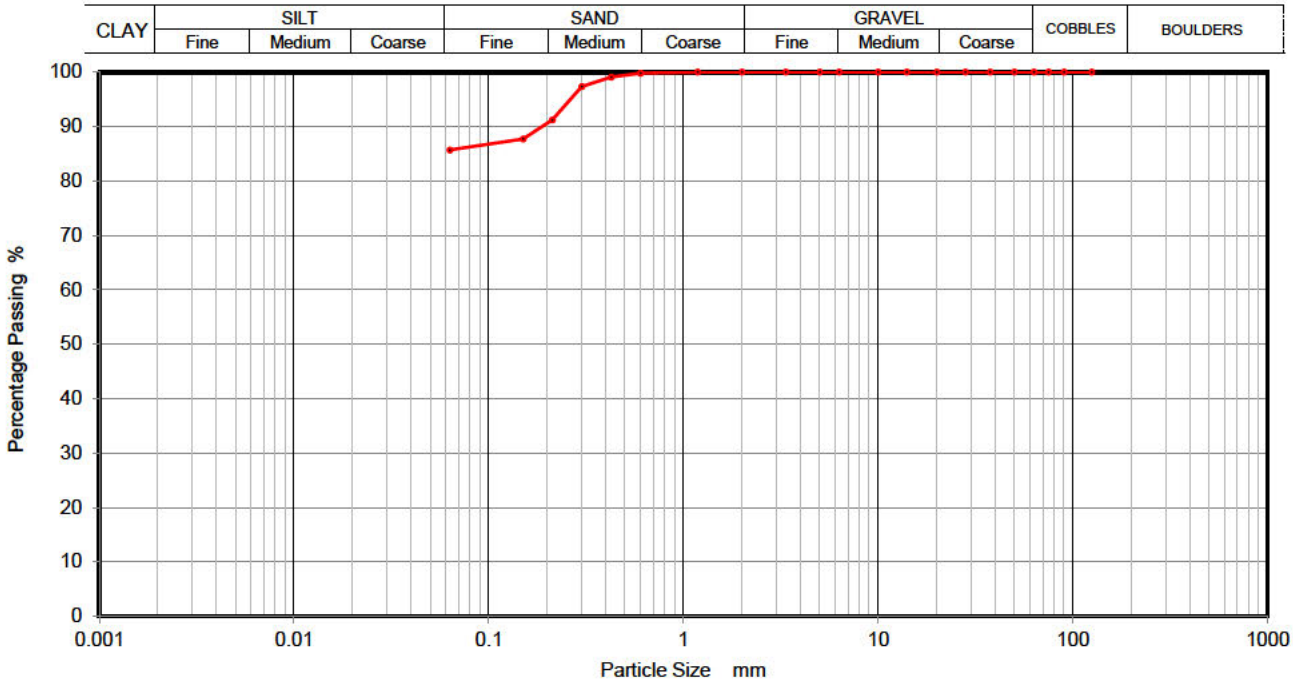
PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION
BS 5930:1999+A2:2010



Operators	Checked	20/04/2022	[redacted]
[redacted]	Approved	20/04/2022	[redacted]

UKAS TESTING
2788

GSTL	PARTICLE SIZE DISTRIBUTION BS 1377 Part 2:1990 Wet Sieve, Clause 9.2	Contract Number	58861
		Borehole/Pit No.	TP303
Site Name	Astley Park Way, Wigan	Sample No.	
Soil Description	Brown fine to medium sandy SILT/ CLAY	Depth Top	1.00
		Depth Base	
Date Tested	10/04/2022	Sample Type	B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	100		
5	100		
3.35	100		
2	100		
1.18	100		
0.6	100		
0.425	99		
0.3	97		
0.212	91		
0.15	88		
0.063	86		

Sample Proportions	% dry mass
Cobbles	0
Gravel	0
Sand	14
Silt and Clay	86

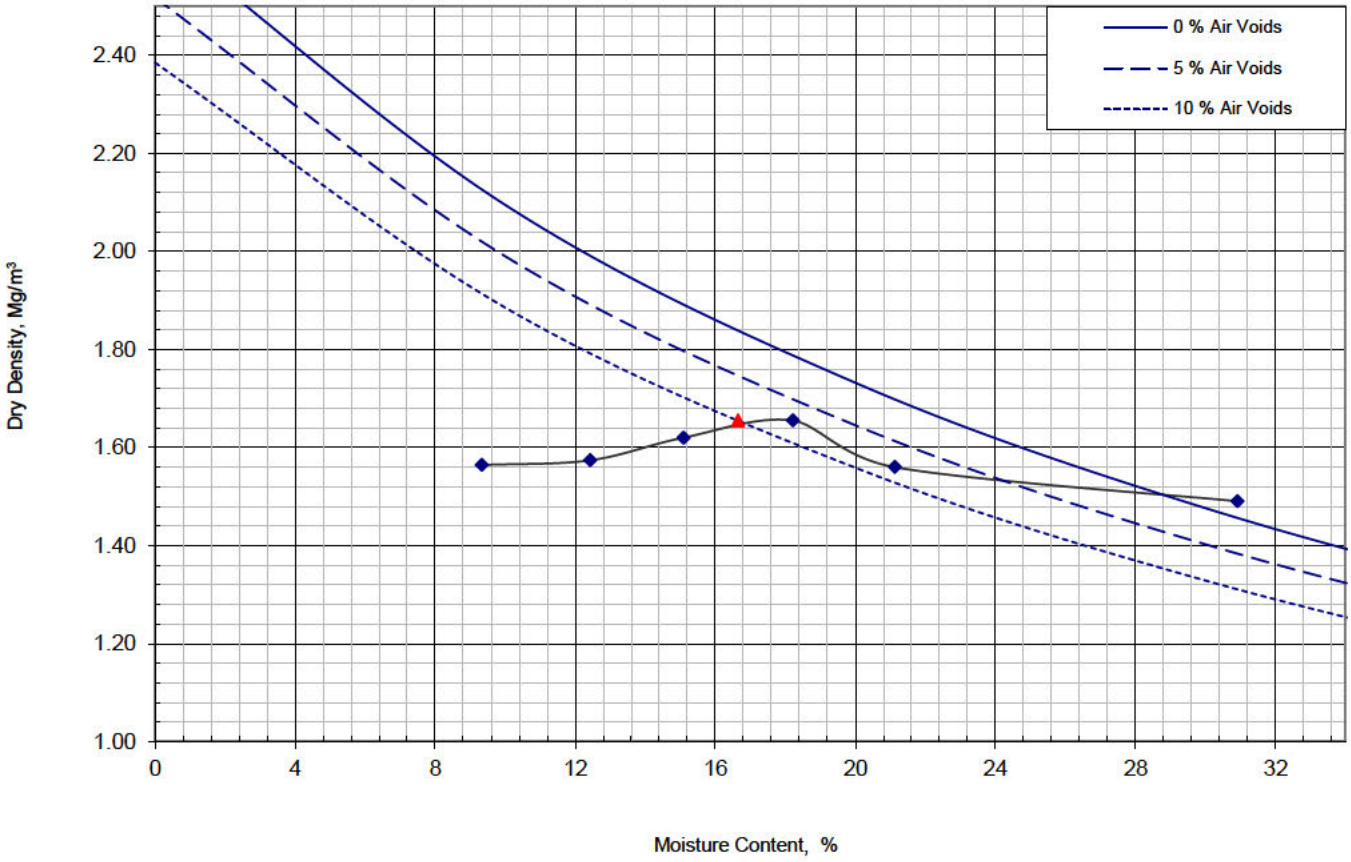
Remarks

Preparation and testing in accordance with BS1377 unless noted below

Operator	Checked	14/04/2022	[redacted]	[redacted]
[redacted]	Approved	15/04/2022	[redacted]	[redacted]

UKAS TESTING
2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP303
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	0.50
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown CLAY		



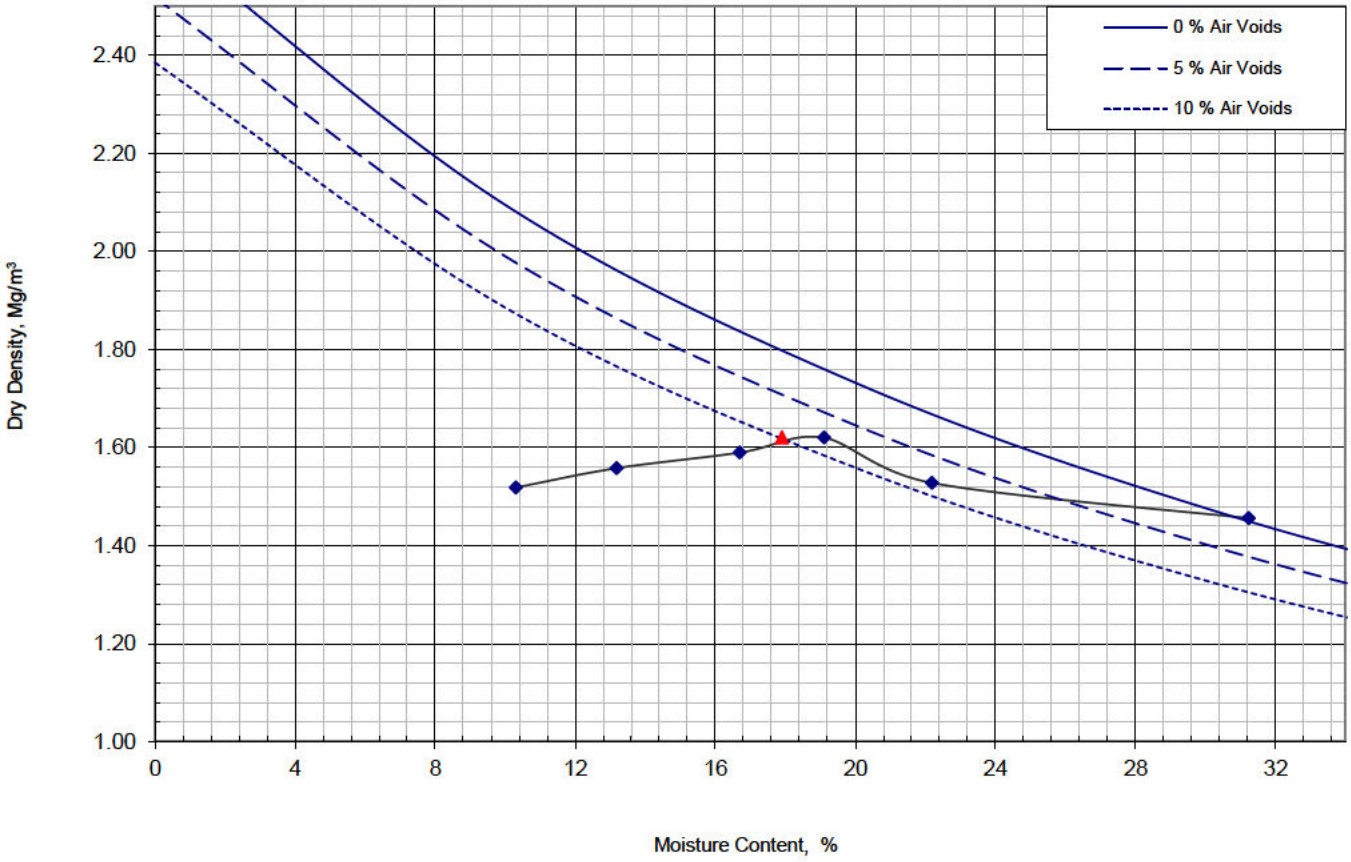
Compaction Point	1	2	3	4	5	6						
Moisture Content	9.3	12	15	18	21	31						
Bulk Density	1.71	1.77	1.86	1.96	1.89	1.95						
Dry Density	1.56	1.57	1.62	1.66	1.56	1.49						

Initial Moisture Content	31	%
Maximum Dry Density	1.66	Mg/m3
Optimum Moisture Content	17	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	0	%
Material Retained 20mm	0	%

Operator	Checked	19/04/2022	[redacted]	[redacted]
[redacted]	Approved	20/04/2022	[redacted]	[redacted]

UKAS TESTING
2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP303
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	1.50
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown CLAY		



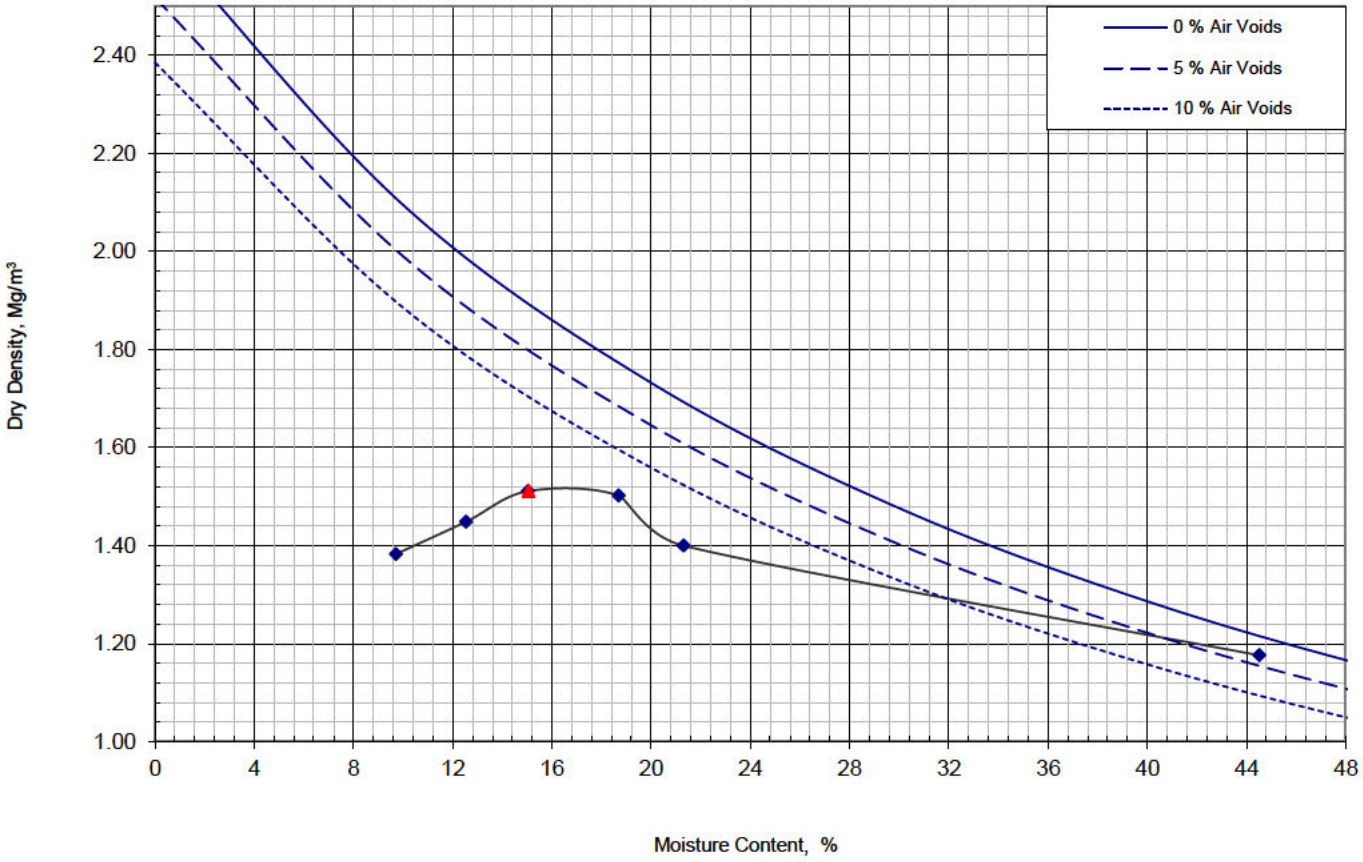
Compaction Point	1	2	3	4	5	6						
Moisture Content	10	13	17	19	22	31						
Bulk Density	1.67	1.76	1.86	1.93	1.87	1.91						
Dry Density	1.52	1.56	1.59	1.62	1.53	1.46						

Initial Moisture Content	31	%
Maximum Dry Density	1.62	Mg/m3
Optimum Moisture Content	18	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	0	%
Material Retained 20mm	0	%

Operator	Checked	19/04/2022	[redacted]	[redacted]
[redacted]	Approved	20/04/2022	[redacted]	[redacted]

UKAS TESTING 2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP304
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	0.40
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown silty CLAY		



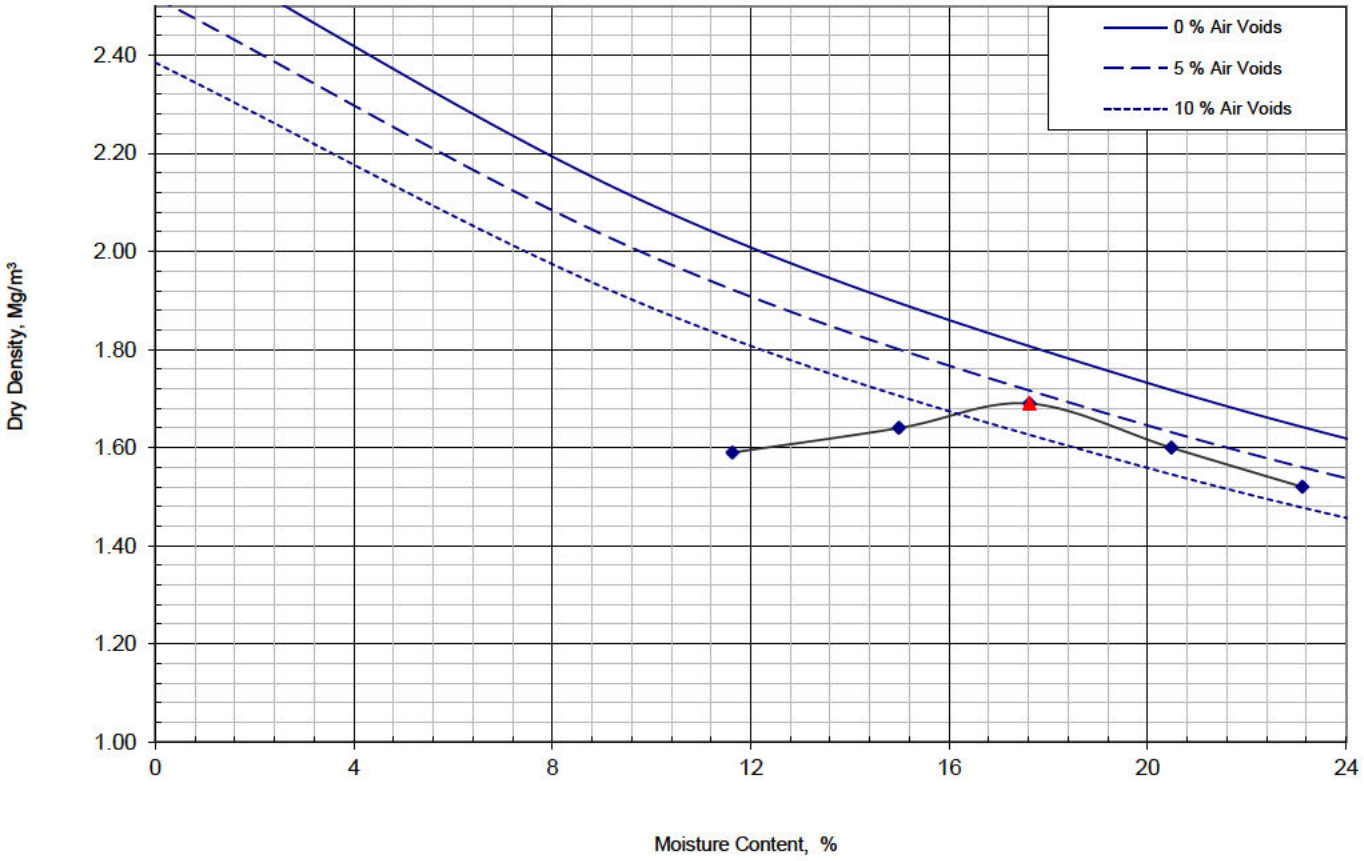
Compaction Point	1	2	3	4	5	6						
Moisture Content	9.7	13	15	19	21	45						
Bulk Density	1.52	1.63	1.74	1.78	1.70	1.70						
Dry Density	1.38	1.45	1.51	1.50	1.40	1.18						

Initial Moisture Content	45	%
Maximum Dry Density	1.51	Mg/m3
Optimum Moisture Content	15	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	0	%
Material Retained 20mm	0	%

Operator	Checked	19/04/2022	[redacted]	[redacted]
[redacted]	Approved	20/04/2022	[redacted]	[redacted]

UKAS TESTING 2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP304
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	1.50
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown gravelly CLAY		



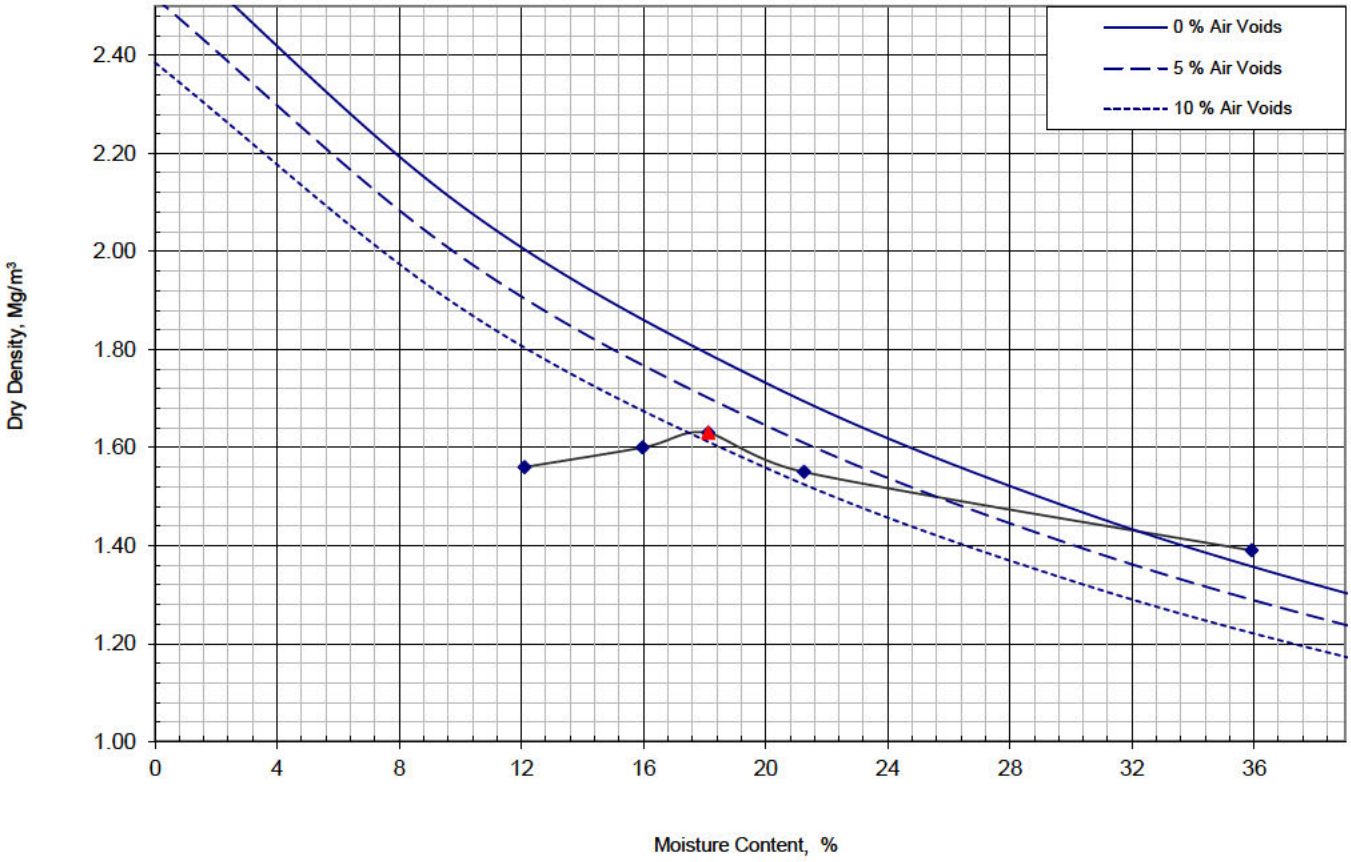
Compaction Point	1	2	3	4	5							
Moisture Content	12	15	18	20	23							
Bulk Density	1.77	1.89	1.99	1.93	1.87							
Dry Density	1.59	1.64	1.69	1.60	1.52							

Initial Moisture Content	20	%
Maximum Dry Density	1.69	Mg/m3
Optimum Moisture Content	18	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	0	%
Material Retained 20mm	0	%

Operator	Checked	18/04/2022	[redacted]	[redacted]
[redacted]	Approved	19/04/2022	[redacted]	[redacted]

UKAS TESTING 2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP307
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	0.32
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown silty CLAY		



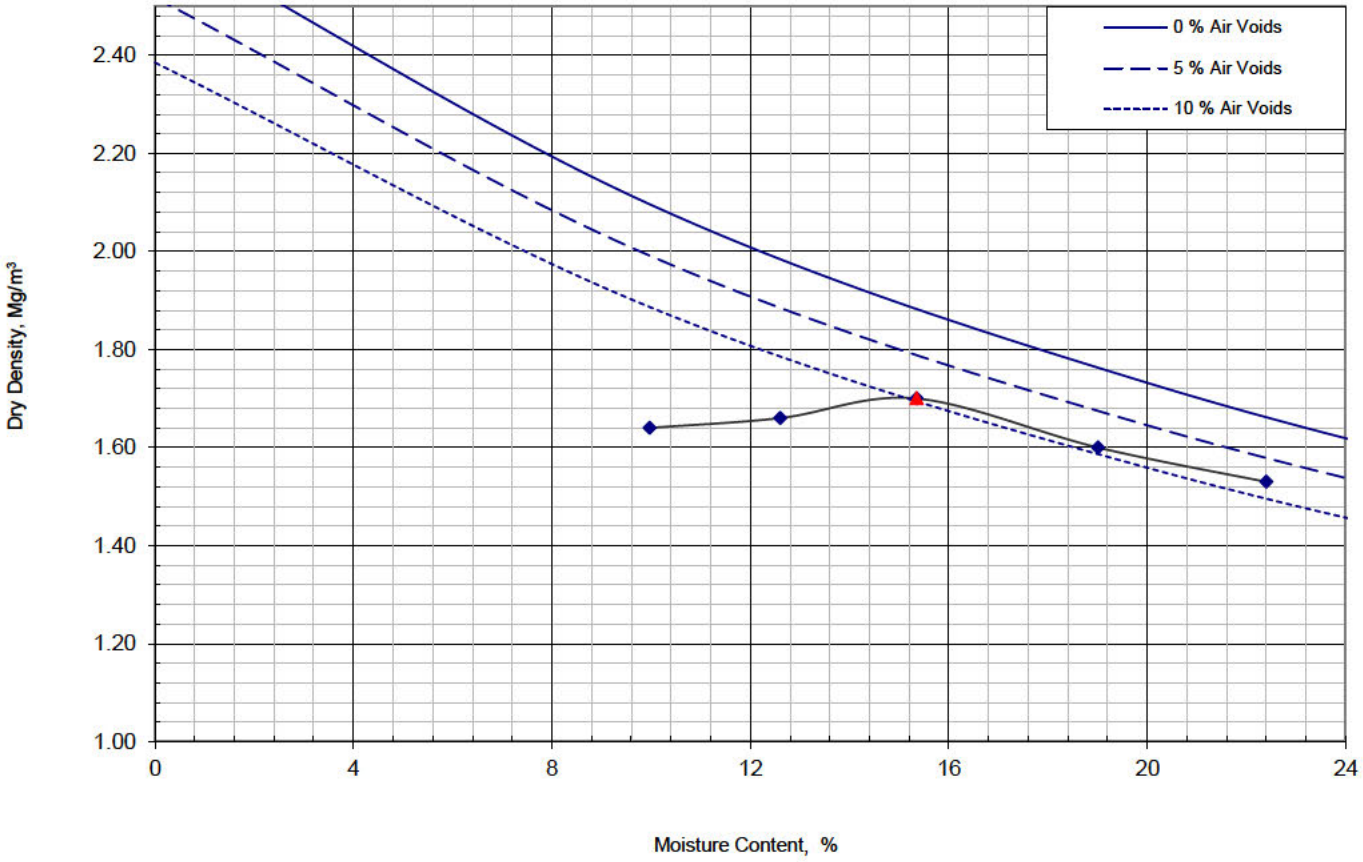
Compaction Point	1	2	3	4	5							
Moisture Content	12	16	18	21	36							
Bulk Density	1.75	1.86	1.93	1.88	1.89							
Dry Density	1.56	1.60	1.63	1.55	1.39							

Initial Moisture Content	36	%
Maximum Dry Density	1.63	Mg/m3
Optimum Moisture Content	18	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	0	%
Material Retained 20mm	0	%

Operator	Checked	19/04/2022	[redacted]	[redacted]
[redacted]	Approved	20/04/2022	[redacted]	[redacted]

UKAS TESTING
2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP308
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	0.45
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown gravelly CLAY		



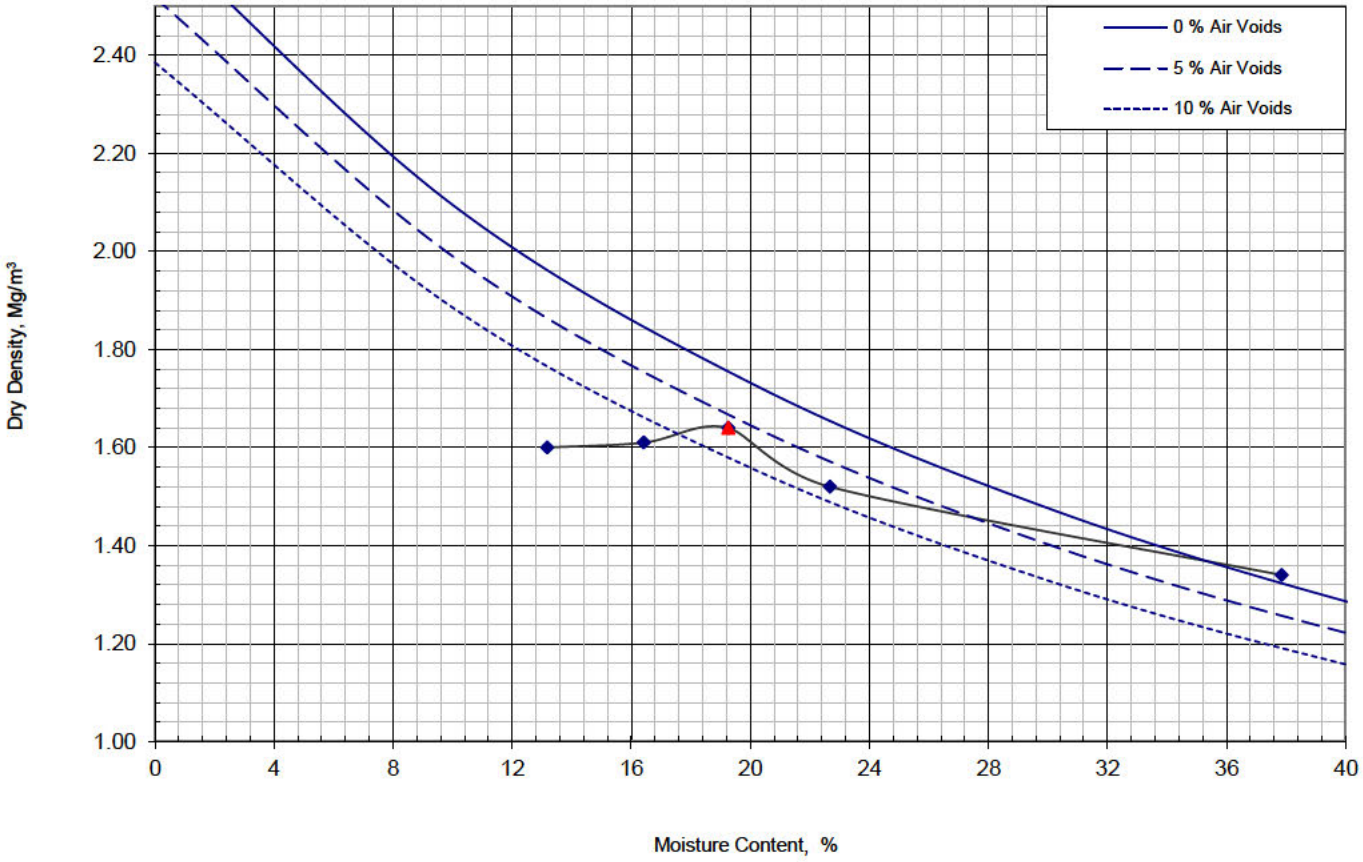
Compaction Point	1	2	3	4	5							
Moisture Content	10.0	13	15	19	22							
Bulk Density	1.80	1.87	1.96	1.90	1.87							
Dry Density	1.64	1.66	1.70	1.60	1.53							

Initial Moisture Content	19	%
Maximum Dry Density	1.70	Mg/m3
Optimum Moisture Content	15	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	6	%
Material Retained 20mm	9	%

Operator	Checked	19/04/2022	[redacted]	[redacted]
[redacted]	Approved	20/04/2022	[redacted]	[redacted]

UKAS TESTING 2788

GSTL	Dry Density / Moisture Content Relationship BS 1377:Part 4:1990	Contract Number	58861
		Borehole / Pit No	TP312
Project Location	Astley Park Way, Wigan	Sample No	
Date Tested	06/04/2022	Depth Top	0.70
Compaction Method	2.5 Kg Rammer	Depth Base	
Compaction Clause	BS1377:Part 4:1990, Clause 3.3	Sample Type	B
Sample Description	Brown silty CLAY		



Compaction Point	1	2	3	4	5							
Moisture Content	13	16	19	23	38							
Bulk Density	1.81	1.87	1.96	1.86	1.85							
Dry Density	1.60	1.61	1.64	1.52	1.34							

Initial Moisture Content	38	%
Maximum Dry Density	1.64	Mg/m3
Optimum Moisture Content	19	%
Particle Density	2.65 Assumed	Mg/m3
Material Retained 37.5mm	4	%
Material Retained 20mm	4	%

Operator	Checked	19/04/2022	[redacted]	[redacted]
[redacted]	Approved	20/04/2022	[redacted]	[redacted]

UKAS TESTING
2788

2531

ANALYTICAL TEST REPORT

Contract no: 107886

Contract name: Astley Park Way, Wigan

Client reference: 21133J

Clients name: Geo Site & Testing Services

Clients address: Unit 3 and 4 Heol Aur
Dafen Industrial Estate, Dafen
Llanelli, Carmarthenshire
SA14 8QN

Samples received: 06 April 2022

Analysis started: 06 April 2022

Analysis completed: 13 April 2022

Report issued: 13 April 2022

Key

U	UKAS accredited test
M	MCERTS & UKAS accredited test
$	Test carried out by an approved subcontractor
I/S	Insufficient sample to carry out test
N/S	Sample not suitable for testing

Approved by: [redacted]

Chemtech Environmental Limited

SOILS

Lab number			107886-1
Sample id			TP314
Depth (m)			1.90
Sample Type			B
Date sampled			-
Test	**Method**	**Units**	
Loss On Ignition at 440°C	CE006 [U]	% w/w	28.4

Chemtech Environmental Limited

METHOD DETAILS

METHOD	SOILS	METHOD SUMMARY	SAMPLE	STATUS	LOD	UNITS
CE006	Loss On Ignition at 440°C	Based on BS 1377, Gravimetry	Dry	U	0.1	% w/w

Chemtech Environmental Limited

DEVIATING SAMPLE INFORMATION

Comments
Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

N	No (not deviating sample)
Y	Yes (deviating sample)
NSD	Sampling date not provided
NST	Sampling time not provided (waters only)
EHT	Sample exceeded holding time(s)
IC	Sample not received in appropriate containers
HP	Headspace present in sample container
NCF	Sample not chemically fixed (where appropriate)
OR	Other (specify)

Lab ref	Sample id	Depth (m)	Deviating	Tests (Reason for deviation)
107886-1	TP314	1.90	Y	All (NSD)

Chemtech Environmental Limited

ADDITIONAL INFORMATION

Notes

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.
Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.
All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.
Methods, procedures and performance data are available on request.
Results reported herein relate only to the material supplied to the laboratory.
This report shall not be reproduced except in full, without prior written approval.
Samples will be disposed of 6 weeks from initial receipt unless otherwise instructed.
For soils and solids, all results are reported on a dry basis. Samples dried at no more than 30°C in a drying cabinet.
Analytical results are inclusive of stones, where applicable.

APPENDIX F - CHEMICAL TEST RESULTS

eurofins | Chemtest
Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	22-06859-1
Initial Date of Issue:	01-Mar-2022
Client	Discovery CE Ltd
Client Address:	The Granary Broadwell House Farm Broadwell Rugby Warwickshire CV23 8HF
Contact(s):	Discovery [redacted]
Project	21133J Wigan
Quotation No.:	Q21-22554
Order No.:	21133J
No. of Samples:	8
Turnaround (Wkdays):	5
Date Approved:	01-Mar-2022
Approved By:	[redacted]
Details:	[redacted]

Date Received:	24-Feb-2022
Date Instructed:	24-Feb-2022
Results Due:	02-Mar-2022

Results - Soil

Project: 21133J Wigan

Client: Discovery CE Ltd		**Chemtest Job No.:**			22-06859	22-06859	22-06859	22-06859	22-06859	22-06859	22-06859	22-06859
Quotation No.: Q21-22554		**Chemtest Sample ID.:**			1378285	1378286	1378287	1378288	1378289	1378290	1378291	1378292
		Client Sample ID.:			ES	ES	ES	ES	ES	ES	ES	ES
		Sample Location:			TP304	TP306	TP308	TP311	TP312	CP401	CP403	CP404
		Sample Type:			SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):			0.40	0.92	0.28	0.91	0.70	0.50	0.50	0.50
		Date Sampled:			16-Feb-2022	16-Feb-2022	17-Feb-2022	14-Feb-2022	14-Feb-2022	17-Feb-2022	16-Feb-2022	16-Feb-2022
		Asbestos Lab:			DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**								
ACM Type	U	2192		N/A	-	-	-	-	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture	N	2030	%	0.020	44	34	36	36	36	30	29	27
Soil Colour	N	2040		N/A	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Other Material	N	2040		N/A	Stones and Roots	Stones	Stones	Stones	Stones and Roots	Stones	Stones	Stones
Soil Texture	N	2040		N/A	Clay	Clay	Clay	Sand	Clay	Clay	Clay	Clay
pH	M	2010		4.0	7.3	7.5	7.4	8.0	7.8	7.8	7.5	7.1
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	1.1	1.1	1.0	1.3	2.4	< 0.40	0.61	1.1
Arsenic	M	2450	mg/kg	1.0	14	14	24	4.4	16	9.4	5.0	6.6
Cadmium	M	2450	mg/kg	0.10	< 0.10	0.53	0.85	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Chromium	M	2450	mg/kg	1.0	13	17	24	4.9	20	33	25	22
Copper	M	2450	mg/kg	0.50	27	41	49	10	40	33	22	27
Mercury	M	2450	mg/kg	0.10	0.15	0.13	0.31	< 0.10	0.21	< 0.10	< 0.10	< 0.10
Nickel	M	2450	mg/kg	0.50	15	30	29	5.0	22	50	31	37
Lead	M	2450	mg/kg	0.50	61	170	110	27	91	19	15	16
Selenium	M	2450	mg/kg	0.20	0.38	1.0	0.53	< 0.20	0.64	< 0.20	< 0.20	< 0.20
Vanadium	U	2450	mg/kg	5.0	21	24	38	8.5	26	27	23	18
Zinc	M	2450	mg/kg	0.50	59	110	120	21	84	100	60	170
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
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I/S	Insufficient Sample
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<	"less than"
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SOP	Standard operating procedure
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Comments or interpretations are beyond the scope of UKAS accreditation
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Uncertainty of measurement for the determinands tested are available upon request
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All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis
All Asbestos testing is performed at the indicated laboratory
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

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C - Sample not received in appropriate containers
D - Broken Container
E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt
All water samples will be retained for 14 days from the date of receipt
Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

eurofins | Chemtest
Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	22-09070-1
Initial Date of Issue:	16-Mar-2022
Client	Discovery CE Ltd
Client Address:	The Granary Broadwell House Farm Broadwell Rugby Warwickshire CV23 8HF
Contact(s):	Discovery [redacted]
Project	21133J Wigan
Quotation No.:	Q21-22554
Order No.:	21133J
No. of Samples:	7
Turnaround (Wkdays):	5
Date Approved:	16-Mar-2022
Approved By:	[redacted]
Details:	[redacted]

Date Received:	10-Mar-2022
Date Instructed:	10-Mar-2022
Results Due:	16-Mar-2022

Results - Soil

Project: 21133J Wigan

Client: Discovery CE Ltd			**Chemtest Job No.:**		22-09070	22-09070	22-09070	22-09070	22-09070	22-09070	22-09070
Quotation No.: Q21-22554			**Chemtest Sample ID.:**		1388522	1388523	1388524	1388525	1388526	1388527	1388528
			Sample Location:		CP408	TP302	TP303	TP305	TP313	TP315	TP501
			Sample Type:		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Top Depth (m):		0.5	0.15	0.5	0.25	0.7	0.61	0.5
			Date Sampled:		25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022
			Asbestos Lab:		COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY
Determinand	**Accred.**	**SOP**	**Units**	**LOD**							
ACM Type	U	2192		N/A	-	-	-	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture	N	2030	%	0.020	3.7	2.3	5.1	4.6	9.6	3.9	5.4
Soil Colour	N	2040		N/A	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Other Material	N	2040		N/A	Stones	Stones	Stones	Stones and Roots	Stones	Stones and Roots	Stones and Roots
Soil Texture	N	2040		N/A	Loam	Clay	Clay	Clay	Clay	Loam	Loam
pH	M	2010		4.0	7.9	8.9	8.3	8.9	8.7	8.2	7.7
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	< 0.40	0.47	< 0.40	0.62	< 0.40	0.42	< 0.40
Arsenic	M	2450	mg/kg	1.0	5.4	14	5.2	30	4.5	19	12
Cadmium	M	2450	mg/kg	0.10	0.10	0.13	< 0.10	0.33	0.18	0.30	0.12
Chromium	M	2450	mg/kg	1.0	13	32	28	49	14	30	18
Copper	M	2450	mg/kg	0.50	23	19	15	40	13	37	31
Mercury	M	2450	mg/kg	0.10	0.11	< 0.10	< 0.10	0.16	< 0.10	0.19	0.13
Nickel	M	2450	mg/kg	0.50	14	19	19	32	15	25	17
Lead	M	2450	mg/kg	0.50	37	31	12	66	19	72	59
Selenium	M	2450	mg/kg	0.20	0.21	0.49	< 0.20	0.68	0.21	0.53	0.29
Vanadium	U	2450	mg/kg	5.0	15	50	26	69	15	44	22
Zinc	M	2450	mg/kg	0.50	49	62	33	110	28	91	54
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.

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customerservices@chemtest.com

eurofins | Chemtest
Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	22-12618-1
Initial Date of Issue:	08-Apr-2022
Client	Discovery CE Ltd
Client Address:	The Granary Broadwell House Farm Broadwell Rugby Warwickshire CV23 8HF
Contact(s):	[redacted] Discovery
Project	21133J Astley Parkway, Wigan
Quotation No.:	Q21-22554
Order No.:	
No. of Samples:	6
Turnaround (Wkdays):	5
Date Approved:	08-Apr-2022
Approved By:	[redacted]
Details:	[redacted]

Date Received:	04-Apr-2022
Date Instructed:	04-Apr-2022
Results Due:	08-Apr-2022

Results - Soil

Project: 21133J Astley Parkway, Wigan

Client: Discovery CE Ltd			**Chemtest Job No.:**		22-12618	22-12618	22-12618	22-12618	22-12618	22-12618
Quotation No.: Q21-22554			**Chemtest Sample ID.:**		1404649	1404650	1404651	1404652	1404653	1404654
Order No.:			Client Sample Ref.:		D	D	D	D	D	D
			Sample Location:		TP302	TP303	TP305	TP307	TP311	TP316
			Sample Type:		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Top Depth (m):		1.00	3.00	0.50	1.08	0.91	1.00
			Date Sampled:		25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022	25-Feb-2022
Determinand	**Accred.**	**SOP**	**Units**	**LOD**						
Moisture	N	2030	%	0.020	18	7.8	16	14	19	16
Soil Colour	N	2040		N/A	Brown	Grey	Brown	Brown	Brown	Brown
Other Material	N	2040		N/A	Stones	Stones	Stones	Stones	Stones	Stones
Soil Texture	N	2040		N/A	Clay	Sand	Clay	Clay	Sand	Clay
pH	M	2010		4.0	[B] 8.3	[B] 7.5	[B] 8.4	[B] 8.2	[B] 7.8	[B] 8.5
Magnesium (Water Soluble)	N	2120	g/l	0.010	[B] < 0.010	[B] < 0.010	[B] < 0.010	[B] < 0.010	[B] < 0.010	[B] < 0.010
Sulphate (2:1 Water Soluble) as SO4	M	2120	g/l	0.010	[B] 0.010	[B] 0.034	[B] 0.010	[B] 0.010	[B] 0.028	[B] 0.021
Total Sulphur	M	2175	%	0.010	[B] 0.062	[B] 0.099	[B] 0.051	[B] 0.041	[B] 0.14	[B] 0.054
Chloride (Water Soluble)	M	2220	g/l	0.010	[B] < 0.010	[B] < 0.010	[B] 0.011	[B] < 0.010	[B] < 0.010	[B] < 0.010
Nitrate (Water Soluble)	N	2220	g/l	0.010	< 0.010	< 0.010	< 0.010	< 0.010	0.020	< 0.010
Sulphate (Acid Soluble)	U	2430	%	0.010	[B] < 0.010	[B] 0.011	[B] < 0.010	[B] < 0.010	[B] 0.040	[B] 0.029

Deviations

In accordance with UKAS Policy on Deviating Samples TPS 63. Chemtest have a procedure to ensure 'upon receipt of each sample a competent laboratory shall assess whether the sample is suitable with regard to the requested test(s)'. This policy and the respective holding times applied, can be supplied upon request.The reason a sample is declared as deviating is detailed below. Where applicable the analysis remains UKAS/MCERTs accredited but the results may be compromised.

Sample:	Sample Ref:	Sample ID:	Sample Location:	Sampled Date:	Deviation Code(s):	Containers Received:
1404649	D		TP302	25-Feb-2022	B	Plastic Tub 1000g
1404650	D		TP303	25-Feb-2022	B	Plastic Tub 1000g
1404651	D		TP305	25-Feb-2022	B	Plastic Tub 1000g
1404652	D		TP307	25-Feb-2022	B	Plastic Tub 1000g
1404653	D		TP311	25-Feb-2022	B	Plastic Tub 1000g
1404654	D		TP316	25-Feb-2022	B	Plastic Tub 1000g

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2175	Total Sulphur in Soils	Total Sulphur	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.
2220	Water soluble Chloride in Soils	Chloride	Aqueous extraction and measuremernt by 'Aquakem 600' Discrete Analyser using ferric nitrate / mercuric thiocyanate.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.

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APPENDIX G - RISK ASSESSMENT DETAIL

CHEMICAL SCREENING CRITERIA

Rationale

For the protection of human health, screening criteria were selected from published generic assessment criteria (GACs) as published by DEFRA/CL:AIRE, LQM/CIEH and/or EIC/AGS/CL:AIRE. Generic values are selected based on the soil organic matter (SOM) content of the soils concerned. Currently generic criteria are published for SOM of 1, 2.5 or 6 %. In order to retain a degree of conservatism, screening criteria based on an SOM value of 1 % were adopted for the generic screening assessment. The possible generic end use scenario considered in the assessment of risks to long term human health was for a Commercial end use (COMM), as an initial screen to determine if more detailed assessment is required. The COMM scenario is defined as a standard end use for GACs based on the Human Health Risk Assessment guidance developed in line with the CLEA model.

This assessment used Suitable for Use levels (S4ULs) as published by LQM/CIEH whenever possible as the most up to date GACs. The S4ULs were used under licence, (Copyright Land Quality Management Limited, reproduced with permission; publication number S4UL3396. All rights reserved). It should be noted that S4UL values calculated for threshold substances represent a concentration in soils below which the risk to human health is **NEGLIGIBLE**. For non-threshold substances concentrations in soil less than the S4UL values represent a **MINIMAL** risk.

In addition, Category 4 Screening Levels (C4SLs) were used as published by DEFRA/CL:AIRE, in this case for lead (Pb). In the absence of S4ULs or C4SLs, EIC/AGS/CL:AIRE GACs and/or in house calculated values were used (using the CLEA spreadsheet). Occasionally values from the USEPA Region 9 criteria were used. The site has been considered as a single averaging area for the human health screening process. This is based on the size and proposed use of the site.

If exceedances were recorded, the relevant data sets were reassessed using the statistical methods as set out in “Guidance on Comparing Soil Contamination Data with a Critical Concentration”, CL:AIRE/CIEH, May 2008.

Concentrations of determinands in water samples were screened against UK environmental quality standards (EQS) or UK drinking water standards (DWS). In the absence of EQS or DWS, World Health Organisation (WHO) or USEPA Region 9 screening criteria were used.

It may become evident following further investigation and analysis that additional COCs come to light that are not present in the current list which may require screening criteria to be applied. If this becomes the case additional criteria shall be selected/derived and submitted to the regulators for comment and agreement.

The screening criteria for human health assessment and summary are presented below in Table G1 (Commercial)m with respective summary shown in Table G2.

HUMAN HEALTH SCREENING

Table G1: Human Health Soil Screening Criteria for a COMM End Use (1% SOM) and Summary

Determinand	Units	Screen Source
Asbestos Identification	N/A	S4UL
pH	pH Units	Prof
Boron (Hot Water Soluble)	mg/kg	S4UL
Arsenic	mg/kg	S4UL
Boron (water soluble)	mg/kg	S4UL
Cadmium	mg/kg	S4UL
Chromium (hexavalent)	mg/kg	S4UL
Chromium	mg/kg	S4UL
Copper	mg/kg	S4UL
Lead	mg/kg	C4SL
Mercury	mg/kg	S4UL
Nickel	mg/kg	S4UL
Selenium	mg/kg	S4UL
Vanadium	mg/kg	S4UL
Zinc	mg/kg	S4UL

Table G2: Human Health Soil Screening Summary for a COMM End Use (1% SOM)

Determinand	Units	Limit of detection	Minimum	Mean	Maximum	Count	Screen (COMM @1% SOM)	Screen Source	No. of Exceedances
Asbestos Identification	N/A	N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	15	Presence	S4UL	**0**
pH		4.0	7.1	7.9	8.9	15	<5 or >10	Prof	**0**
Boron (Hot Water Soluble)	mg/kg	0.40	4.5	12.871	30	15	640	S4UL	**0**
Arsenic	mg/kg	1.0	0.4	0.4443	0.62	15	240000	S4UL	**0**
Cadmium	mg/kg	0.10	0.1	0.18	0.33	15	190	S4UL	**0**
Chromium	mg/kg	1.0	0.5	0.5	0.5	15	33	S4UL	**0**
Copper	mg/kg	0.50	13	26.286	49	15	8600	S4UL	**0**
Mercury	mg/kg	0.10	13	25.429	40	15	68000	S4UL	**0**
Nickel	mg/kg	0.50	12	42.286	72	15	2300	S4UL	**0**
Lead	mg/kg	0.50	0.1	0.1271	0.19	15	1100	C4SL	**0**
Selenium	mg/kg	0.20	14	20.143	32	15	980	S4UL	**0**
Vanadium	mg/kg	5.0	0.2	0.3729	0.68	15	12000	S4UL	**0**
Zinc	mg/kg	0.50	15	34.429	69	15	9000	S4UL	**0**
Chromium (Hexavalent)	mg/kg	0.50	28	61	110	15	730000	S4UL	**0**

No chemical exceedances for a COMMMERCIAL end use within samples tested, the site as a whole may be considered as being NOT CONTAMINATED from a human health perspective.

CONTROLLED WATERS

Groundwater was NOT encountered during the fieldwork.

Samples are to be recovered during subsequent monitoring visits.

The controlled waters risk assessment was carried out by screening chemical test data from groundwater samples recovered during the return monitoring visits against environmental quality standards and / or drinking water standards. The screening assessment and summary for leachate testing are detailed in Table G2.

Table G2: Controlled Waters Screening Criteria and Summary

DETERMINAND	Units	Min	Mean	Max	Count	Screen	Standard	No. of Exceedances

PPres

The Owner/Occupier
J - Safe Ltd
285 Chaddock Lane
Worsley
Manchester
M28 1DU

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

The application forms and plans can be viewed on our website two working days from the date of this letter at https://planning.wigan.gov.uk/online-applications/ .

We have a limited time to consider this application, so any comments you wish to make should be submitted by using the online system by **1st December 2023.**

If you decide to send comments, no acknowledgement will be sent and we are unable to enter into any correspondence. Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in the reports.

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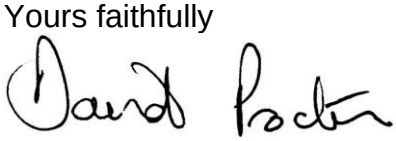
Information is available to explain the planning process in more detail and this can be found at https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/About-the-application-process.aspx

Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
Unit 3
285 Chaddock Lane
Worsley
Manchester
M28 1DU

Date: 7th November 2023

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Yours faithfully

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
WM Morrisons Produce Ltd
283 Chaddock Lane
Worsley
Manchester
M28 1DU

Date: 7th November 2023

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Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
Applewood Farm Pub Restaurant
Astley Park Way
Worsley
Manchester
M28 1FJ

Date: 7th November 2023

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
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Yours faithfully

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
Mitie Tilley Roofing Ltd
Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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The Owner/Occupier
R Swain & Sons Ltd
Chaddock Lane
Worsley
Manchester
M28 1DP

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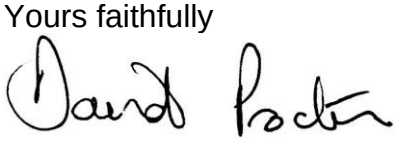

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
Murphys Builders Merchants
Kennedy Road
Tyldesley
Manchester
M29 7JU

Date: 7th November 2023

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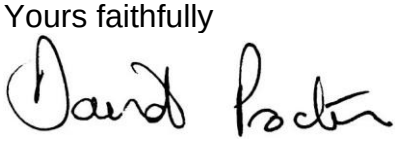

Assistant Director Planning and Regeneration

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The Owner/Occupier
36 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
54 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

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52 Withington Drive
Tyldesley
Manchester
M29 7NW

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Tyldesley
Manchester
M29 7NW

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
5 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

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10 Riding Close
Tyldesley
Manchester
M29 7RG

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
12 Riding Close
Tyldesley
Manchester
M29 7RG

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
2 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

Date: 7th November 2023

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
Garrett Hall County Primary School
Garrett Lane
Tyldesley
Manchester
M29 7EY

Date: 7th November 2023

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Yours faithfully

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
36 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

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Application Number : A/23/96226/MAJOR
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Proposal : 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

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The Owner/Occupier
38 Thistle Croft
Tyldesley
Manchester
M29 7SY

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Assistant Director Planning and Regeneration

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The Owner/Occupier
32 Thistle Croft
Tyldesley
Manchester
M29 7SY

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Assistant Director Planning and Regeneration

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The Owner/Occupier
34 Thistle Croft
Tyldesley
Manchester
M29 7SY

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Manchester
M29 7SY

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Manchester
M29 7SY

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48 Thistle Croft
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Manchester
M29 7SY

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PPres

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52 Thistle Croft
Tyldesley
Manchester
M29 7SY

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
54 Thistle Croft
Tyldesley
Manchester
M29 7SY

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Tyldesley
Manchester
M29 7SY

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
17 Meadowsweet Close
Tyldesley
Manchester
M29 7SZ

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PPres

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Manchester
M29 7SZ

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
9 Meadowsweet Close
Tyldesley
Manchester
M29 7SZ

Date: 7th November 2023

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105 Norton Road
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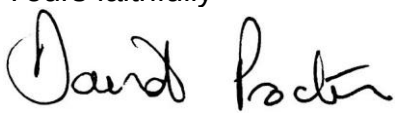

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
28 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

The application forms and plans can be viewed on our website two working days from the date of this letter at https://planning.wigan.gov.uk/online-applications/ .

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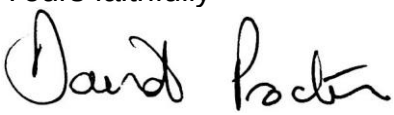

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
26 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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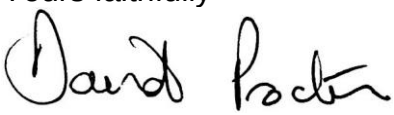

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
24 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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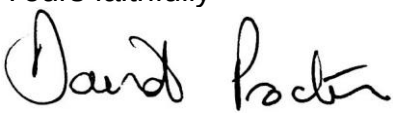

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
22 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
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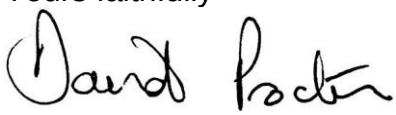

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
20 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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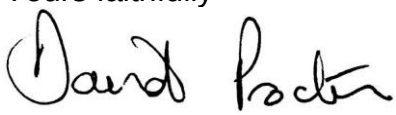

Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
18 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

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Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
16 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

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Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
14 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
12 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
10 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
8 Verdant Green Close
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Manchester
M28 1PN

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Location : Land At Astley Park Way Worsley
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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
6 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
69 Garrett Hall Road
Worsley
Manchester
M28 1AQ

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
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Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
67 Garrett Hall Road
Worsley
Manchester
M28 1AQ

Date: 7th November 2023

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Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
65 Garrett Hall Road
Worsley
Manchester
M28 1AQ

Date: 7th November 2023

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
8 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

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Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
8 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

Dear Sir/Madam

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Location : Land At Astley Park Way Worsley
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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
7 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

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If you decide to send comments, no acknowledgement will be sent and we are unable to enter into any correspondence. Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in the reports.

You can track the progress of the application, including whether it is to be considered by Planning Committee and the final decision, using our online system.

Information is available to explain the planning process in more detail and this can be found at https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/About-the-application-process.aspx

Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
254 Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

The application forms and plans can be viewed on our website two working days from the date of this letter at https://planning.wigan.gov.uk/online-applications/ .

We have a limited time to consider this application, so any comments you wish to make should be submitted by using the online system by **1st December 2023.**

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
258 Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
256 Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully



Assistant Director Planning and Regeneration

PPres

The Owner/Occupier
WM Morrisons Produce Ltd
Chaddock Lane
Worsley
Manchester
M28 1DR

Date: 7th November 2023

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

WSP
[redacted]
8 First St
Manchester
M15 4RP

Our reference
Your reference
Please ask for [redacted]
Direct line [redacted]
Date 27th October 2023

Dear Sirs

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application Number : A/23/96226/DCINV
Location : Land At Astley Park Way Worsley
Proposal : 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

An initial examination of your submission has shown that it is not a valid planning application until the following requirements/details have been included.

1. Please provide a Construction Environment Management Plan.

2. Please provide a Topographical Survey.

3. Please provide an existing site plan.

4. Proposed site plan car parking numbers do not appear to match. Unit 2 parking 141 should be 143, Unit 1 parking 113 should be 112.

   Please ensure that all plans that show car parking have the correct number of spaces for the units.

5. Please provide elevations of Unit 4.

6. The following documents require splitting as over the 10mb threshold -
   Ecological Assessment
   Flood Risk Assessment
   PH1 desk Study

Please reply to:
Places Directorate: Growth and Housing, Development Management
Wigan Council, PO Box 100, Wigan WN1 3DS
E-mail: validation@wigan.gov.uk
www.wigan.gov.uk

7. No scale bars on tree constraints plans, tree protection plans, landscape cross sections. Please add scale bars to these drawings.

We will require all the information specified above to be submitted no later than 14 days from the date of this letter. We will check the application again once. If all the required information has been submitted the application will be deemed valid. If all the requested information has not been provided to the required standard within the specified time period, the application will be treated as withdrawn, the file destroyed, and your application fee minus an administration fee will be returned. No reminders will be sent. Details of the administration fee can be found on our website using the following link:

Apply for planning permission (wigan.gov.uk)

Please see the Council's planning validation check list for all validation requirements:

https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/About-the-application-process.aspx

If your application is to retain development that has already been carried out, this matter will be referred to the Planning Enforcement Section for further investigation and where necessary Enforcement proceedings.

Please email or post any required details and quote the reference number (A/23/96226/DCINV) in any further correspondence in the matter.

Payment

You can pay for all your Planning and Building Control Fees on the Council's website at the following link:

https://www.wigan.gov.uk/Pay-for-it/PayCouncilBill.aspx

Yours faithfully



Assistant Director Planning and Regeneration

[redacted]

From: Validation and Customer advisors
Sent: 30 October 2023 15:20
To: [redacted]
Subject: FW: Ref: A/23/96226/DCINV
Attachments: 4557-011-P1 Existing Site Plan.pdf; 4557-007-P8 Plot Demise Plan.pdf; 4557-005-P10 Site Sections.pdf; 4557-004-P9 Site Finishes.pdf; 4557-001-P34 Site Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: [redacted]
Sent: Monday, October 30, 2023 2:56 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received 27/10/23. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains documents which have been amended to include updated car park numbers and an existing site plan which was not included in the original submission, these documents are listed below:

Existing Site Plan
Plot Demise Plan
Site Sections
Site Finishes
Site Plan

Kind Regards,

[redacted]

wsp | [redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

wsp.com

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From: [redacted]
Sent: Monday, October 30, 2023 1:12 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received 27/10/23. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains documents which were either above the 10mb limit for document submission or that were not provided within the original submission, these documents are listed below:

Planning Statement Part 1 of 2
Planning Statement Part 2 of 2
Unit 4 building elevations

Kind Regards,

[redacted]

[redacted]

T 0151 331 8235
M 07920 708775

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

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From: [redacted]
Sent: Monday, October 30, 2023 12:08 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received on 27/10/23. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were above the 10mb limit for document submission, these documents are listed below:

Flood Risk Assessment Part 1 of 3
Flood Risk Assessment Part 2 of 3
Flood Risk Assessment Part 3 of 3

Kind Regards,

[redacted]

[redacted]

[redacted]

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1st Floor Station House
Tithebarn Street
Exchange Station

Liverpool L2 2QP

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From: [redacted]
Sent: Friday, October 27, 2023 5:18 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were submitted without a scale bar, the documents have now been amended to contain a scale bar, these documents are listed below:

Tree Constraints Plan (Sheet 1 of 2)
Tree Constraints Plan (Sheet 2 of 2)
Tree Protection, Retention & Removal Plan (Sheet 1 of 2)
Tree Protection, Retention & Removal Plan (Sheet 2 of 2)
Landscape Cross Sections

Kind Regards,

[redacted]

[redacted]

[redacted]

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1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

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From: [redacted]
Sent: Friday, October 27, 2023 5:03 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the final three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

wsp.com

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From: [redacted]
Sent: Friday, October 27, 2023 5:02 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>

Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the first three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

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1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

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From: [redacted]
Sent: Friday, October 27, 2023 4:59 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of

invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]



[redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

wsp.com

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From: [redacted]
Sent: Friday, October 27, 2023 4:58 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: Ref: A/23/96226/DCINV

Dear Recipient,

Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP

wsp.com

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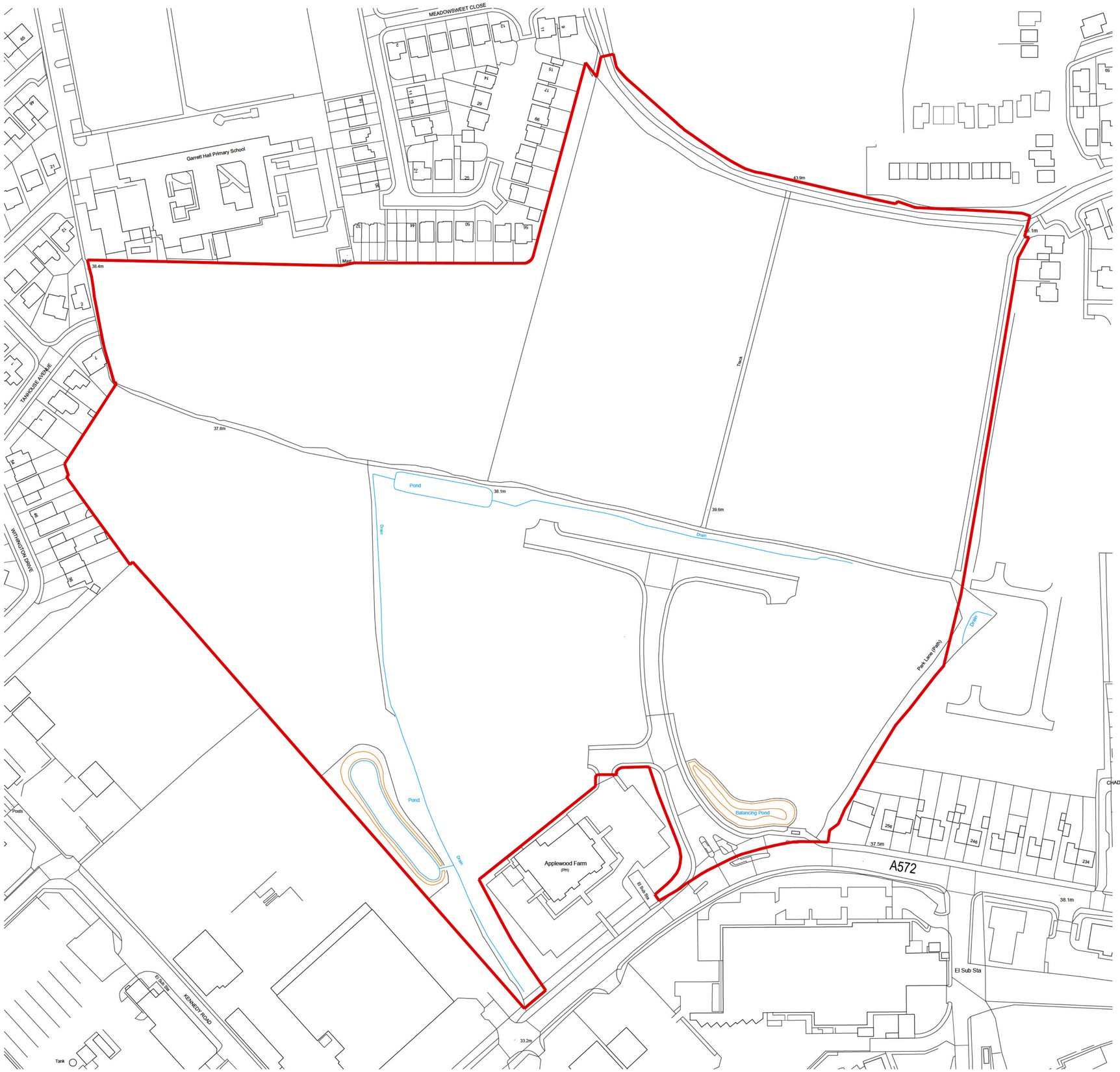

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Revisions:
P01: First Issue. 30.19.23 ki

PLP

The Old Rectory Rectory Lane Milton Malsor
NORTHAMPTON NN7 3AQ
t: +44 (0)1604 858916 f: +44 (0)1604 859123
www.peter-haddon.com

pHp architects

ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
EXISTING SITE PLAN

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:

Project Code	Zone	Level-Info	Type	Role	Job No.	Drg No.	Revision
WIG-PHP-00-00-DR-A-4557-011-P1							

Scale@ A1 1:1000
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
- Site Unit Plot Boundary

Unit GIA Areas

UNIT 1
Warehouse - 12,827sqm - 138,072sqft
Office - 734sqm - 7,895sqft
Total - 13,561sqm - 145,967sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 112 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2
Warehouse - 12,297sqm - 132,359sqft
Office - 697sqm - 7,511sqft
Total - 12,994sqm - 139,870sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 143 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3
Warehouse - 2,893sqm - 31,143sqft
Office - 247sqm - 2,653sqft
Total - 3,140sqm - 33,796sqft

Plot Area 2.13 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4
Warehouse - 2,907sqm - 31,295sqft
Office - 224sqm - 2,408sqft
Total - 3,131sqm - 33,703sqft

Plot Area 2.24 Acres

Externals
35-40m yard
Docks - 2
Level Access Doors - 2
Car Parking - 30 (3 EV & 2 car share)
Cycles -20
Motorcycles - 2

Planning Application Red Line - 31.46 Acres

Estate Boundary Blue Line - 30.90 Acres

Infrasructure Areas

Estate Access Road - 1.47 Acres

Strategic Landscaping Zones outside Plot areas - 10.78 Acres

Revisions:

P01:	First Issue.	25.04.23 ki
P02:	Unit 4 access updated.	26.05.23 ki
P03:	Estate blue line extent to new path connection updated.	06.06.23 ki
P04:	Footpath update. Unit 4 access updated.	22.06.23 ki
P05:	Footpath and Red Line boundary updated.	02.08.23 ki
P06:	Red line Planning boundary update.	15.08.23 ki
P07:	Area schedule updated.	19.09.23 ki
P08:	Car parking note updated.	30.10.23 ki

PLP

The Old Rectory Rectory Lane Milton Malsor
NORTHAMPTON NN7 3AQ
t: +44 (0)1604 858916 f: +44 (0)1604 859123
www.peter-haddon.com
pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT - PLOT DEMISE PLAN

Status	Preliminary
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:

Project Code	Zone	Level-Info	Type	Role	Job No.	Org.No.	Revision
WIG-PHP-00-00-DR-A-4557-007-P8							

Scale@ A1 1:1000
0 25m 50m SCALE 1:1000

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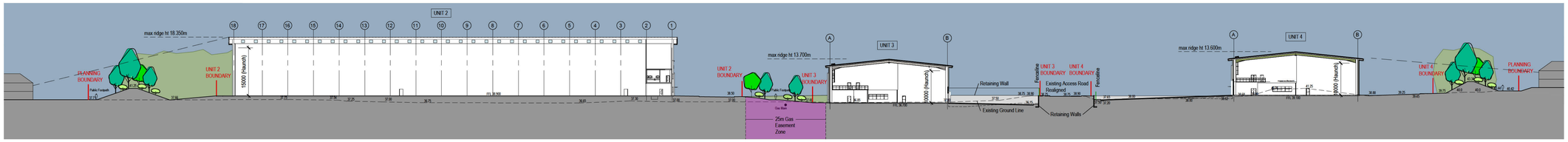
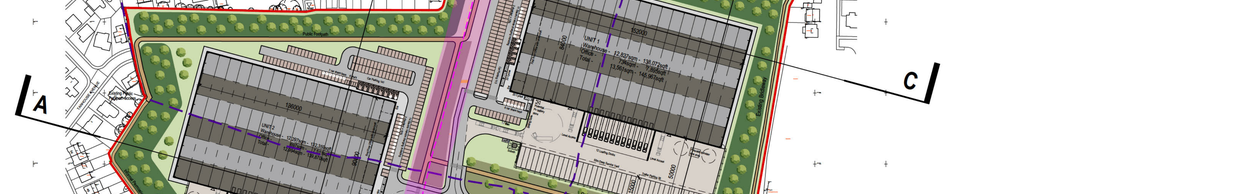
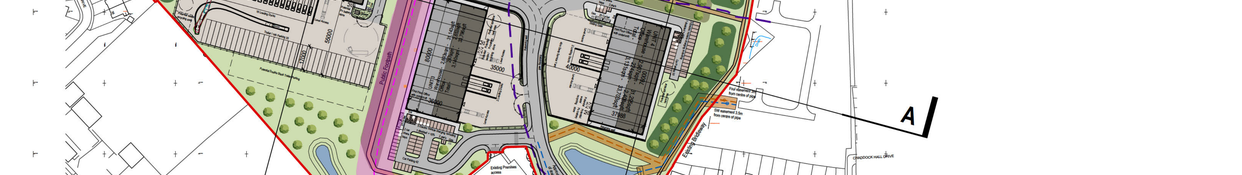


SECTION A-A 1:500



SECTION B-B 1:500



SECTION C-C 1:500



SECTION D-D 1:500

KEY PLAN NTS

Revisions:

P01: First Issue.	22.07.22 kl
P02: General update.	25.08.22 kl
P03: Site Plan Planning boundary update.	25.04.23 kl
P04: Unit 4 access updated to key plan.	26.05.23 kl
P05: General update.	07.06.23 kl
P06: General update to reflect latest layout.	22.06.23 kl
P07: General update to reflect latest layout.	02.08.23 kl
P08: Red line Planning boundary update.	15.08.23 kl
P09: Key Plan updated.	19.09.23 kl
P10: Key Plan updated.	30.10.23 kl

PLP

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Project Number: 3785

ASTLEY, WIGAN
MANCHESTER

PLP
GA SITE SECTIONS

Status	Planning
Drawn by : KI	Checked by : RM
Date	JULY 2022

Document Number:

Project Code	Originator	Zone	Level Info	Type	Role	Org No.	Revision
WIG-PHP-00-00-DR-A-4557-005-P10							

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External Finishes Legend

Concrete service yard and chiller compounds
Concrete slab on sub-base/capping designed to suit ground conditions to Engineers specification.

Landscape areas
Refer to landscape architect's information for details

Pedestrian Paving
60mm thick **colour: Charcoal** concrete block paving will be laid on a 50mm bed of sand, well vibrated, with joints filled with dry wash sand

Gravel
To align pedestrian footpaths around perimeter of building where shown, 150mm width. Also aligning RMU and metering cabinets, sprinkler tanks etc.

Block paved road surface
80mm thick **colour: Brindle** concrete block paving laid 90 degree herringbone to car parking areas roadways serving the car park areas, laid on a 50mm bed of sand, on a hardcore bed, vibrated with joints filled with dry washed sand

Tarmac finish access road & parking bays
Macadam surfacing to roadways areas, where indicated on the drawings, will be laid on a prepared hardcore bed thick with a 100mm consolidated thickness of two course bituminous macadam, consisting of a 75mm base course with a 35mm wearing course both to BS4987

Drainage Proposals
For drainage details please refer to Civil Engineer's drawing

External Lighting Proposals
For external lighting levels please refer to M&E Consultants drawings

Site and Building Levels
For site levels please refer to Civil Engineer's Drawing



Security Fencing:
Paladin 2.4m high weldmesh V-mex Fencing to the site perimeter where shown.
Colour: Dark Green RAL 6005



Indicative soft planting areas Refer to landscape architects proposals for detailed scheme



Ring Main Unit (RMU)
GRP enclosure for incoming electrical services
Colour: RAL dark green 14-C-39
Dimensions (upto):
Width: 4000 mm, Depth: 4000 mm,
Height: 2400 mm. Area: 16sqm



Pedestrian footpaths
Concrete block paving to pedestrian footpaths within site boundary

Colour: Charcoal



Carpark roadway paving:
Concrete block paving to carpark roads within site boundary

Colour: Brindle



Typical Galvanised heavy duty vehicle barrier with integral handrail generally to service yard retaining walls & building elevation protection



Cycle Shelters
Clear Polycarbonate curved panels / end panels,Galvanised Steel boxed frame and integral hoops approx 4.5m x 2.4m x 2.5m high



2.4m high Hit & Miss treated timber fencing with gates around Waste and Plant Areas Positions TBC

Revisions:

P01: First Issue.	25.08.22 ki
P02: Planning Boundary update.	25.04.23 ki
P03: Unit 4 Entrance update.	26.05.23 ki
P04: General update.	06.06.23 ki
P05: Footpath update. Unit 4 access updated.	22.06.23 ki
P06: Footpath and Red Line Boundary updated.	02.08.23 ki
P07: Red Line Planning boundary updated.	15.08.23 ki
P08: Unit area notes updated.	19.09.23 ki
P09: Unit 1 & 2 car parking note updated.	30.10.23 ki

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ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE FINISHES

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code Zone Level-Info Type Role Job No. Org No. Revision
WIG-PHP-00-00-DR-A-4557-004-P9

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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

Unit GIA Areas

UNIT 1

Warehouse -	12,827sqm -	138,072sqft
Office -	734sqm -	7,895sqft
Total -	13,561sqm -	145,967sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 113 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2

Warehouse -	12,297sqm -	132,359sqft
Office -	697sqm -	7,511sqft
Total -	12,994sqm -	139,870sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 141 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3

Warehouse -	2,893sqm -	31,143sqft
Office -	247sqm -	2,653sqft
Total -	3,140sqm -	33,796sqft

Plot Area 2.13 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4

Warehouse -	2,907sqm -	31,295sqft
Office -	224sqm -	2,408sqft
Total -	3,131sqm -	33,703sqft

Plot Area 2.24 Acres

Externals
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

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LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:

Project Code | Zone | Level-Info | Type | Role | Job No. | Org.No. | Revision

WIG-PHP-00-00-DR-A-4557-001-P34

Scale@ A1 1:1000

0 25m 50m SCALE 1:1000

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[redacted]

From: [redacted]
Sent: 12 October 2023 09:51
To: Validation and Customer advisors
Cc: [redacted]
Subject: RE: Land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan – Application for full
Attachments: Planning Statement Final October 2023 Part 1.pdf; Planning Statement Final October 2023 Part 2.pdf; Planning Statement Final October 2023 Part 3.pdf

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Thanks for your email.

Please try the attached which have been split accordingly.

Kind regards

[redacted]

[redacted]

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From: Validation and Customer advisors <Validation@wigan.gov.uk>
Sent: Wednesday, October 11, 2023 4:34 PM
To: [redacted]>
Subject: RE: Land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan – Application for full

Dear [redacted]

Thank you I will replace these documents. I note however that the updated planning statement is over 10MB so you will need to split or reduce this and resend it to us.

Regarding the time scales, we aim to check the application in approximately the couple of weeks

Kind regards

Development Management Team

Email: planning@wigan.gov.uk
Website: www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]
Sent: Wednesday, October 11, 2023 4:05 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: Land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan – Application for full

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Hi there

With respect to the above application which has been submitted via the Planning Portal, I attached an updated cover letter which is to replace the one which was originally submitted with the application.

In addition, we also enclose the updated Planning Statement which supersedes the previously submitted report and can be accessed here: https://we.tl/t-BoCNvifmK6 please can this also replace the previous report.

Please can you also provide timescales for validation?

Many thanks

[redacted]

[redacted]

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Astley Unit Trust

PLANNING AND HERITAGE STATEMENT

Land at Astley Park Way (off Chaddock lane), Tyldesley, Wigan

RPT.001.PS
OCTOBER 2023

PUBLIC

Astley Unit Trust

PLANNING AND HERITAGE STATEMENT

Land at Astley Park Way (off Chaddock lane), Tyldesley

PUBLIC

PROJECT NO. 70090159

RPT.001.PS

DATE: OCTOBER 2023

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QUALITY CONTROL

Issue/revision	First issue
Remarks	Final
Date	11/10/2023
Prepared by	[redacted]
Checked by	[redacted]
Authorised by	[redacted]
Project number	70090159
Report number	Rpt.001.PS

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SITE LOCATION PLAN

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PROPOSED SITE PLAN

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CONSULTATION LETTER ISSUED TO LOCAL RESIDENTS

1

INTRODUCTION

PUBLIC

1 INTRODUCTION

1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of Astley Care Unit ("the Applicant"). The purpose of this Statement is to assist Wigan Metropolitan Borough Council ("the Council") in the consideration of a full planning application for a development at land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan ("the site").

1.1.2. The description of the proposed development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

1.1.3. The site benefits from an allocation as a Primary Employment Area (ref: EM1A) within the Wigan Local Plan (WLP).

1.1.4. The application seeks to provide modern warehouses for industrial and manufacturing purposes within an employment site long established for the development sought by virtue of its Local Plan allocation that takes into account site constraints and as far as possible to mirror the development parameters approved under the outline planning permission (ref: A/15/81365/OUTMAJ).

1.1.5. This Statement sets out why planning permission should be granted for a major development that will deliver a high-quality logistics and warehousing scheme to accommodate flexible B2/B8 uses with ancillary office spaces, service yards, landscaping and cycle and parking areas to meet the current and changing needs of potential occupiers on this allocated Primary Employment Area within the Local Plan. The scheme, if approved, will deliver substantial socio-economic benefits to the area and Wigan Borough, including the creation of significant levels of employment.

1.2 THE APPLICANT

1.2.1. Astley Unit Trust is a subsidiary of PLP, a specialist UK logistics and industrial property business, founded in 2015. The full service platform sources, develops and manages prime UK logistics real estate on behalf of institutional capital partners, with in-house management expertise across all key capabilities including acquisitions, planning and development, leasing and asset/investment management. PLP's core business strategy is to develop prime, large scale logistics assets and add value throughout their investment life cycle.

1.2.2. The PLP platform is owned by Ivanhoé Cambridge, Peel L&P, Macquarie Asset Management, and its senior management team.

1.2.3. PLP currently manages two develop to core ventures, UK Logistics Venture (UKLV) 1 & 2. UKLV1's £500m of equity is fully committed, with 10m sq ft of prime logistics space either completed or under development, while UKLV2's £750 million of allocated capital is currently being deployed. On a completed basis AUM from these ventures is expected to reach approximately £2.5bn.

1.3 STRUCTURE OF THIS STATEMENT

1.3.1. This Statement is structured as follows:

- Section 2 sets out the site context and the planning history associated with the application site;

- Section 3 outlines the proposed development;
- Section 4 provides a Statement of Community Engagement, setting out details of the public engagement undertaken to date;
- Section 5 sets out the relevant planning policies at a local and national level;
- Section 6 provides the reasons why planning permission should be granted and
- Section 7 provides a Heritage Statement assessing the impacts of the proposals on nearby listed buildings and heritage assets;
- Section 8 sets out suggested S106 Heads of Terms; and
- Section 9 provides the conclusions and the overall planning balance.

2 SITE CONTEXT

2.1.1. The site is greenfield land allocated as a Primary Employment Area in the WLP and is located within the area known as Astley Business Park within the Borough of Wigan, situated towards the eastern part of the Borough. The site is also located to the north of the East Lancashire Road (A580).

2.1.2. The site (as identified in **Figure 2-1** below) is an irregularly shaped parcel of land. The site largely comprises approx. 12.71ha of land primarily used as agricultural fields used for grazing, separated by hedgerows and a number of trees. A Site Location Plan can be found at **Appendix A**.

Figure 2-1 - Site Location Boundary, Astley (Google Earth, 2023).



2.1.3. The site broadly falls from northeast to southwest with levels ranging between c.47m AOD and c.38m AOD across the site.

2.1.4. There are areas of more dense vegetation in the south-west of the site. The site also features a partly constructed internal access road present in the centre of the site as enabling works to serve future development.

2.1.5. A small ditch network passes through the centre of the site, falling in a south westerly direction, before outfalling into a culvert. This ditch network runs parallel to a public footpath running in an east-west direction through the centre of the site, with a perpendicular branch connecting the footpath the roads to the north (Garrett Lane) and south (Chaddock Lane). Attenuation basis are present within the south-western part of the site and to the east of the site access road.

2.1.6. The northern boundary of the site is demarcated by Garrett Lane which extends east to west. On the northern side of Garrett Lane, there is outline planning permission for residential development for up to 600 dwellings (ref: A/13/77906 MAJ OUTLINE) which is currently under construction.

2.1.7. Directly towards the south of the site, adjacent to the boundary is the Applewood Farm public house which benefits from access from the internal access road (Astley Park Way) which leads onto

Chaddock Lane. Towards the south and south-western boundary and beyond are existing established industrial and warehouse uses. As such, the surrounding land uses are of predominantly mixed industrial and residential in nature with a leisure use (the public house) to the south-west and Garrett Primary school located towards the north-western boundary.

2.2 PLANNING DESIGNATIONS

2.2.1. The site is allocated for B1, B2 and B8 uses under Policy EM1A 'Primary Employment Areas' within the saved policies of the Wigan Replacement Unitary Development Plan (2006).

2.2.2. The local plan policies map is shown in **Figure 2-2** below, with the extent of the employment allocation shown in light purple.

2.2.3. The entire site is located within Flood zone 1.

2.2.4. The site is not within a conservation area and does not contain any listed buildings.

Figure 2-2 - Extract from online proposals map (Wigan.gov.uk, 2023)



2.3 PLANNING HISTORY

2.3.1. In terms of the site's planning history, **Table 2-1** below outlines the most relevant planning applications undertaken using the Council's planning portal, however it should be noted that the site has an extensive planning history extending back over 20 years.

2.3.2. The most pertinent planning history to this application is the permission for major mixed employment and residential development which was granted in 2017 (ref: A/15/81365/OUTMAJ). The residential elements of this consent have been implemented following approval of reserved matters (refs: A/17/83910/RMMAJ and A/19/87155/RMMAJ), however the employment element of the outline consent was not implemented within the required timeframe and has thus expired.

Table 2-1 – Relevant Planning History

Planning Reference	Description	Decision Date	Status
A/15/81365/OUTMAJ	Outline application for a mixed use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane)	27 February 2017	Approved
A/12/76732	Application to extend time limit for implementation of planning permission A/08/72144 - To vary condition 2 of planning approval A/06/67659 to accord with revised master plan and site access arrangement to outline application for an employment park comprising up to 31,500 square metres of class B1, B2 and B8 uses (All matters reserved except access).	13 December 2012	Approved

3 STATEMENT OF COMMUNITY INVOLVEMENT

3.1 LEGISLATION AND POLICY

3.1.1. The importance of pre-application consultation and community engagement are emphasised in the following:

- Community Involvement in Planning: The Government's Objectives (2004);
- Localism Act (2011);
- National Planning Policy Framework (NPPF) (2023); and
- Wigan Council's Statement of Community Involvement (SCI) (2021).

3.1.2. Wigan's Statement of Community Involvement was adopted in July 2021. It sets out what the Councils are required to produce that sets out what consultation will take place with the community on Planning Policy documents and planning applications. The SCI states who the Council will consult with, when and how.

3.1.3. The SCI encourages applicants, developers and agents to consider '*involving the Community prior to planning application submission', emphasising that 'pre-submission consultation can offer many benefits*'.

3.1.4. Furthermore, the SCI recommends that such consultations should take place as early as possible in the design of the scheme, with developers expected to provide evidence of pre-application consultation thereafter.

3.2 CONSULTATION APPROACH

3.2.1. In accordance with Wigan's Statement of Community Involvement, the applicant has engaged with key stakeholders such as local residents and local Ward Councillors and has carried out a formal community engagement exercise.

3.2.2. The following consultation methods have been implemented for the proposals:

- Letters issued to local Ward Councillors for Tyldesley and Mosley Common ward (where the site is located) and Ward Members for Astley ward (as the site is adjacent to the ward boundary) including a site plan inviting them to a meeting should they wish to discuss the scheme in more detail;
- A letter drop (via Royal Mail) to residential addresses nearest to the site including neighbouring businesses (the letter can be found at **Appendix C**).

3.2.3. Comments were invited on the planning application proposal. The consultation was designed to allow the local community to view the proposals and share their feedback with the design team.

3.3 COUNCILLOR ENGAGEMENT

3.3.1. In September 2023, all Councillors representing Astley and Tyldesley and Mosley Common wards were consulted via email and provided with a copy of the proposed site plan.

3.3.2. Councillors were contacted in advance of a wider consultation with the local community commencing.

3.3.3. The correspondence offered the opportunity for a virtual meeting to be organised where members of the team would be on hand to explain the proposals in greater detail and also answer any questions.

3.4 CONSULTATION WITH THE LOCAL COMMUNITY

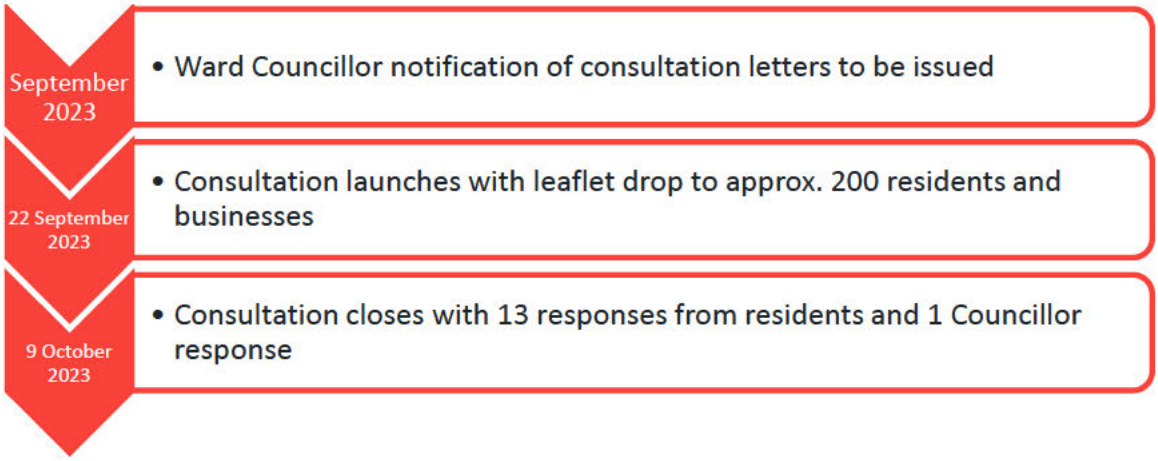
3.4.1. The consultation process for this application was designed to allow the local community to view the draft proposals and share their feedback with the team before the scheme is finalised and the application is submitted.

3.4.2. As a result, a letter, which provided details of the proposals was distributed to approximately 200 properties across the distribution area shown on **Figure 3-**1. Letters were posted on 22 September 2023 and contained an email address and phone line, presenting draft plans and further details of the scheme proposals. This approach and the distribution area was agreed in advance with planning officers at WMBC.

Figure 3-1 - Extent of properties consulted (Source: Google Maps)



3.5 TIMELINE OF KEY EVENTS



3.6 SUMMARY OF FEEDBACK RECEIVED

3.6.1. From the feedback received to the consultation exercise it was clear that impact on residential amenity and highways impact were key themes and the feedback received has helped influence the proposals.

3.6.2. Some specific comments are detailed below:

'There is wildlife living within the fields, we have recently seen owls flying around and there are numerous bird species too which nest in the bushes around the fields.

I am aware of the landscaping proposals however it will take years for this to develop to provide screening and noise barriers to the neighbouring residential properties.'

3.6.3. Other isolated comments related to the following:

- Potential impact on local highways network
- Loss of green space
- Impact on noise and amenity
- Impact on property value

3.6.4. The planning, design and technical assessment documents forming part of the application provide a robust assessment of the proposed development of all material technical consideration, in particular the impact of the scheme on residential amenity (discussed in detail in this Planning Statement) and in terms of highways impact (discussed in detail in the Transport Assessment)

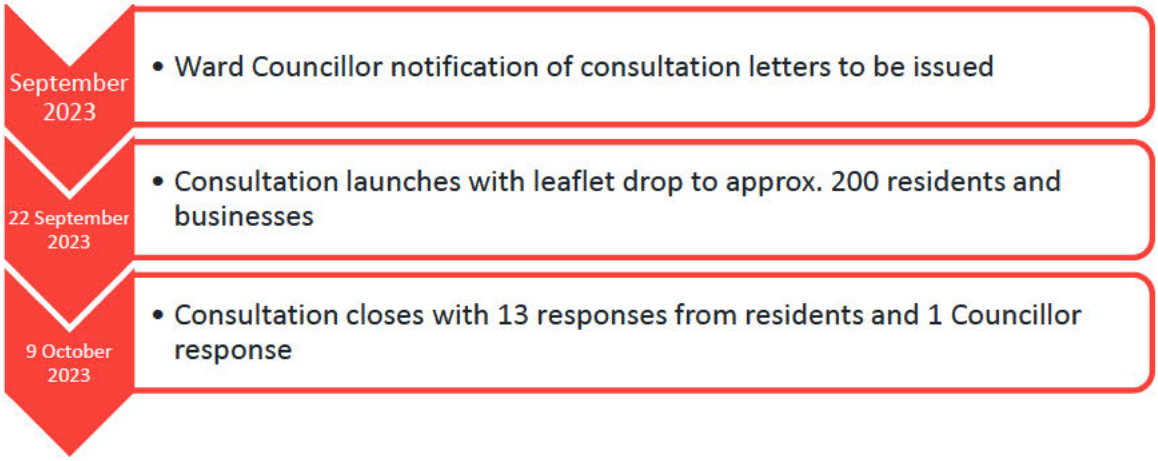
3.7 ADDRESSING THE FEEDBACK

3.7.1. The following section outlines the response the design team have provided as a result of comments made during the consultation.

PUBLIC COMMENTS

Table 3-1 - Key issues received from the public

3.5 TIMELINE OF KEY EVENTS



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3.6.2. Some specific comments are detailed below:

'There is wildlife living within the fields, we have recently seen owls flying around and there are numerous bird species too which nest in the bushes around the fields.

I am aware of the landscaping proposals however it will take years for this to develop to provide screening and noise barriers to the neighbouring residential properties.'

3.6.3. Other isolated comments related to the following:

- Potential impact on local highways network
- Loss of green space
- Impact on noise and amenity
- Impact on property value

3.6.4. The planning, design and technical assessment documents forming part of the application provide a robust assessment of the proposed development of all material technical consideration, in particular the impact of the scheme on residential amenity (discussed in detail in this Planning Statement) and in terms of highways impact (discussed in detail in the Transport Assessment)

3.7 ADDRESSING THE FEEDBACK

3.7.1. The following section outlines the response the design team have provided as a result of comments made during the consultation.

PUBLIC COMMENTS

Table 3-1 - Key issues received from the public

Consultation Response	Design Team Response
Impact of operations on amenity and noise	Some responses raised the issue that the future employment uses could impact upon local amenity in noise terms. A noise impact assessment has been undertaken and includes baseline surveys of existing noise conditions, an assessment of the potential impacts and mitigation requirements to accord with best practice, guidance and relevant regulations. Noise levels from activity during both the day time and night time will be kept within acceptable limits due to the proposed landscaped bunds (which act as a noise barrier in their own right) and the fact that all service yards are facing internally (rather than externally towards the site boundaries), plus a range of site management measures that would be adopted once the development is operational.
Design, height and massing of the buildings	Some concerns were raised about the design and appearance of the buildings, specifically the heights of units 1 and 2 particularly compared with other developments built locally. Due to the sensitive design of the proposed building facades, choice of elevational materials and the hipped roof line it will lessen the visual impact. To lessen visual impact further, in addition to the sensitive design methods adopted in the building design, landscaping around the perimeter of the site is to be bolstered by native planting atop earth mounding to aid screening of the development. Landscaped areas are proposed across the site with landscaping features such as 3-4m high bund running mainly across the northern boundary and a 3m high land mound on the eastern boundary. A further section of bunding is provided to the west of the site, providing screening to the residential properties. The width of the landscaped bund to the west of the site will be approximately 25m.
Highways impacts	Some concerns were raised about impact on local highways network. A Transport Assessment and Travel Plan have been prepared for this proposal which looks at the highway network. The assessment has been undertaken using standard appraisal methods. The assessment shows that the scheme is located in an accessible position with good opportunities for access by sustainable modes (including walking, cycling and public transport). The assessment also shows that the proposal will not generate a significant level of traffic and will not have a material impact on highway operation or road safety. The Transport Assessment shows that the proposal meets both local and national policy requirements and will assist Wigan Council to meet its wider ambitions to reduce carbon generated by developments.

3.8 SUMMARY

3.8.1. In accordance with the Wigan's Statement of Community Involvement, this statement provides a chronology of the pre-application consultation that has been undertaken with the local community to assist in the shaping of this proposal.

3.8.2. The consultation indicated areas of concern for local residents, however, the consultation event has provided an opportunity to address local resident's concerns and direct them towards the planning application submission documents for further details.

3.8.3. In light of the above, the consultation approach for the proposal is in accordance with the Council's adopted SCI guidance, Localism Act and NPPF.

4 PROPOSED DEVELOPMENT

4.1 OVERVIEW

4.1.1. The description of development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

4.1.2. Full planning permission is sought for up to 32,826 sqm (GIA) (c. 353,336 sqft) split across four warehousing units, each with ancillary floorsapce. The different warehouses will range in size and will be flexible in order to offer B2/B8 use with some ancillary office and reception areas.

4.1.3. The Proposed Site Plan can be found at **Appendix B** with full details of the proposed design and access arrangements contained within the supporting Design and Access Statement.

4.2 LAYOUT, SCALE AND MASSING

4.2.1. The proposals comprise four new warehousing/logistics buildings (referred to on the plans as 'Units 1-4') with contemporary ancillary office facilities to support the primary function of the units.

4.2.2. The buildings have been carefully positioned as far as practicable within the central part of the site, mindful of proposed landscaping corridors and away from the site boundary to offer space strong landscape buffers, as well as acoustic and visual barriers. The units are also 'internally facing' to ensure that service yards are all situated towards the centre of the site to provide further acoustic and visual mitigation.

4.2.3. The proposed development includes ancillary structures and enclosures such as security gatehouses to Units 1 and 2 and sprinkler pump house and tanks. Transformers and substations are also included within the designs which will feature GRP enclosures to soften their appearance and fencing to prevent unauthorised access.

4.2.4. The proposed layout has been worked up in detail in accordance with the Applicant's commercial requirements to provide modern, flexible and fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas. The layout and proposed siting of the buildings provides a commercially attractive layout whilst ensuring that the site constraints have been appropriately considered.

4.2.5. The scale and massing of the buildings have been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site's surrounding context. The architect has sought to achieve this through using different materials to break down different elements of the building to soften the appearance and to better respond to the neighbouring uses.

4.2.6. The buildings will have a maximum height of 18.35m to the ridge and will not be overbearing within their context. The proposed size and height of the units is based on assessed current and future market needs and allows sufficient internal clearance for future occupiers.

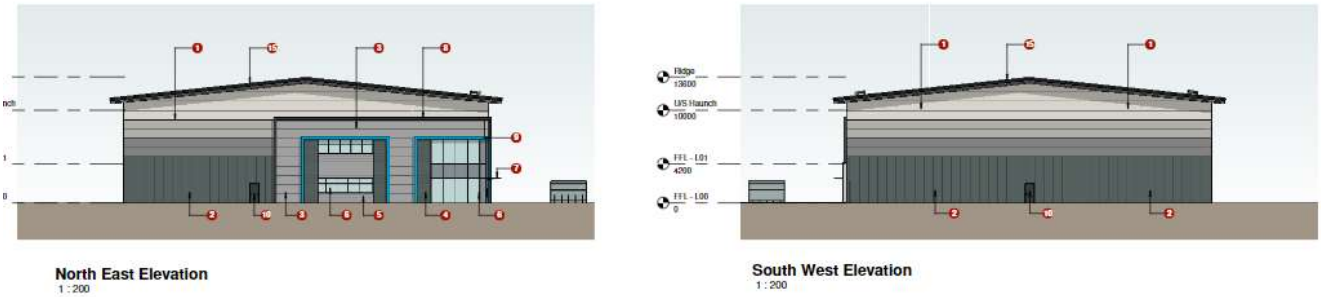
Figure 4-1 - Proposed Site Masterplan



4.3 APPEARANCE

4.3.1. The proposals reflect contemporary design principles in creating a high-quality B2/B8 buildings. The elevational treatment of the buildings provides a robust yet high-quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the buildings.

Figure 4-2 - Elevational drawings of proposed Unit 4



4.3.2. The majority of buildings will be clad in gradated horizontal trapezoidal profiled cladding finished in grey. The façade of the units will be broken up with profiled cladding.

4.3.3. The areas above the loading doors will feature darker grey smooth wall panels. Finishes have been chosen for their durability and colour fastness.

4.3.4. High speed roller shutters will be insulated composite panel and are featured in every single unit. Elevations are further broken up by PPC framed glazed entrance doors and windows for the potential reception parts of the units.

4.3.5. The appearance, materials and colours have been proposed to minimise the impact of the buildings from a visual perspective. The chosen colour palette of grey will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings.

4.4 LANDSCAPING

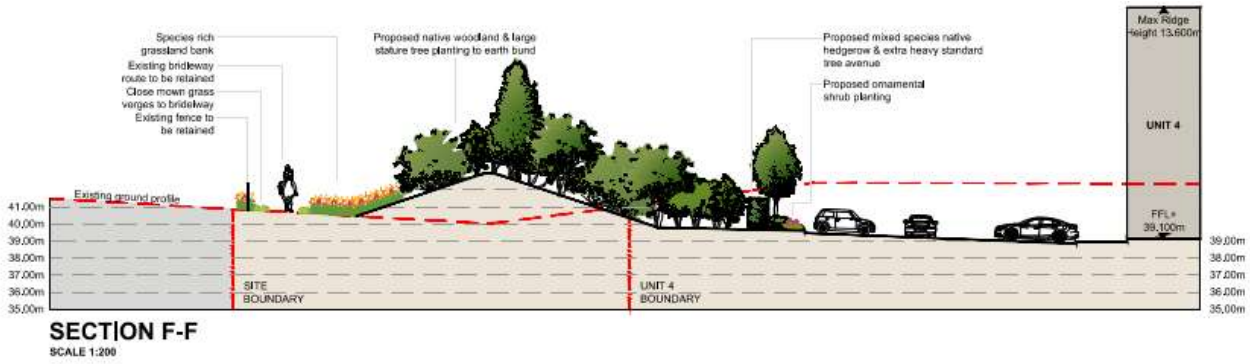
4.4.1. Significant areas of landscaping are proposed along all site boundaries.

4.4.2. As part of the proposals, a comprehensive landscape strategy has been prepared. Landscape areas are proposed across the site with landscaping features such as 3-4m high bund running mainly across the northern boundary and a 3m high land mound on the eastern boundary. A further section of bunding is provided to the west of the site, providing screening to the residential properties.

4.4.3. The landscaping proposals feature the planting of over 310 trees of multiple types and includes the planting of hedgerows, wildflower and amenity and translocated grassland.

4.4.4. Where bunds are proposed, as illustrated in the landscape section at **Figure 3-1** below, these will comprise a combination of landscaped mounds with planting atop to ensure an effective and durable visual barrier is provided to the north, east and west boundaries.

Figure 4-3 - Example of landscaped bund section



4.4.5. New areas of hedges, trees and low planting are proposed within the centre of the site and a tree-lined boulevard provides an attractive setting for the employment park.

4.4.6. The two attenuation ponds towards the southern boundary will be retained as part of the landscaping and drainage strategy and supplemented by a swale and bioretention zone on the western and northern boundary spanning in a north/south and west/east direction.

4.4.7. New areas of hedges, trees and low planting are proposed within the centre of the site and a treelined boulevard also forms part of the proposals.

4.4.8. As the landscape develops and matures it will help to assimilate the proposed development into its immediate site and surroundings, providing a high level of screening.

4.5 FOOTPATH DIVERSIONS

4.5.1. PROW Tyldesley No. 161 that runs along Tanhouse Avenue, is located to the west of the site. This footpath meets Tyldesley No. 159 which runs east-west across the site, before heading north, to its junction with Tyldesley No 161 and continues as Tyldesley No. 160 up to Garrett Lane.

4.5.2. The proposals include the provision of a section of footpath running along the back of houses on Westminster Drive and Tanhouse Avenue. This particular section is only a permissive path and therefore is not part of the wider PRoW diversion/improvement scheme. This section of footpath is not something that the applicant is obliged to deliver due to any rights or otherwise of the neighbours, however the applicant is willing to provide this additional section of footpath (with permissive rights) in the interests of being a good neighbour.

4.5.3. Footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10 will be permanently diverted as part of the proposals with stopping up orders due to be submitted separately. Please see drawings no. 21714-HYD-XX-XX-SK-D-0001, 21714-HYD-XX-XX-SK-D-0002 and 21714-HYD-XX-XX-SK-D-0003 showing the extent of existing PRoW passing through the site.

4.6 ACCESS, CIRCULATION AND PARKING

4.6.1. In addition to the footpath diversions and improvements to the site permeability set out above, vehicular access to the site will be from Astley Park Way via Chaddock Lane.

4.6.2. The proposed development has carefully taken into account vehicle circulation within the site by clearly defining the internal service roads. Pedestrian and cycle access will be taken from the same proposed access road as the vehicular entry point, off Astley Park Way via Chaddock Lane.

4.6.3. Specific provision has been made for cyclists through the provision of safe, secure cycle storage in an easily visible and accessible.

4.6.4. In terms of parking provision, the proposal includes 327 car parking spaces (including provision of 17 disabled bays and 35 bays with Electric Vehicle Charging provision) and 73 HGV parking bays.

4.6.5. In addition to the above, 140 cycle parking spaces will be provided.

4.7 PRE-APPLICATION ADVICE

4.7.1. Given the prominence of the site and the potential scale of development, the applicants have, undertaken extensive pre-application discussions with Wigan Council across a period of around 12 months. Formal pre-application meetings have been held (via video conference) with [redacted] and [redacted] at the Council. These meetings were attended by members of the project team, including the applicant, architect and planning consultant.

4.7.2. The key discussion points at the meetings included:

- Master-planning of the site;
- Relationships between the application site and the surrounding residential development
- Height, massing and architecture;
- Landscape;

- Footpath diversions and upgrades;
- Public consultation and stakeholder engagement; and
- Technical constraints including noise, air quality and levels and ground contamination.

4.7.3. There is clear officer support for the development of the site for employment use as in doing so it will help realise the Council's long-held aspiration for this Primary Employment Area. The feedback received has been valuable and has positively shaped the current scheme which fit with the ambitions of Wigan's Core Strategy Local Plan and Unitary Development Plan.

5 PLANNING POLICY

5.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.1.2. The adopted Development Plan for Wigan Borough Council mainly comprises:

- The Wigan Core Strategy Local Plan (adopted September 2013); and
- Saved Policies Wigan Unitary Development Plan (adopted April 2006).

5.1.3. The National Planning Policy Framework (NPPF) (September 2023) is also a material consideration for development management purposes.

5.1.4. This chapter sets out the relevant planning policies and guidance contained within the NPPF and Local Plan Core Strategy. These are then appraised in subsequent chapters.

5.2 NATIONAL PLANNING POLICY FRAMEWORK

5.2.1. The National Planning Policy Framework (NPPF) was updated on 5 September 2023 and is a key material consideration in the determination of planning applications.

Achieving Sustainable Development

5.2.2. Sustainable Development means meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development: economic, social and environmental.

5.2.3. Planning should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).

5.2.4. At the heart of the NPPF is the 'presumption in favour of sustainable development' ("the presumption") set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. This includes where a local planning authority ('LPA') cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test has been failed and is referred to as the 'titled balance'.

Plan Making

5.2.5. Paragraph 23 states strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption.

Building a strong, competitive economy

5.2.6. Paragraph 81 encourages a strong, competitive economy where: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken

should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."

Promoting Sustainable Transport

5.2.7. Paragraph 104 requires transport issues to be considered from the earliest stages of development proposals, so that the potential impacts on transport networks can be addressed; opportunities from existing or proposed transport infrastructure, technology and usage are realised; opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

5.2.8. Paragraph 111 makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land

5.2.9. Paragraph 119 states development decisions should give substantial weight to the value of using suitable brownfield land for identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Achieving Well Designed Places

5.2.10. Paragraph 126 stresses the importance of planning positively for 'the creation of high-quality buildings and places.

5.2.11. Paragraph 128 ensures that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; accommodate and sustain an appropriate amount and mix of development including greenspace and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and wellbeing.

5.3 LOCAL DEVELOPMENT PLAN

5.3.1. The adopted Development Plan for the Borough comprises the Wigan Local Plan Core Strategy (2013) and the Saved Policies of the Wigan Unitary Development Plan (adopted April 2006).

WIGAN LOCAL PLAN CORE STRATEGY (2013)

5.3.2. **Policy SD1** sets out Wigan Council's position when it comes to and states that reflects the principles in the NPPF relating to the presumption in favour of sustainable development and those applications that accord with the development plan shall be approved without delay, unless material considerations indicate otherwise.

5.3.3. **Policy SP1 and SP2** states that development will be directed primarily to the east-west core of the borough, notably settlements such as Astley. Astley would be the focus amongst other settlements for development within the east of Wigan borough.

5.3.4. **Policy CP 5** states that the council will help to create sustainable economic growth by bringing forward a range of employment sites of the right quality in terms of location and supporting infrastructure to attract, maintain and grow businesses including but not limited to: manufacturing and engineering, logistics and digital information and communication technologies.

5.3.5. **Policy CP7** aims to ensure the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars, coaches and vans/lorries within new developments together with the promotion of the use of travel plans and appropriate provision of infrastructure for the charging of electric vehicles.

5.3.6. **Policy CP9** seeks access opportunities for walkers and cyclists; and measures that will reduce the extent of climate change or enable adaptation. It requires strategic landscaping on all new major development proposals, and seeks the protection of trees which are of value to amenity.

5.3.7. **Policy CP10** seeks to improve the built environment and make it a better place to live by ensuring that new development respects and acknowledges local character and identity; is integrated effectively with its surroundings; responds to climate change; is accessible for all and defines public/private spaces; incorporates high quality landscaping; reduces the risk of crime and anti-social behaviour; and has appropriate waste storage.

5.3.8. **Policy CP11** seeks to conserve and enhance the existing historic environment including the conservation and specific enhancement of heritage assets and their settings including listed buildings.

5.3.9. **Policy CP12** provides an emphasis on protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensure that as far as practicable, the habitats are part of linked networks and not fragmented. In addition, the policy requires the creation of wildlife habitats and features which are beneficial to geological conservation as part of new development.

5.3.10. **Policy CP13** aims to reduce the emission of carbon dioxide arising from new development with the aim to reduce impact of climate change on the environment, economy and quality of life.

5.3.11. It encourages all development to conform to the energy hierarchy by minimising the demand for energy before, maximising the efficiency of energy use before and implementing low-carbon dioxide and renewable energy technologies.

5.3.12. **Policy CP 16** states that development on greenfield sites should not increase the rate of surface water run-off with particular emphasis on ensuring that development in flood zones 2 and 3 and other areas vulnerable to surface water flooding should ensure that they follow a sequential approach in accordance with national planning policy.

5.3.13. **Policy CP17** seeks to help maintain, enhance and protect the existing environment for the benefit of the local population and wildlife by ensuring new development does not give rise to the pollution of any watercourse or groundwater.

WIGAN UNITARY DEVELOPMENT PLAN (ADOPTED APRIL 2006)

5.3.14. **Policy EM1A – Primary Employment Areas** allows development or changes of us to uses within Classes B1, B2 and B8 or other employment uses provided there would be no harm in terms of environmental, amenity, highway, road safety or other.

5.3.15. Astley Business Park at the time was referred to as Site EM1A 9 – Chaddock Lane and the proposed description was for mixed employment area with expansion land.

5.3.16. The policy also states that where all of this Primary Employment Area is to come forward, a masterplan or development brief is to be agreed with and approved by the Council.

5.3.17. **Table 4-1** below provides an appraisal of the proposed development in the context of the aforementioned development plan policies.

Table 4-1 – Wigan Replacement Unitary Development Plan and Local Plan policies

Policy	Analysis
Wigan Replacement Unitary Development Plan 2006	
EM1A Primary Employment Areas Within the Primary Employment Areas, development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Other uses will only be permitted when:- (a) They will be small scale and complementary to the primary employment function of the Area or part thereof; or (b) They are on the fringe of the Primary Employment Area and it can be demonstrated that it will improve the physical relationship between the employment uses and adjacent uses, and it will not result in any greater constraint on the development and use of the remaining Employment Area for employment uses. Where all, or a substantial part of a Primary Employment Area is proposed for development or it is substantially undeveloped, a masterplan or development brief shall be agreed with, and approved by, the Council. Development shall accord substantially with the approved masterplan.	The proposed development seeks permission for mixed B2 and B8 development on the Astley Business Park allocation. The application is submitted with a detailed masterplan for the whole site showing proposed sitting of the employment units. The proposed development therefore clearly accords with Saved Policy EM1A and accordingly the principle of development is acceptable.
Wigan Local Plan Core Strategy, September 2013	
Policy SP1 In the east of the borough development will be focused on Leigh, Atherton, Tyldesley and Astley, including their town centres, and at broad locations for new development east of Atherton and between Tyldesley, Astley and Mosley Common.	The development of the site would form the natural infill or missing jigsaw piece which complements the recently developed residential site to the north known as Garrett Hall which is allocated for up to 600 dwellings.

Policy CP5 Help create sustainable economic growth; boost our economic performance and profile; and provide a wider range of job opportunities, by: 1. Bringing forward a range of employment sites of the right quality in terms of location, accommodation provision and supporting infrastructure, to attract, maintain and grow businesses, especially within the east-west core of the borough. The range of sites will focus on providing opportunities for the following key employment sectors in particular *1. Manufacturing and engineering, including food and drink processing* *2. Logistics / distribution* *3. Digital information and communications technology* *4. Creative/digital/new media* *5. Financial and professional services* *6. Environmental technologies* *7. Construction sector businesses.* 2. Against the qualitative factors set out above, making provision for approximately 200 hectares (gross) of employment land between 2011 and 2026, including reviewing sites allocated previously and undeveloped. 3. Safeguarding existing employment sites and buildings that are capable of continuing to meet the needs of employment uses and for which there is likely to be sufficient demand. 3. Encouraging a suitable supply of small, cost-effective premises for new business start-ups, including managed 'incubator' accommodation.	The proposed development would deliver significant socio-economic benefits and assist in achieving the aspirations of the Local Plan to create new and diversified employment land use. Development of this site will also bring significant socio-economic benefits including the creation of temporary employment during the construction phase, full-time employment once operational and additional expenditure in the local economy once operational. In addition to the above, the development of the site coincides with planning policy by delivering an allocated employment site and therefore reduces the need for additional or non-allocated employment sites to be released.
Policy CP7 Improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough by: Ensuring the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars, coaches and vans / lorries, including as part of new development	The application is supported by comprehensive Transport Assessment (TA). The conclusions of the TA demonstrate that there will not be severe impacts on the road network as a consequence of the development. The proposed development, in particular the footpath diversion and improvement workswill improve the walking and cycling environment for both local residents and future employees of the site.

Promoting the use of travel plans and requiring them to be produced and implemented for appropriate development. Supporting the appropriate provision of infrastructure for the charging of electric vehicles.	
Policy CP9 Improve the natural environments and open spaces within and between our towns and other settlements - our strategic landscape and green infrastructure - for the benefit of people and wildlife, and help make the borough a better place to live and visit and for businesses to locate and thrive, by: Identifying appropriate green areas to store flood waters away from homes, businesses and community buildings. Incorporating measures that will help to reduce the extent of climate change and/or adapt to a changing climate. Requiring key strategic landscaping on all new major development proposals and incorporating new green infrastructure in larger areas of new development, to help secure regeneration and/or economic development. Protecting trees and woodlands of value to amenity.	A robust landscape strategy is included as part of the proposals. The scale and nature of the built development proposed and the existing surroundings of the site were important factors in the landscape design approach which features a scheme that respects the character of the adjoining local landscape, enhances the ecology of the site and provides a stimulating, coherent and well-structured landscape and resulting in a positive setting for the development. Ornamental species of planting are proposed around the building envelope, along key access routes and within prominent locations adjacent to pedestrian paths. The proposed landscape for the site has been designed primarily to provide screening of the commercial units, to improve local biodiversity and ultimately for the vegetation to successfully establish.
Policy CP10 Improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring that, as appropriate, new development: Respects and acknowledges the character and identity of the borough and its locality, in terms of the materials, siting, size, scale and details used. Is integrated effectively with its surroundings and helps to create attractive places. Meets established standards for design. Includes measures to minimise the impact of and adapt to climate change and conserve natural resources and meets established national standards for sustainability and national carbon reduction targets	The proposed layout has been worked up in detail in accordance with the Applicant's needs to provide modern, flexible and fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas. The layout and proposed siting of the buildings provides a commercially attractive layout whilst ensuring that the site constraints have been appropriately considered. The scale and massing of the buildings have been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site's surrounding context. The architect has sought to achieve this through using different materials to break down different elements of the building to better respond to the neighbouring properties.

Incorporates high quality landscaping. Is designed and uses materials that facilitate easy maintenance. Is designed to reduce the risk of crime and anti-social behaviour. Can be well serviced, including making provision for waste storage and collection.	The proposals reflect contemporary design principles in creating a high-quality, flexibleB2/B8 buildings. The elevational treatment of the buildings provides a robust yet high-quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the buildings. The appearance, materials and colours have been proposed to minimise the impact of the buildings from a visual perspective. The chosen colour palette of grey will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings.
Policy CP11 Seeks to conserve and enhance the existing historic environment including the conservation and specific enhancement of heritage assets and their settings including listed buildings.	A Heritage Statement is included within Section 5 of this report and assesses the significance of nearby heritage assets and also assesses the impacts on the significance of these assets as a result of the proposed development. The assessment concludes that the proposal accords with Policy CP11 and will not result in any harm to the heritage assets in the vicinity of the site.
Policy CP12 Help wildlife to prosper and safeguard important geological features by: Protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented. 6. Requiring reasonable provision to be made for wildlife habitats and features beneficial to geological conservation as part of new development. Taking account of the impact of climate change in the enhancement of existing and the creation of new wildlife habitats	No irreplaceable habitats will be lost. Appropriate and commensurate mitigation will be imposed in respect of protected species. Mitigation, in particular a Construction Environmental Management Plan, will protect retained ecological features and protected sites during construction.
Policy CP13 Reduce the emissions of carbon dioxide arising from new development and help reduce the impacts of climate change on our environment, economy and quality of life by:	The planning application is accompanied by a Energy Statement, which sets out how the proposed development is intended to be designed to aid carbon reduction and climate change resilience. The proposals include a number of measures which can have significant impacts in CO2

1. Encouraging all development, where relevant, to conform to the energy hierarchy by: 1. minimising the demand for energy, before 2. maximising the efficiency of energy use, before 3. implementing low-carbon dioxide and renewable energy technologies. 2. Encouraging those proposing residential development of 10 units or more and/or non-residential development of more than 700 square metres to produce and submit a carbon reduction strategy setting out how the development will incorporate or make provision for, subject to viability, decentralised, renewable or low carbon energy sources to reduce the carbon dioxide emissions of energy use by at least 15%. 3. Encouraging new development to be designed, orientated and constructed so that it can maximise energy efficiency, reduce reliance on fossil fuel energy and take advantage of opportunities for renewable or low carbon dioxide technologies. 4. Encouraging reasonable improvements to be made to the energy performance of the existing building when an extension or other change to a building is proposed	reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.
Policy CP 16 Reduce the risk of flooding from all sources, notably in our flood zones 3 and 2, our critical drainage areas, and other areas vulnerable to surface water flooding, including locations downstream by ensuring that development: 1. Follows a sequential approach in accordance with national planning policy. 2. Is supported by a detailed Flood Risk Assessment where appropriate. 3. Incorporates appropriate mitigation and/or management measures to achieve, where possible, a reduction in flood risk overall. Development on greenfield sites should not increase the rate of surface water run-off. On previously-developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in critical drainage areas.	The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy. The proposed development will incorporate a comprehensive sustainable drainage system in accordance with policy, guidance and best practice.

1. Encouraging all development, where relevant, to conform to the energy hierarchy by: 1. minimising the demand for energy, before 2. maximising the efficiency of energy use, before 3. implementing low-carbon dioxide and renewable energy technologies. 2. Encouraging those proposing residential development of 10 units or more and/or non-residential development of more than 700 square metres to produce and submit a carbon reduction strategy setting out how the development will incorporate or make provision for, subject to viability, decentralised, renewable or low carbon energy sources to reduce the carbon dioxide emissions of energy use by at least 15%. 3. Encouraging new development to be designed, orientated and constructed so that it can maximise energy efficiency, reduce reliance on fossil fuel energy and take advantage of opportunities for renewable or low carbon dioxide technologies. 4. Encouraging reasonable improvements to be made to the energy performance of the existing building when an extension or other change to a building is proposed	reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.
Policy CP 16 Reduce the risk of flooding from all sources, notably in our flood zones 3 and 2, our critical drainage areas, and other areas vulnerable to surface water flooding, including locations downstream by ensuring that development: 1. Follows a sequential approach in accordance with national planning policy. 2. Is supported by a detailed Flood Risk Assessment where appropriate. 3. Incorporates appropriate mitigation and/or management measures to achieve, where possible, a reduction in flood risk overall. Development on greenfield sites should not increase the rate of surface water run-off. On previously-developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in critical drainage areas.	The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy. The proposed development will incorporate a comprehensive sustainable drainage system in accordance with policy, guidance and best practice.

Policy CP 17 Maintain, enhance and protect our environment for the benefit of people and wildlife, and make the borough a better place for people to live and businesses to locate and thrive, by: Tackling land contamination and land stability issues, primarily on sites affected by past industrial uses and coal mining activities, by promoting the appropriate re-use of sites, supporting the identification of contamination and stability issues and requiring appropriate remediation. Managing air quality, particularly in our Air Quality Management Areas, including by minimising the air pollution (and carbon dioxide emissions) likely to arise from new development. Ensuring that new development does not give rise to the pollution of any watercourse, groundwater or mossland or result in the transfer of contaminated run-off to surface water sewers. Ensuring that new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life and/or that it will not itself be impacted upon in such a way by existing uses or activities in the area.	Subject to the adoption of the recommendations set out in the suite of ecology reports and a Construction Environmental Management Plan, which can be secured via planning condition, the proposal will not result in any adverse impacts on the receptors listed in the policy. As demonstrated in the Air Quality Assessment, Drainage Strategy and Phase 2 Site Investigation, the proposals will also not give rise to any adverse air quality, contamination or drainage issues subject to appropriate mitigation being implemented, which can be secured via planning condition. Finally, for the reasons given in response to Policies CP9 – CP13, the proposals will not result in any unacceptable adverse impact on amenity and quality of life for existing residents, uses or activities in the surrounding area.

6 HERITAGE STATEMENT

6.1 INTRODUCTION

6.1.1. The application site does not lie within a conservation area however there are some listed buildings within the vicinity. A heritage assessment has, therefore, been conducted which concludes that the development will be carried out in a sensitive manner which will not be detrimental to the heritage assets.

6.1.2. This assessment has been carried out in the context of relevant statutory duties under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections of the 1990 Act respectively require that, in determining development applications, special regard is given to the desirability of preserving the fabric and setting of listed buildings. In undertaking their consideration of the development proposals, the Council is required to ensure that any finding of harm is given considerable importance and weight in the decision-making process.

6.1.3. In addition, this assessment has been prepared in the context of national and local heritage planning policy. The assessment is presented to accord with the national policy requirement of NPPF paragraph 194, to describe the significance of heritage assets affected by the proposed development and evaluate the consequent impact of the proposed development.

6.1.4. The aim of this assessment is to demonstrate that the proposed development meets the requirements of local and national planning policy and relevant legislation.

6.1.5. The application site is located towards the south eastern extent of the main urban area of Astley and consists of a series of fields. The site lies adjacent to predominantly residential areas to the north and east, industrial development to the west. The relationship with the other areas is severed by Chaddock Lane which bounds the site to the south respectively. In this manner, the site is a pocket of contained fields.

6.2 IDENTIFICATION OF HERITAGE ASSETS

6.2.1. As with the majority of Greater Manchester towns, Wigan saw a rapid period of expansion during the Industrial Revolution, with associated building and infrastructure being developed. As such, there are a number of listed assets within the wider local area. However, the majority of these are concentrated close to the centre of Leigh and Wigan, some 5km and 13km to north west of the site, with a significantly smaller number and concentration of assets to be found close to the site or within the intervening space.

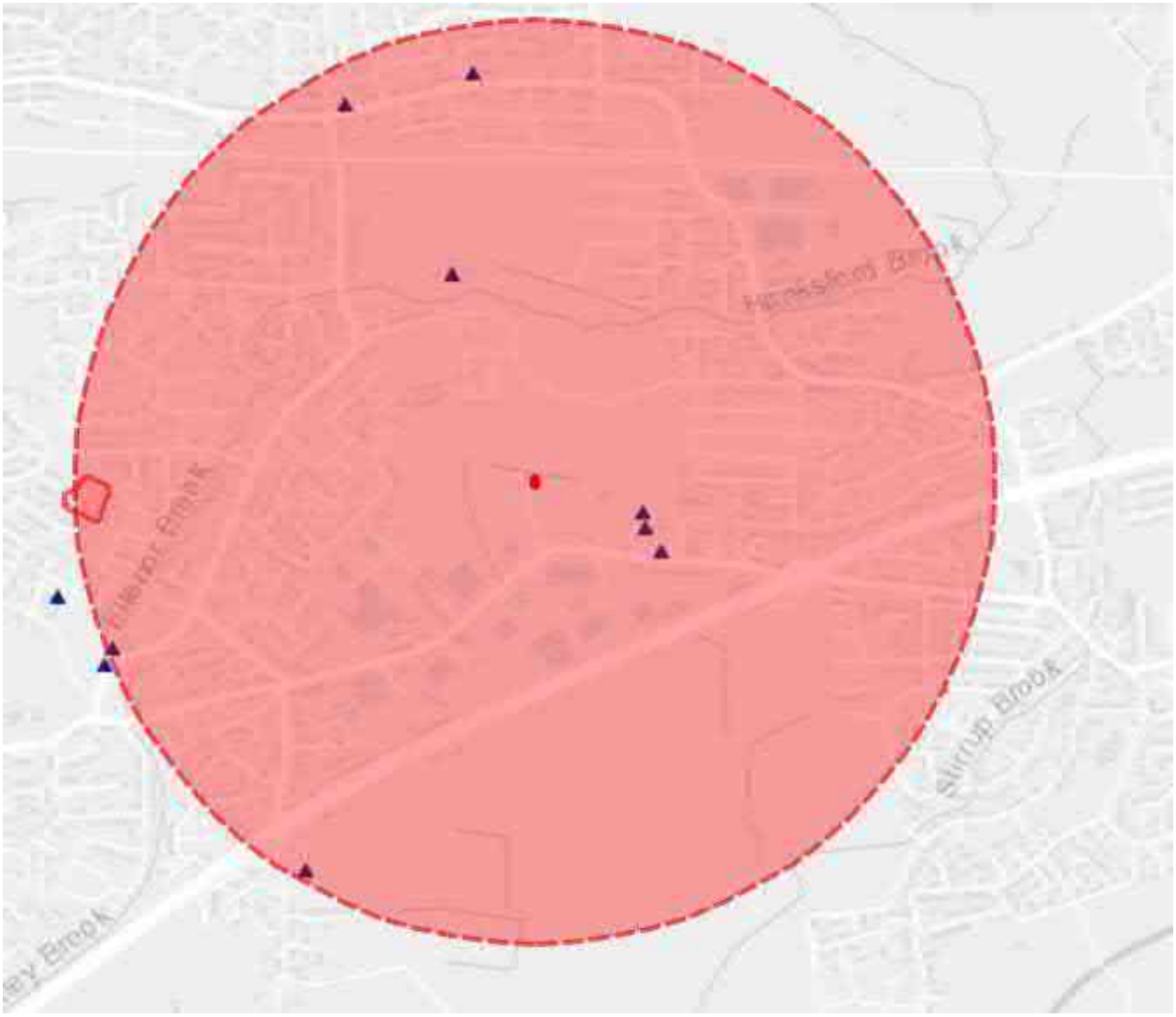
6.2.2. However, a number of listed assets are to be found closer to the site, as listed below and illustrated in **Figure 6-1**:

- Grade II listed Chaddock Hall Barn (LEN: 1163209) approx. 200m east of the site boundary;
- Grade II listed Chaddock Hall (LEN: 1356222) approx. 150m east of the site boundary;
- Grade II listed Chaddock Hall garden wall and stone gatepiers (LEN: 1068485) approx.. 150m east of the site boundary;
- Grade II listed Garett Hall (LEN: 1163348) approx.230m north of the site boundary;
- Grade II listed 109, Sale Lane (LEN: 1163421) approx. 630m north of the site boundary;
- Grade II listed 7 Sale Lane (LEN 1068448) approx. 680m north of the site boundary;

- Grade II listed Manor House Farmhouse (LEN 1068446) approx. 830m south west of the site boundary

6.2.3. Consideration of these assets and the scoping out of assets further from the site is considered appropriate. This is primarily due to the spatial and functional separation between the site and those assets. The assessment of the assets listed above will demonstrate that this approach is sufficient to understand the potential impact of the proposal on the significance of any assets, given the fact that these assets are closer to the site and similarly listed and have a closer, albeit limited, spatial, visual or functional relationship with the site than any of these other assets (there are no Grade I listed assets within at least one mile of the site).

Figure 6-1 - 1km radius from appeoximate centre of site. The blue triangles are listed assets (Historic England.org)



6.3 LEGISLATIVE AND POLICY CONTEXT

6.3.1. The purpose of this assessment is to demonstrate that the proposed residential development meets the requirements of local and national planning policy and relevant legislation.

Planning (Listed Buildings and Conservation Areas) Act 1990

6.3.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

6.3.3. Section 66 of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

National Planning Policy Framework (2023)

6.3.4. Section 16 (paragraphs 189 to 208) of the NPPF is specific to conserving and enhancing the historic environment.

6.3.5. Paragraph 197 states:

"In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".

6.3.6. Paragraph 199 states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".

6.3.7. Significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

6.3.8. The setting of a heritage asset is defined as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

6.3.9. In determining applications, the NPPF also advises that LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Historic England Guidance

6.3.10. Historic England is the Government's statutory adviser on the historic environment and its powers are set out in the National Heritage Act 1983.

6.3.11. Historic England provides guidance on a variety of topics. The guidance most pertinent to these development proposals is set out in three documents relating to significance, setting and development:

- Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (2008);

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and,
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

6.3.12. Conservation Principles, Policy and Guidance (English Heritage 2008) sets out how the relative levels of significance can be measured:

- Exceptional: an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites.
- High: a designated asset important at regional level and also at national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium: an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those which make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low: structure of feature is of very limited heritage value and note defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative: structure of feature that harms the value of a heritage asset. Wherever practicable, removal or negative features should be considered, taking account of setting and opportunities for enhancement.

6.3.13. The Setting of Heritage Assets, published 22 December 2017, gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.

6.3.14. The document sets out the broad approach to assessment recommended by Historic England, in terms of the significance of any heritage assets including development affecting the setting:

Step 1: *Identify which heritage assets and their settings are affected*

Step 2: *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

Step 4: *Explore ways to maximise enhancement and avoid or minimise harm*

Step 5: *Make and document the decision and monitor outcomes".*

Wigan Core Strategy Local Plan

6.3.15. Policy CP11 sets out that the council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets and non-statutory heritage assets of local interest; prioritising the conservation of heritage assets at risk from decay and use heritage assets positively to strengthen identity and image.

6.3.16. Objective BEL 1 aims to conserve and enhance the borough's built heritage.

Assessing Significance

6.3.17. This section identifies the assets and provides details on their significance, taking account of the NPPF and Historic England Guidance. It then assesses the impact on the significance of these assets as a result of the proposed development.

Chaddock Hall Barn

6.3.18. Chaddock Hall Barn is a Grade II listed, 17th century farm building. It is listed due to its age, stone dressings and carved rich coat of arms.

6.3.19. The barn at Chaddock Hall is in such poor condition that its future must be uncertain although it is subject to a planning application for conversion to dwellings.

Chaddock Hall

6.3.20. Was an altered 17-19th Century house with brick and timber- framing most of which was rendered over.

6.3.21. Chaddock Hall was subject to a serious arson attack in 2014 and the interior was completely destroyed leaving only the walls standing and in early 2017 the remains of the hall collapsed completely with any possibility of restoration highly unlikely.

Chaddock Hall Gardell Wall and Gapiers

6.3.22. A Garden wall and stone gatepiers at Chaddock Hall G.V. II Walls and gate piers. English garden wall bond brick with stone dressings. Quadrangular in plan with gates to south. The walls feature round-topped copings and occasional buttressing piers. The adjoining summer house is of c.1905. Tall gate piers with raised panels in each face and moulded bases, collars and capitals. Cast-iron gates.

Garett Hall

6.3.23. Garrett Hall is a grade II listed Farmhouse of a Timber-framed structure dating from the 17th century which has been largely rebuilt in brick. Timber posts are visible at the rear which has a continuous outshot, and a projecting brick chimney stack. Formerly the house of the Tyldesley family.

6.4 IMPACT ON SIGNIFICANCE

6.4.1. An assessment of significance is a requirement for any application that could potentially affect a heritage asset. Based upon the identification, description, significance and setting of the heritage assets coupled with an understanding of the development proposals as set out earlier, this section assesses the impact of the proposed development on the significance of the heritage assets, in accordance with paragraph 194 of the NPPF.

6.4.2. The following concludes that the proposal will not be detrimental to the character or setting of the listed and non-designated assets and thus their significances will be unaffected.

Chaddock Hall Barn

6.4.3. The proposed development site is at least 200m from Chaddock Hall Barn, with a residential area in the intervening space.

6.4.4. The significance of the listed church derives largely from its age, architectural interest and from its steeple that is visible in views to the church and therefore can potentially be susceptible to visual hanges over a wide area. However, the church has long been experienced within an urban setting

Chaddock Hall Garden Wall and Gapiers

6.4.5. The proposed development site is at least 150m from Chaddock Hall Garden Wall and Gaspiers, with a residential area in the intervening space.

6.4.6. The significance of the listed garden wall derives largely from architectural interest. However, the wall has long been experienced within an urban setting.

6.4.7. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the building.

6.4.8. **Garett Hall**

6.4.9. The proposed development site is at least 230m from Garett Hall, with a residential area in the intervening space.

6.4.10. Whilst glimpses of the hall may be visible from parts of the site, these will be largely screened by intervening residential uses, vegetation and the have undergone a wide variety and ever-changing range of uses since their creation to reflect the changes in population, commerce, technology and policy. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the building.

6.5 CONCLUSION

6.5.1. It has been demonstrated above that the development of the application site for housing won't result in any adverse impacts upon any nearby listed or non-designated heritage assets. This is also the conclusion reached in the HEA that was commissioned by the Council.

6.5.2. Based on the above assessment, the proposal accords with Core Strategy Local Plan Policy CP 11 and the NPPF, as it will not result in any harm to the listed and non-designated heritage assets in the vicinity of the site.

7 OTHER MATERIAL CONSIDERATIONS

7.1 OVERVIEW

7.1.1. This chapter focusses on appraising the proposed development in the context of technical planning policies and guidance contained in the Development Plan and NPPF.

7.1.2. Policy CP10 of the Core Spatial Strategy states that all development will be required to adhere to high standards of design. Development should have a positive impact and will be expected to respond to scale, density, massing, height, landscape of surrounding buildings and areas in general whilst respecting existing context.

7.2 DESIGN AND SUSTAINABILITY

7.2.1. The NPPF also provides guidance on development and ensures that the design of development incorporates the principles of sustainable development and the need to create better places in which to live and work. Paragraph 130 sets out several design criteria with the purpose being to ensure that design is of a high quality and appropriate for the area in which the development is located.

7.2.2. The proposed development has been designed in accordance with the above guidance;

- The layout, scale and appearance of the proposals have been developed to create a high quality and attractive scheme with integrates well with the wider suburban townscape;
- The elevational treatment has been carefully considered in the context of the site's current setting in order to create a contemporary and attractive appearance;
- The development includes soft landscaping and tree planting which seeks to enhance the sites boundaries;
- The development has been designed to respect and protect neighbouring residential amenity including the neighbours' amenity, identity and character of the area;
- The proposal provides easy access for future users who wish to arrive to by bicycle. The proposal itself incudes cycle parking provision; and
- The development is accessible to all with disabled bays provided.

7.2.3. As such, the design of the proposed development is in full accordance with Local Plan policy CP10 as well as paragraph 130 of the NPPF.

7.3 TREES AND LANDSCAPING

7.3.1. A tree survey prepared by BB Trees presents the findings of the survey and assessment of the quality of the existing trees on and adjacent to the site, based on their current condition and quality. The assessment includes impacts arising from the proposed development of the site on these trees.

7.3.2. Fifteen individual trees and nineteen groups were surveyed. Of which around 5 trees, 8 groups are on the site boundary.

7.3.3. The proposed development necessitates the removal of 7 trees and 6 groups within the site boundary in order to accommodate the building and facilitate the wider development.

7.3.4. Whilst the development involves the loss of trees, replanting is proposed which will result in a significant net gain of trees across the site.

7.3.5. The landscape strategy has been formulated specifically to strengthen the sites boundaries with additional tree planting and hedgerows. The strategy ensures that the buildings will be well screened from the public realm, particularly views from the adjacent existing residential estate and existing and proposed public rights of way. The area to the north of the site has been proposed to improve screening of units 1 & 2 from the adjacent housing while also offering ornamental/aesthetic value to pedestrians and workers in the proposed offices.

7.3.6. The application includes landscaping cross-section drawings to demonstrate how the proposed earth bund will function with fully developed native vegetation atop.

7.3.7. Up to 310 trees in addition to hedgerow planting will be introduced across the site and the site's boundary. Areas of ornamental shrub mix, and meadow will assist in creating a landscaped setting for the warehouse units.

7.3.8. The landscape strategy ensures that once trees and hedgerows are fully mature the building will be fully screened from the public realm and as such visually contained within the site. The landscape strategy is considered appropriate in order to offset the minor impact of the proposals on the wider landscape.

7.3.9. As a result of the above, the proposal delivers significant enhancements in terms of arboriculture landscaping and therefore accords with Local Plan Policy CP12 and paragraph 130 of the NPPF.

7.4 NOISE

7.4.1. A Noise Assessment prepared by Tetra Tech accompanies the submission. The noise report establishes the noise climate in the surrounding area and whether the proposed operations at the site, taken as a worst-case scenario, would give rise to any adverse impacts from a noise perspective.

7.4.2. The report provides a comprehensive overview of the proposal and the operations/plant which are likely to result in noise disturbances. The assessment has accounted for HGV movements, staff car parking activity and fixed pant associated with the development.

7.4.3. Predicted noise levels indicate that they will meet WHO noise intrusion criteria at the nearest sensitive receptors during both the daytime and night-time with windows open or closed. The assessment includes acoustic bunds and boundary fencing associated within neighbouring housing development within the model and concludes the impact on the nearest sensitive receptors will not be expected to have a 'significant adverse impact' on health or quality of life.

7.4.4. Noise levels derived from plant predicted to be equal to existing daytime and night-time background noise. During the construction phase of the development, noise levels at existing noise sensitive properties would be within BS 5228 fixed limit criteria.

7.4.5. In light of the above, the proposal will not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy CP17 of the Local Plan and paragraph 185 of the NPPF.

7.5 AIR QUALITY

7.5.1. Tetra Tech have prepared an Air Quality Assessment which forms part of this submission. The assessment work has found that there will be no significant effects on air quality matters, including on ecological and human receptors.

7.5.2. An assessment was undertaken to quantify potential effects emanating from road traffic emissions and construction dust impacts which may arise from the development's operational and construction phases.

7.5.3. Site specific mitigation measures are proposed to deal with construction phase impacts on air quality. With these mitigation measures in places, effects from the construction phase are not predicted to be significant.

7.5.4. The assessment includes a study on the long-term effects associated with the proposed development in respect of Nitrogen Dioxide and Particular Matter associated with traffic. It is considered that modelled results are deemed to be negligible in terms of air quality impacts when combined with proposed mitigation such as those outlined within the Travel Plan.

7.5.5. The proposal will therefore not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy CP17 of the Local Plan and paragraph 186 of the NPPF.

7.6 EXTERNAL LIGHTING

7.6.1. A Lighting Assessment undertaken by WSP accompanies the submission. The assessment sets out the proposed external lighting scheme and provides guidance in terms of good practice to ensure obtrusive lighting is reduced.

7.6.2. The lighting scheme is based on energy efficient LED luminaires and seeks to illuminate architectural features of both the buildings and the external landscaping scheme. The external lighting also takes into consideration both the level and uniformity of lighting required for security, CCTV operation, safe movement of visitors, staff and residents to the buildings/landscaping around the site.

7.6.3. The lighting strategy seeks to reduce lighting pollution through mitigation such as preventing upward light pollution through a combination of optimal mounting heights and by utilising low energy efficient LED lighting luminaires that limit glare. The layout and type of lighting used takes into consideration and limits any possible impact on the surrounding amenity and landscaped areas.

7.7 ECOLOGY AND BIODIVERSITY NET GAIN

7.7.1. A phase 1 preliminary ecological survey has been prepared by The Ecology Practice which supports this application. The majority of the site was assessed as being a mixture of poo semi-improved grassland, semi-improved grassland and pockets of dense scrub with species-poor hedgerow.

7.7.2. The assessment included a bat survey, breeding bird survey and Great Crested Newt survey.

7.7.3. Great Crested Newt eDNA surveys returned negative results within the application site. Bat ground Level tree assessments determined that two trees had moderate potential for bat roost presence with other classed as low or negligible.

7.7.4. The breeding bird survey returned signs of breeding on site for singing dunnock and four song thrush.

7.7.5. Mitigation is proposed for both vegetation clearance to avoid impact on breeding birds and bats in the form of qualified licenced ecologist to visit the site 48 hours before clearance works to determine presence. In addition, mitigation proposals include the provision of bat and bird boxes across the site.

7.7.6. A Biodiversity Net Gain (BNG) assessment has been undertaken using the DEFRA Metric 4.0. The proposals would result in a net gain deficit of -10.95 Habitat Units (-17.43% and net gain in Hedgerow Units (+133.51%).

7.7.7. The proposal will not result in any harm to the negligible ecological value of the site or neighbouring habitats and actually delivers enhancements in the form of additional habitat creation as a result of tree planting and landscaping at the site.

7.7.8. The proposal delivers enhancements in terms of ecology and therefore accords with policies CP12 of the Local Plan and paragraph 180 of the NPPF.

7.7.9. The lighting strategy has been carefully generated to ensure the immediate environment has been protected. The development is therefore in accordance with Policy CP17 of the Wigan Core Strategy Local Plan.

7.8 HIGHWAYS, TRAFFIC AND TRANSPORT

7.8.1. In accordance with paragraph 111 of the Framework a Transport Assessment, prepared by Hydrock, has been submitted alongside the application. The application includes vehicle tracking diagrams to demonstrate safe ingress and egress of HGV and vehicles into the site and internal access road.

7.8.2. The assessment sets out that the site demonstrates a good level of locational sustainability being accessible by public transport, walking and cycling.

7.8.3. The assessment indicates that that the development has the potential to generate 112/133 morning and evening peak vehicles trips. The level of peak hour traffic is below DfT significance thresholds and the proposal will not lead to a severe impact to either the existing or the future forecast capacity on the local highway network.

7.8.4. In terms of parking provision, the proposal includes 328 car parking spaces (including provision of 17 disabled bays) and 77 HGV parking bays. The proposal therefore accords with the Council's required standards for a B2/B8 use.

7.8.5. In addition to the above, 60 cycle parking spaces will be provided ensuring any future employees are able to cycle to work.

7.8.6. In light of the above, the development would not result in adverse impacts on the capacity or safe functioning of the highway as a result of the development and that the requirements of CP7 of the Local Plan and Paragraph 111 of the Framework would be met in full.

7.9 ENERGY AND SUSTAINABILITY

7.9.1. An energy statement has been prepared by CPW and is enclosed as part of this application. The statement has conducted an appraisal of the renewable and low carbon technology energy options to be employed at the site once operational in order to align with the requirements set out under paragraph 157 of the NPPF with regards to reducing energy consumption during the lifetime of the development.

7.9.2. The statement concludes that a number of measures are proposed which can have significant impacts in CO2 reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.

7.9.3. The proposals can therefore be considered to be in full accordance with policy CP13 of the Local Plan.

7.10 CRIME IMPACT

7.10.1. A Crime Impact Statement prepared by Design for Security confirms the proposed scheme will be safe and secure.

7.10.2. The statement outlines that currently the service yards of the industrial units will be well secured with a 2400mm high paladin fence, restricting access to these spaces. In addition, it is noted that the public footpath does not pass to closely to the industrial units and does not leave them vulnerable. The route of the footpath is generally linear and well overlooked.

7.10.3. The proposed industrial units are likely to be staffed at all times, reducing the potential for criminal and antisocial activity. There is only one vehicular access point into the site, allowing traffic entering the site to be monitored and restricted easily.

7.10.4. The footprints of the proposed buildings are relatively simple and contain few recesses that could provide concealment for offenders or those antisocially minded. Cycle stands are generally positioned where they can easily be seen from the building and access road, allowing for passive surveillance opportunities.

7.10.5. Car parking areas are generally positioned where they can be seen from the main entrance or the access roads.

7.10.6. The statement outlines a number of mitigation measures and enhancements in relation to boundaries, lighting, vehicular access arrangements, perimeter fencing and service yards which could be implemented across the site and unit itself to increase security. Where possible, these measures have been included within the design and will be implemented once the development is occupied.

7.10.7. In this respect, this scheme accords with paragraph 92 of the NPPF which highlights that development should create safe, inclusive and accessible places which promote health and well-being.

7.11 FLOOD RISK AND DRAINAGE

7.11.1. A Flood Risk Assessment (FRA) prepared by BE Design accompanies the application. It investigates the potential flood risk impacts of the proposed development and is considered proportionate to the degree of flood risk and to the scale, nature and location of the development.

7.11.2. The flood maps provided by the Environment Agency (EA) locate the site within Flood Zone 1, i.e. and defined as having an annual probability of fluvial flooding of less than 1 in 1000 in any year (<0.1%) and is classed as less vulnerable therefore development is appropriate.

7.11.3. The drainage strategy responds to the relevant policy and guidance and is based upon an assessment of the existing site connections, the FRA and site investigations.

7.11.4. Existing attenuation basins at the site feature as part of the wider landscape strategy and will assist with the management of water across the site. A new surface water drainage system will be constructed to convey runoff from the impermeable surfaces on the four building units including access road. The outline foul water drainage strategy is to connect to the existing foul drainage

network of the area. There would be very limited increase in the foul water discharge rates generated by the new development.

7.11.5. The above is considered an acceptable solution in relation to drainage and will ensure that the development does not create any additional flood risk issues for the local area.

7.11.6. The proposed drainage design and approach to flood risk mitigation therefore accords with policy CP16 of the Local Plan and paragraph 167 of the NPPF.

7.12 GROUND CONDITIONS

7.12.1. The application is accompanied by a Desk Study Risk Assessment (Phase 1 Site Investigation) and Due Diligence Report (Phase 2 Site Investigation), both prepared by Discovery Investigation. A Coal Mining Risk Assessment has also been undertaken for completeness.

7.12.2. The desk study provides an overview of the potential hazardous substances or conditions on or the near the site.

7.12.3. The assessment considers that there could be potential contaminants but these are typically associated with and considered to be representative of the site's former historical agricultural uses. The assessment sets out that it is considered there is a low-moderate to moderate risk of contamination and that further surveys should be undertaken.

7.12.4. The Phase 2 Site Investigation provides details of trial pits/ground samples taken in order to better assess the ground conditions and makes a series of recommendations, which can be secured via planning condition.

7.12.5. Subject to the undertaking of the recommendations set out in the forementioned technical documents, the development proposals accord with the requirements of paragraph 183 of the NPPF.

8 S106 HEADS OF TERMS

8.1.1. At the time of writing, based on feedback received during pre-application discussions with the Council, it is anticipated that any S106 Agreement associated with the application will be limited to the provision of a contribution towards the upgrade and re-validation of MOVA at the junction of A580/Chaddock Lane.

9 PLANNING BALANCE

9.1.1. This application seeks full planning permission for the development of a new employment site of up to 32,826 sqm (353,336 sqft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road; diversion of footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10; and, associated engineering, infrastructure and landscaping at Land at Astley Park Way (off Chaddock Lane).

9.1.2. The site benefits from an allocation as a Primary Employment Area (Ref. EM1A) within the Wigan Local Plan and the proposals will help meet the current and changing needs of potential occupiers on this allocated Primary Employment Area within the Local Plan.

9.1.3. The NPPF is focused on building a strong and competitive economy, and supporting sustainable development – the proposed development wholly aligns with these principles.

9.1.4. Furthermore, the proposals are considered to accord with key Wigan Local Plan Core Strategy planning policies SD1, SP1, SP2 and CP5 and saved policy EM1A from the Wigan UDP.

9.1.5. There are a number of significant benefits associated with the development including;

- Delivery of a range of new, logistics based flexible employment units to diversify employment land provision in Astley;
- Significant economic benefits including;
  - Creation of temporary employment during the construction phase;
  - Full-time employment once operational;
  - Additional expenditure in the local economy once operational; and
  - Promoting further investment and retention of industry within Astley;
- Efficient redevelopment of an allocated site which makes optimal use of the site and reduces the need for additional employment sites to be released;
- Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to the local community; and
- Environmental benefits such as new landscaping, tree planting and footpath improvements throughout the site.

9.1.6. In addition to the above benefits, the application is supported by a suite of technical assessments that clearly demonstrate that the proposed development is technically and environmentally acceptable in terms of design, highways impact, flood risk/drainage, ecological impact, air quality and noise.

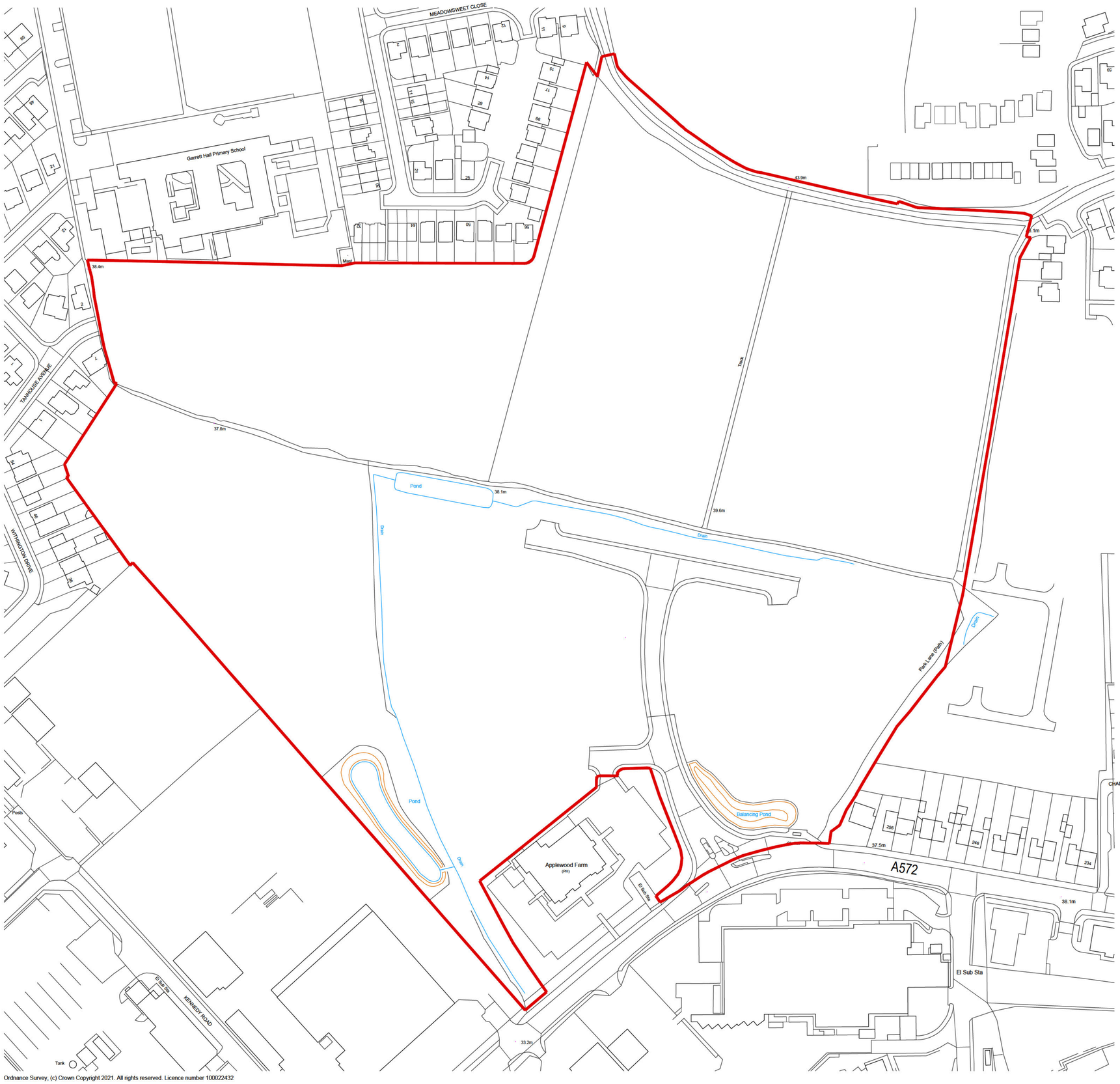
9.1.7. The principle of development is acceptable, and the extensive technical assessments demonstrate that the proposed development clearly constitutes sustainable development.

9.1.8. As such, the proposal is in accordance with the Development Plan and, in line with paragraph 11 of the NPPF, should be approved without delay.

Appendix A

SITE LOCATION PLAN

Public



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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

The Old Rectory Rectory Lane Milton Malsor
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www.peter-haddon.com

pHp architects

ASTLEY, WIGAN
MANCHESTER

PEEL LOGISTICS PROPERTY
APPLICATION RED LINE

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:

Project Code	Zone	Level-Info	Type	Role	Job No.	Drg No.	Revision
WIG-PHP-00-00-DR-A-4557-006-P4							

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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Appendix B

PROPOSED SITE PLAN

Public



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

Unit GIA Areas

UNIT 1
Warehouse - 12,827sqm - 138,072sqft
Office - 734sqm - 7,895sqft
Total - 13,561sqm - 145,967sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 112 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2
Warehouse - 12,297sqm - 132,359sqft
Office - 697sqm - 7,511sqft
Total - 12,994sqm - 139,870sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 143 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3
Warehouse - 2,893sqm - 31,143sqft
Office - 247sqm - 2,653sqft
Total - 3,140sqm - 33,796sqft

Plot Area 2.13 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4
Warehouse - 2,907sqm - 31,295sqft
Office - 224sqm - 2,408sqft
Total - 3,131sqm - 33,703sqft

Plot Area 2.24 Acres

Externals
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

PLP

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t: +44 (0)1604 858916 f: +44 (0)1604 859123
www.peter-haddon.com

pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code | Zone | Level-Info | Type | Role | Job No. | Org.No. | Revision
WIG-PHP-00-00-DR-A-4557-001-P33

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

N

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Appendix C

CONSULTATION LETTER ISSUED TO LOCAL RESIDENTS

Public

Dear Occupier

FEEDBACK INVITED ON DEVELOPMENT PROPOSALS AT LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE), TYLDESLEY, WIGAN

We write on behalf of PLP to inform you of plans to develop land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan, M28 1DP for a proposed logistics and warehousing development.

As a local resident, we wanted to share details of the proposals with you before submitting the application to Wigan Council. We are keen to hear your views.

PLP

PLP is a specialist UK logistics and industrial property business with a proven track record. PLP is committed to delivering a high-quality logistics and warehousing development to accommodate flexible industrial, storage and distribution uses with ancillary office spaces, service yards, landscaping and parking areas to meet the current and changing needs of commercial enterprises.

Site background

The site is allocated as a Primary Employment Area within the Wigan Local Plan and is therefore an appropriate location for such development. The site boundary is shown on the enclosed plan.

You may recall that outline planning permission was granted previously at the site for mixed employment and residential development (approved in February 2017), with the residential development associated with this permission now mostly constructed.

The approved employment development element has since expired; therefore, we are seeking a new planning application to enable the development to come forward in the short-term.

Overview of the proposals

The proposed development has been designed to take into account site constraints and to mirror the development parameters approved in the expired planning permission as far as possible.

- Extensive landscaping is proposed including the formation of landscaped mounds with tree planting on top along all site boundaries.
- Existing public footpaths passing through the site will be diverted and upgraded to ensure that public connectivity with the surrounding area is not only maintained but significantly improved for all users.
- The site will be accessed from the existing junction at Chaddock Lane to the south and all of the warehouse service yards will be internally facing to ensure that no service yards face towards the site boundaries or residential areas.

We have been working closely with planning officers to bring an application forward to develop the site and intend to submit an application to Wigan Council shortly.

A Proposed Site Masterplan providing further details of the layout of the proposed development, diverted/upgraded footpaths and extensive landscaping proposals is attached to this letter.

The next page sets out the key benefits of the proposals and how you can provide feedback.

Key benefits of the proposals

The development proposals will deliver the following benefits to the Borough, most of which will be experienced at the local level:

- **Economic benefits:**
  - The proposals will deliver a high-quality and attractive employment development which will be appropriate within its surrounding context and provide an efficient use of land, taking advantage of the already built access road (Astley Park Way) and in doing so help the original aspirations of Wigan Council's employment allocation to be realised.
  - The proposal will create temporary and permanent economic benefits in the form of up to **500 new jobs** with the potential to also generate employment throughout the supply chain and bring investment and additional spending to the local economy;

- **Design quality and ensuring a sensitive site layout:**
  - The proposal will feature a carefully designed modern employment development that respects the local character, the amenity of nearby residents and that seeks to maintain and improve the permeability of the site currently provided by the public footpaths and bridleways passing through the site.
  - The masterplan has been sensitively developed with constraints in mind and through an extensive landscaping scheme and thoroughly considered architectural layout will ensure that the development is appropriate to its context and offers benefits to the community.

- **Landscaping proposals**: the landscaping proposals for the development will include the provision of:
  - Planting of **310 new trees** of which approximately half (155 trees) will be at a height of 1.75m to 3.5m at the point of planting and will mature and grow taller over time;
  - Significant areas of woodland, thicket, ornamental, wildflower and grassland across the site, much of which will surround the proposed diverted and upgraded footpaths;
  - Provision of 2,215 linear meters of new hedgerows; and
  - Provision of landscaped mounds along the site boundaries, ranging in height from 2.1m – 4.1m in height, which will then have woodland tree planting on top to create a considerable landscaped buffer to provide visual screening between the warehouse buildings and neighbouring residential properties.

You can contact myself via [redacted] (Mon-Fri during office hours) or via email UKPlanningComment@wsp.com with comments.

Please provide any comments by **9 October 2023.**

There will, of course, also be a further opportunity for interested parties to formally comment on the planning application in due course, once submitted to Wigan Council.

I trust this is helpful. Please feel free to get in touch if you have any further queries.

Yours sincerely

[redacted]



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
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Site Area Planning Application - 31.46 Acres

Infrastructure Areas

Estate Access Road - 1.47 Acres

Strategic Landscaping Zones outside Plot areas - 10.78 Acres

PLP

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pHp architects

LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

Status	Planning
Drawn by : KI	Checked by : RM
Date	AUG 2021

Document Number:
Project Code | Zone | Level-Info | Type | Role | Job No. | Org.No. | Revision
WIG-PHP-00-00-DR-A-4557-001-P33

Scale@ A1 1:1000
0 25m 50m
SCALE 1:1000

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8 First Street
Manchester
M15 4RP

wsp.com

PUBLIC

[redacted]

From: Validation and Customer advisors
Sent: 31 October 2023 16:52
To: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV
Attachments: Land at Astley Park Way - Initial Construction Environmental Management Plan.pdf; RE: Ref: A/23/96226/DCINV

Importance: High

From: [redacted]
Sent: Tuesday, October 31, 2023 4:20 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Invalid Planning Application Notification A/23/96226/DCINV
Importance: High

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

Dear [redacted]

Further to the email below, your earlier issue of the invalid letter (dated 27/10/23) in respect of the above, we have now prepared a Construction Environmental Management Plan, as requested, to respond to the final of your points in your letter. Please find the CEMP attached. My colleague has responded to all of your other requests in the email trail attached.

Please can you confirm receipt, that you now have all the required additional/corrected plans/documents and can proceed with validating the application?

Please let me know if you have any queries.

Kind regards

[redacted]

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-----Original Message-----
From: [redacted]
Sent: Monday, October 30, 2023 4:03 PM
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [redacted]
Subject: FW: Invalid Planning Application Notification A/23/96226/DCINV

Thank you for issuing the attached correspondence

We have issued a series of emails containing documents and amended plans to address points numbered 2-7 in your attached letter.

With regards to point 1 on the need to provide to a CEMP, we can address this during the course of determination of the application but it shouldn't hold up validation. In many cases, this is recommended as a planning condition by consultees.

Please can you confirm the above?

Kind regards

[redacted]

[redacted]

[redacted]

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Manchester
M15 4RP

wsp.com

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-----Original Message-----
From: validation@wigan.gov.uk <validation@wigan.gov.uk>
Sent: Friday, October 27, 2023 2:40 PM
To: [redacted]
Subject: Invalid Planning Application Notification A/23/96226/DCINV

Dear sir

Please find attached letter from Wigan Council;

Kind Regards
[redacted]
Validation Team
>>Corporate Logo<<
[https://clicktime.symantec.com/15siL1UwHyy2VDd8EQjkb?h=fbV0WdbE0RX-w3wRVxBz8dqO8ZCskEWL4aopj5o3Vp4=&u=https://www.wigan.gov.uk/pub/emailsignature/footer.png]
>>Corporate Disclaimer<<
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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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This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com
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-LAEmHhHzdJzBlTWfa4Hgs7pbKl

_____
This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com
_____

INITIAL CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

Report ref: 70090159.001.CEMP

Date: 31/10/2023

WSP has prepared this Initial Construction Environmental Management Plan (CEMP) on behalf of PLP in support of the planning application for development on Land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan.

The proposed development will consist of modern warehouses for industrial and manufacturing purposes within an employment site that has been allocated for development within the Local Plan.

This initial CEMP what details may be required in a subsequent bespoke CEMP to be secured by planning condition (and prepared by the eventual building contractor) following the granting of planning permission and prior to the commencement of development and provides initial intent and ideas on how the development will be built in a safe, environmentally sound and sensitive manner.

As a minimum the bespoke CEMP will cover the following topics:

a) roles and responsibilities:

- The CEMP will detail the structure of site management roles and responsibilities, including any use of contracts and sub-contracts.

b) stakeholder engagement:

- The CEMP will detail how stakeholders including the local community will be engaged with, including provision of updates and methods of communication and contact, so that interested parties can contact the right people should any concerns or queries arise during the development.

c) anticipated programme:

- The CEMP will set out the anticipated build programme, from initial site mobilisation through to completion.

d) working practices (eg hours of operation, duration of works):

- The CEMP will set out parameters to which the development programme will apply, in order to respect the environment and the local community.

e) environmental constraints and receptors:

  - air quality
  - ground and groundwater
  - water bodies
  - humans and development
  - surrounding areas

- The CEMP will set out the local risks and receptors and include details of how the development will respect these constraints and ensure no harm arises.

f) noise and vibration:

- The CEMP will detail how any noisy or vibrating activities will be managed to minimise impacts on local residents and the local environment.

g) ecology:

- The CEMP will detail methods of protecting local environmental and ecological features.

h) construction site layout (eg compounds, welfare, parking, storage, deliveries, security, boundary treatments, protective measures):

- The CEMP will set out plans on how the construction site will be laid out in order to ensure safe and practical operation.

i) waste:

- The CEMP will set out how waste from demolition and construction will be handled and dealt with in accordance with the waste hierarchy.

j) transport (eg delivery routes, signposting, access/egress, circulation, wheel washing, road inspections):

- The CEMP will set out how the development will proceed to ensure minimal effects on local road network.

k) induction, training and health and safety:

- The CEMP will provide details of the training, mandatory requirements and good practices that all staff on site will need to comply with.

l) auditing, monitoring and management:

- The CEMP will set out how the developer will ensure that the development proceeds in accordance with the CEMP, include protocols for checking and monitoring compliance. It will also include details on how any departures from the CEMP will be recorded, managed, and handled. It will also set out measures for adaptation or action should any problems or issues be identified or raised.

[redacted]

From: [redacted]
Sent: 30 October 2023 13:12
To: Validation and Customer advisors
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV
Attachments: 6234514-planning statement final october 2023_1-2.pdf; 6234514-planning statement final october 2023_53-2.pdf; WIG-PHP-04-ZZ-DR-A-4500-300-P1 Building Elevations.pdf

Dear Recipient,

Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received 27/10/23. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains documents which were either above the 10mb limit for document submission or that were not provided within the original submission, these documents are listed below:

Planning Statement Part 1 of 2
Planning Statement Part 2 of 2
Unit 4 building elevations

Kind Regards,

[redacted]

[redacted]

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1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP
wsp.com

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From: [redacted]
Sent: Monday, October 30, 2023 12:08 PM

To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received on 27/10/23. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were above the 10mb limit for document submission, these documents are listed below:

Flood Risk Assessment Part 1 of 3
Flood Risk Assessment Part 2 of 3
Flood Risk Assessment Part 3 of 3

Kind Regards,

[redacted]

[redacted]

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Tithebarn Street
Exchange Station
Liverpool L2 2QP
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From: [redacted]
Sent: Friday, October 27, 2023 5:18 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains documents which were submitted without a scale bar, the documents have now been amended to contain a scale bar, these documents are listed below:

Tree Constraints Plan (Sheet 1 of 2)
Tree Constraints Plan (Sheet 2 of 2)
Tree Protection, Retention & Removal Plan (Sheet 1 of 2)
Tree Protection, Retention & Removal Plan (Sheet 2 of 2)
Landscape Cross Sections

Kind Regards,

[redacted]

[redacted]

WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP
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From: [redacted]
Sent: Friday, October 27, 2023 5:03 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the final three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]



[redacted]

[redacted]



WSP in the UK
1st Floor Station House
Tithebarn Street
Exchange Station
Liverpool L2 2QP
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From: [redacted]
Sent: Friday, October 27, 2023 5:02 PM
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Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

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This email contains the first three parts (out of six parts in total) of the Due Diligence Ground Investigation Report parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]



[redacted]

[redacted]

[redacted]

WSP in the UK
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From: [redacted]
Sent: Friday, October 27, 2023 4:59 PM
To: validation@wigan.gov.uk
Cc: [redacted]
Subject: RE: Ref: A/23/96226/DCINV

Dear Recipient,

Following on from my previous email, please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent, split across several emails.

This email contains the Desk Study and Preliminary Risk Assessment as four separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

[redacted]

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From: [redacted]
Sent: Friday, October 27, 2023 4:58 PM
To: 'validation@wigan.gov.uk' <validation@wigan.gov.uk>
Cc: [redacted]
Subject: Ref: A/23/96226/DCINV

Dear Recipient,

Please find attached documents to accompany the submission of a planning application for Land at Astley Park Way under the application number A/23/96226/DCINV, following a letter of invalidation received today. Due to attachment size limits within outlook the documents will be sent split across several emails.

This email contains the ecological assessment as three separate parts as the previous submissions were over 10mb.

Kind Regards,

[redacted]

[redacted]

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Astley Unit Trust

PLANNING AND HERITAGE STATEMENT

Land at Astley Park Way (off Chaddock lane), Tyldesley, Wigan

RPT.001.PS
OCTOBER 2023

PUBLIC

Astley Unit Trust

PLANNING AND HERITAGE STATEMENT

Land at Astley Park Way (off Chaddock lane), Tyldesley

PUBLIC

PROJECT NO. 70090159

RPT.001.PS

DATE: OCTOBER 2023

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QUALITY CONTROL

Issue/revision	First issue
Remarks	Final
Date	11/10/2023
Prepared by	[redacted]
Checked by	[redacted]
Authorised by	[redacted]
Project number	70090159
Report number	Rpt.001.PS

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1

INTRODUCTION

PUBLIC

1 INTRODUCTION

1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of Astley Care Unit ("the Applicant"). The purpose of this Statement is to assist Wigan Metropolitan Borough Council ("the Council") in the consideration of a full planning application for a development at land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan ("the site").

1.1.2. The description of the proposed development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

1.1.3. The site benefits from an allocation as a Primary Employment Area (ref: EM1A) within the Wigan Local Plan (WLP).

1.1.4. The application seeks to provide modern warehouses for industrial and manufacturing purposes within an employment site long established for the development sought by virtue of its Local Plan allocation that takes into account site constraints and as far as possible to mirror the development parameters approved under the outline planning permission (ref: A/15/81365/OUTMAJ).

1.1.5. This Statement sets out why planning permission should be granted for a major development that will deliver a high-quality logistics and warehousing scheme to accommodate flexible B2/B8 uses with ancillary office spaces, service yards, landscaping and cycle and parking areas to meet the current and changing needs of potential occupiers on this allocated Primary Employment Area within the Local Plan. The scheme, if approved, will deliver substantial socio-economic benefits to the area and Wigan Borough, including the creation of significant levels of employment.

1.2 THE APPLICANT

1.2.1. Astley Unit Trust is a subsidiary of PLP, a specialist UK logistics and industrial property business, founded in 2015. The full service platform sources, develops and manages prime UK logistics real estate on behalf of institutional capital partners, with in-house management expertise across all key capabilities including acquisitions, planning and development, leasing and asset/investment management. PLP's core business strategy is to develop prime, large scale logistics assets and add value throughout their investment life cycle.

1.2.2. The PLP platform is owned by Ivanhoé Cambridge, Peel L&P, Macquarie Asset Management, and its senior management team.

1.2.3. PLP currently manages two develop to core ventures, UK Logistics Venture (UKLV) 1 & 2. UKLV1's £500m of equity is fully committed, with 10m sq ft of prime logistics space either completed or under development, while UKLV2's £750 million of allocated capital is currently being deployed. On a completed basis AUM from these ventures is expected to reach approximately £2.5bn.

1.3 STRUCTURE OF THIS STATEMENT

1.3.1. This Statement is structured as follows:

- Section 2 sets out the site context and the planning history associated with the application site;

- Section 3 outlines the proposed development;
- Section 4 provides a Statement of Community Engagement, setting out details of the public engagement undertaken to date;
- Section 5 sets out the relevant planning policies at a local and national level;
- Section 6 provides the reasons why planning permission should be granted and
- Section 7 provides a Heritage Statement assessing the impacts of the proposals on nearby listed buildings and heritage assets;
- Section 8 sets out suggested S106 Heads of Terms; and
- Section 9 provides the conclusions and the overall planning balance.

2 SITE CONTEXT

2.1.1. The site is greenfield land allocated as a Primary Employment Area in the WLP and is located within the area known as Astley Business Park within the Borough of Wigan, situated towards the eastern part of the Borough. The site is also located to the north of the East Lancashire Road (A580).

2.1.2. The site (as identified in **Figure 2-1** below) is an irregularly shaped parcel of land. The site largely comprises approx. 12.71ha of land primarily used as agricultural fields used for grazing, separated by hedgerows and a number of trees. A Site Location Plan can be found at **Appendix A**.

Figure 2-1 - Site Location Boundary, Astley (Google Earth, 2023).



2.1.3. The site broadly falls from northeast to southwest with levels ranging between c.47m AOD and c.38m AOD across the site.

2.1.4. There are areas of more dense vegetation in the south-west of the site. The site also features a partly constructed internal access road present in the centre of the site as enabling works to serve future development.

2.1.5. A small ditch network passes through the centre of the site, falling in a south westerly direction, before outfalling into a culvert. This ditch network runs parallel to a public footpath running in an east-west direction through the centre of the site, with a perpendicular branch connecting the footpath the roads to the north (Garrett Lane) and south (Chaddock Lane). Attenuation basis are present within the south-western part of the site and to the east of the site access road.

2.1.6. The northern boundary of the site is demarcated by Garrett Lane which extends east to west. On the northern side of Garrett Lane, there is outline planning permission for residential development for up to 600 dwellings (ref: A/13/77906 MAJ OUTLINE) which is currently under construction.

2.1.7. Directly towards the south of the site, adjacent to the boundary is the Applewood Farm public house which benefits from access from the internal access road (Astley Park Way) which leads onto

Chaddock Lane. Towards the south and south-western boundary and beyond are existing established industrial and warehouse uses. As such, the surrounding land uses are of predominantly mixed industrial and residential in nature with a leisure use (the public house) to the south-west and Garrett Primary school located towards the north-western boundary.

2.2 PLANNING DESIGNATIONS

2.2.1. The site is allocated for B1, B2 and B8 uses under Policy EM1A 'Primary Employment Areas' within the saved policies of the Wigan Replacement Unitary Development Plan (2006).

2.2.2. The local plan policies map is shown in **Figure 2-2** below, with the extent of the employment allocation shown in light purple.

2.2.3. The entire site is located within Flood zone 1.

2.2.4. The site is not within a conservation area and does not contain any listed buildings.

Figure 2-2 - Extract from online proposals map (Wigan.gov.uk, 2023)



2.3 PLANNING HISTORY

2.3.1. In terms of the site's planning history, **Table 2-1** below outlines the most relevant planning applications undertaken using the Council's planning portal, however it should be noted that the site has an extensive planning history extending back over 20 years.

2.3.2. The most pertinent planning history to this application is the permission for major mixed employment and residential development which was granted in 2017 (ref: A/15/81365/OUTMAJ). The residential elements of this consent have been implemented following approval of reserved matters (refs: A/17/83910/RMMAJ and A/19/87155/RMMAJ), however the employment element of the outline consent was not implemented within the required timeframe and has thus expired.

Table 2-1 – Relevant Planning History

Planning Reference	Description	Decision Date	Status
A/15/81365/OUTMAJ	Outline application for a mixed use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane)	27 February 2017	Approved
A/12/76732	Application to extend time limit for implementation of planning permission A/08/72144 - To vary condition 2 of planning approval A/06/67659 to accord with revised master plan and site access arrangement to outline application for an employment park comprising up to 31,500 square metres of class B1, B2 and B8 uses (All matters reserved except access).	13 December 2012	Approved

3 STATEMENT OF COMMUNITY INVOLVEMENT

3.1 LEGISLATION AND POLICY

3.1.1. The importance of pre-application consultation and community engagement are emphasised in the following:

- Community Involvement in Planning: The Government's Objectives (2004);
- Localism Act (2011);
- National Planning Policy Framework (NPPF) (2023); and
- Wigan Council's Statement of Community Involvement (SCI) (2021).

3.1.2. Wigan's Statement of Community Involvement was adopted in July 2021. It sets out what the Councils are required to produce that sets out what consultation will take place with the community on Planning Policy documents and planning applications. The SCI states who the Council will consult with, when and how.

3.1.3. The SCI encourages applicants, developers and agents to consider '*involving the Community prior to planning application submission', emphasising that 'pre-submission consultation can offer many benefits*'.

3.1.4. Furthermore, the SCI recommends that such consultations should take place as early as possible in the design of the scheme, with developers expected to provide evidence of pre-application consultation thereafter.

3.2 CONSULTATION APPROACH

3.2.1. In accordance with Wigan's Statement of Community Involvement, the applicant has engaged with key stakeholders such as local residents and local Ward Councillors and has carried out a formal community engagement exercise.

3.2.2. The following consultation methods have been implemented for the proposals:

- Letters issued to local Ward Councillors for Tyldesley and Mosley Common ward (where the site is located) and Ward Members for Astley ward (as the site is adjacent to the ward boundary) including a site plan inviting them to a meeting should they wish to discuss the scheme in more detail;
- A letter drop (via Royal Mail) to residential addresses nearest to the site including neighbouring businesses (the letter can be found at **Appendix C**).

3.2.3. Comments were invited on the planning application proposal. The consultation was designed to allow the local community to view the proposals and share their feedback with the design team.

3.3 COUNCILLOR ENGAGEMENT

3.3.1. In September 2023, all Councillors representing Astley and Tyldesley and Mosley Common wards were consulted via email and provided with a copy of the proposed site plan.

3.3.2. Councillors were contacted in advance of a wider consultation with the local community commencing.

3.3.3. The correspondence offered the opportunity for a virtual meeting to be organised where members of the team would be on hand to explain the proposals in greater detail and also answer any questions.

3.4 CONSULTATION WITH THE LOCAL COMMUNITY

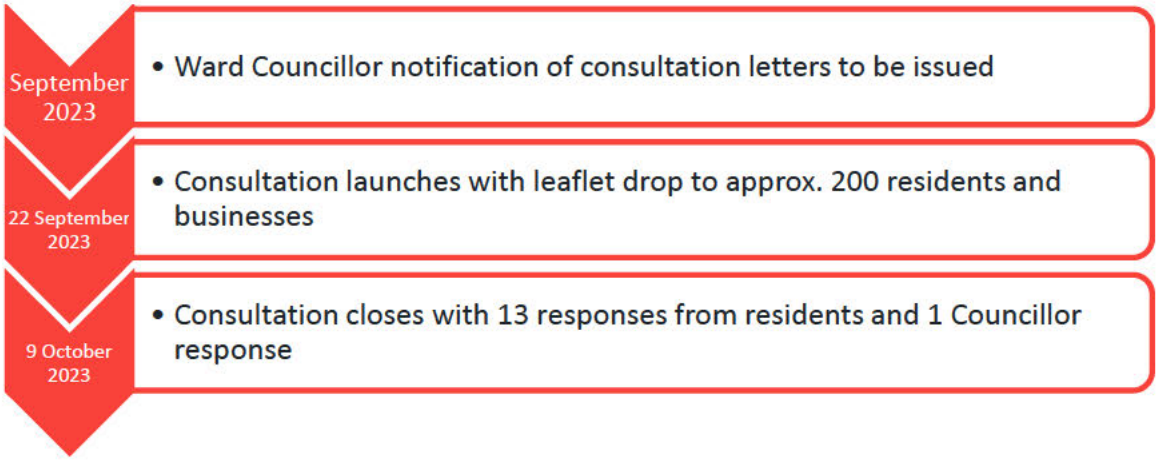
3.4.1. The consultation process for this application was designed to allow the local community to view the draft proposals and share their feedback with the team before the scheme is finalised and the application is submitted.

3.4.2. As a result, a letter, which provided details of the proposals was distributed to approximately 200 properties across the distribution area shown on **Figure 3-**1. Letters were posted on 22 September 2023 and contained an email address and phone line, presenting draft plans and further details of the scheme proposals. This approach and the distribution area was agreed in advance with planning officers at WMBC.

Figure 3-1 - Extent of properties consulted (Source: Google Maps)



3.5 TIMELINE OF KEY EVENTS



3.6 SUMMARY OF FEEDBACK RECEIVED

3.6.1. From the feedback received to the consultation exercise it was clear that impact on residential amenity and highways impact were key themes and the feedback received has helped influence the proposals.

3.6.2. Some specific comments are detailed below:

'There is wildlife living within the fields, we have recently seen owls flying around and there are numerous bird species too which nest in the bushes around the fields.

I am aware of the landscaping proposals however it will take years for this to develop to provide screening and noise barriers to the neighbouring residential properties.'

3.6.3. Other isolated comments related to the following:

- Potential impact on local highways network
- Loss of green space
- Impact on noise and amenity
- Impact on property value

3.6.4. The planning, design and technical assessment documents forming part of the application provide a robust assessment of the proposed development of all material technical consideration, in particular the impact of the scheme on residential amenity (discussed in detail in this Planning Statement) and in terms of highways impact (discussed in detail in the Transport Assessment)

3.7 ADDRESSING THE FEEDBACK

3.7.1. The following section outlines the response the design team have provided as a result of comments made during the consultation.

PUBLIC COMMENTS

Table 3-1 - Key issues received from the public

Consultation Response	Design Team Response
Impact of operations on amenity and noise	Some responses raised the issue that the future employment uses could impact upon local amenity in noise terms. A noise impact assessment has been undertaken and includes baseline surveys of existing noise conditions, an assessment of the potential impacts and mitigation requirements to accord with best practice, guidance and relevant regulations. Noise levels from activity during both the day time and night time will be kept within acceptable limits due to the proposed landscaped bunds (which act as a noise barrier in their own right) and the fact that all service yards are facing internally (rather than externally towards the site boundaries), plus a range of site management measures that would be adopted once the development is operational.
Design, height and massing of the buildings	Some concerns were raised about the design and appearance of the buildings, specifically the heights of units 1 and 2 particularly compared with other developments built locally. Due to the sensitive design of the proposed building facades, choice of elevational materials and the hipped roof line it will lessen the visual impact. To lessen visual impact further, in addition to the sensitive design methods adopted in the building design, landscaping around the perimeter of the site is to be bolstered by native planting atop earth mounding to aid screening of the development. Landscaped areas are proposed across the site with landscaping features such as 3-4m high bund running mainly across the northern boundary and a 3m high land mound on the eastern boundary. A further section of bunding is provided to the west of the site, providing screening to the residential properties. The width of the landscaped bund to the west of the site will be approximately 25m.
Highways impacts	Some concerns were raised about impact on local highways network. A Transport Assessment and Travel Plan have been prepared for this proposal which looks at the highway network. The assessment has been undertaken using standard appraisal methods. The assessment shows that the scheme is located in an accessible position with good opportunities for access by sustainable modes (including walking, cycling and public transport). The assessment also shows that the proposal will not generate a significant level of traffic and will not have a material impact on highway operation or road safety. The Transport Assessment shows that the proposal meets both local and national policy requirements and will assist Wigan Council to meet its wider ambitions to reduce carbon generated by developments.

3.8 SUMMARY

3.8.1. In accordance with the Wigan's Statement of Community Involvement, this statement provides a chronology of the pre-application consultation that has been undertaken with the local community to assist in the shaping of this proposal.

3.8.2. The consultation indicated areas of concern for local residents, however, the consultation event has provided an opportunity to address local resident's concerns and direct them towards the planning application submission documents for further details.

3.8.3. In light of the above, the consultation approach for the proposal is in accordance with the Council's adopted SCI guidance, Localism Act and NPPF.

4 PROPOSED DEVELOPMENT

4.1 OVERVIEW

4.1.1. The description of development is as follows:

"Planning application for the development of Use Class B2/B8 warehousing units (including ancillary integral office space (Use Class E(g)) 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"

4.1.2. Full planning permission is sought for up to 32,826 sqm (GIA) (c. 353,336 sqft) split across four warehousing units, each with ancillary floorsapce. The different warehouses will range in size and will be flexible in order to offer B2/B8 use with some ancillary office and reception areas.

4.1.3. The Proposed Site Plan can be found at **Appendix B** with full details of the proposed design and access arrangements contained within the supporting Design and Access Statement.

4.2 LAYOUT, SCALE AND MASSING

4.2.1. The proposals comprise four new warehousing/logistics buildings (referred to on the plans as 'Units 1-4') with contemporary ancillary office facilities to support the primary function of the units.

4.2.2. The buildings have been carefully positioned as far as practicable within the central part of the site, mindful of proposed landscaping corridors and away from the site boundary to offer space strong landscape buffers, as well as acoustic and visual barriers. The units are also 'internally facing' to ensure that service yards are all situated towards the centre of the site to provide further acoustic and visual mitigation.

4.2.3. The proposed development includes ancillary structures and enclosures such as security gatehouses to Units 1 and 2 and sprinkler pump house and tanks. Transformers and substations are also included within the designs which will feature GRP enclosures to soften their appearance and fencing to prevent unauthorised access.

4.2.4. The proposed layout has been worked up in detail in accordance with the Applicant's commercial requirements to provide modern, flexible and fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas. The layout and proposed siting of the buildings provides a commercially attractive layout whilst ensuring that the site constraints have been appropriately considered.

4.2.5. The scale and massing of the buildings have been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site's surrounding context. The architect has sought to achieve this through using different materials to break down different elements of the building to soften the appearance and to better respond to the neighbouring uses.

4.2.6. The buildings will have a maximum height of 18.35m to the ridge and will not be overbearing within their context. The proposed size and height of the units is based on assessed current and future market needs and allows sufficient internal clearance for future occupiers.

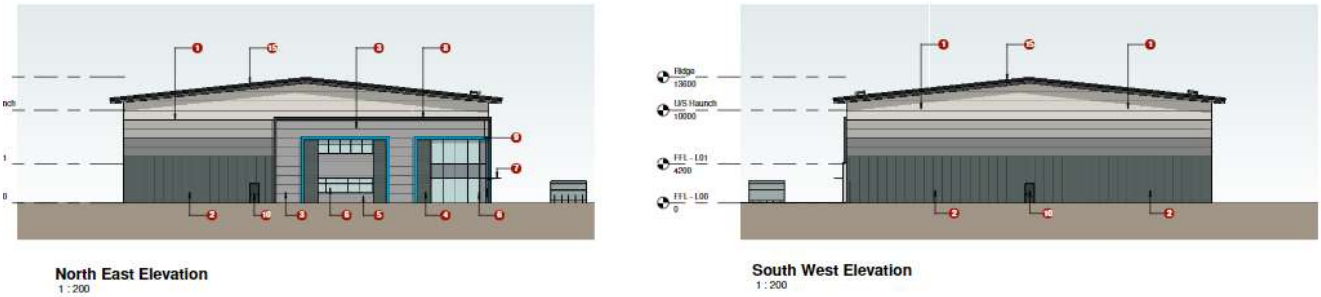
Figure 4-1 - Proposed Site Masterplan



4.3 APPEARANCE

4.3.1. The proposals reflect contemporary design principles in creating a high-quality B2/B8 buildings. The elevational treatment of the buildings provides a robust yet high-quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the buildings.

Figure 4-2 - Elevational drawings of proposed Unit 4



4.3.2. The majority of buildings will be clad in gradated horizontal trapezoidal profiled cladding finished in grey. The façade of the units will be broken up with profiled cladding.

4.3.3. The areas above the loading doors will feature darker grey smooth wall panels. Finishes have been chosen for their durability and colour fastness.

4.3.4. High speed roller shutters will be insulated composite panel and are featured in every single unit. Elevations are further broken up by PPC framed glazed entrance doors and windows for the potential reception parts of the units.

4.3.5. The appearance, materials and colours have been proposed to minimise the impact of the buildings from a visual perspective. The chosen colour palette of grey will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings.

4.4 LANDSCAPING

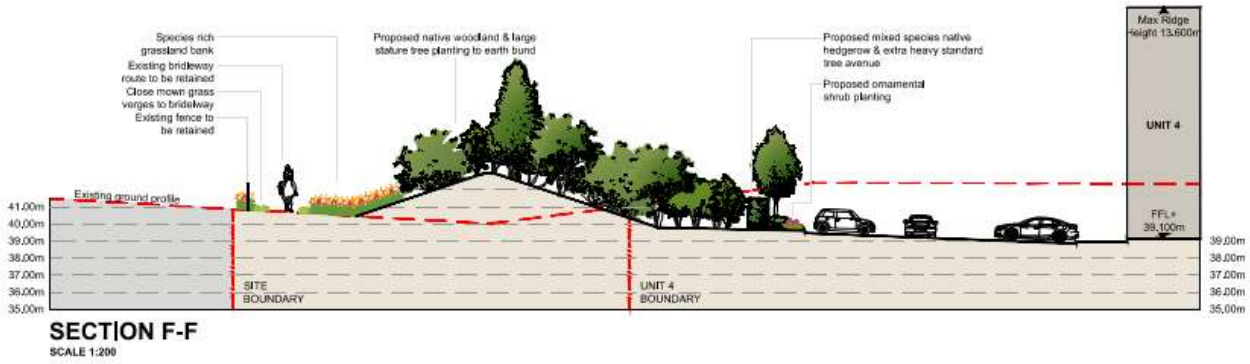
4.4.1. Significant areas of landscaping are proposed along all site boundaries.

4.4.2. As part of the proposals, a comprehensive landscape strategy has been prepared. Landscape areas are proposed across the site with landscaping features such as 3-4m high bund running mainly across the northern boundary and a 3m high land mound on the eastern boundary. A further section of bunding is provided to the west of the site, providing screening to the residential properties.

4.4.3. The landscaping proposals feature the planting of over 310 trees of multiple types and includes the planting of hedgerows, wildflower and amenity and translocated grassland.

4.4.4. Where bunds are proposed, as illustrated in the landscape section at **Figure 3-1** below, these will comprise a combination of landscaped mounds with planting atop to ensure an effective and durable visual barrier is provided to the north, east and west boundaries.

Figure 4-3 - Example of landscaped bund section



4.4.5. New areas of hedges, trees and low planting are proposed within the centre of the site and a tree-lined boulevard provides an attractive setting for the employment park.

4.4.6. The two attenuation ponds towards the southern boundary will be retained as part of the landscaping and drainage strategy and supplemented by a swale and bioretention zone on the western and northern boundary spanning in a north/south and west/east direction.

4.4.7. New areas of hedges, trees and low planting are proposed within the centre of the site and a treelined boulevard also forms part of the proposals.

4.4.8. As the landscape develops and matures it will help to assimilate the proposed development into its immediate site and surroundings, providing a high level of screening.

4.5 FOOTPATH DIVERSIONS

4.5.1. PROW Tyldesley No. 161 that runs along Tanhouse Avenue, is located to the west of the site. This footpath meets Tyldesley No. 159 which runs east-west across the site, before heading north, to its junction with Tyldesley No 161 and continues as Tyldesley No. 160 up to Garrett Lane.

4.5.2. The proposals include the provision of a section of footpath running along the back of houses on Westminster Drive and Tanhouse Avenue. This particular section is only a permissive path and therefore is not part of the wider PRoW diversion/improvement scheme. This section of footpath is not something that the applicant is obliged to deliver due to any rights or otherwise of the neighbours, however the applicant is willing to provide this additional section of footpath (with permissive rights) in the interests of being a good neighbour.

4.5.3. Footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10 will be permanently diverted as part of the proposals with stopping up orders due to be submitted separately. Please see drawings no. 21714-HYD-XX-XX-SK-D-0001, 21714-HYD-XX-XX-SK-D-0002 and 21714-HYD-XX-XX-SK-D-0003 showing the extent of existing PRoW passing through the site.

4.6 ACCESS, CIRCULATION AND PARKING

4.6.1. In addition to the footpath diversions and improvements to the site permeability set out above, vehicular access to the site will be from Astley Park Way via Chaddock Lane.

4.6.2. The proposed development has carefully taken into account vehicle circulation within the site by clearly defining the internal service roads. Pedestrian and cycle access will be taken from the same proposed access road as the vehicular entry point, off Astley Park Way via Chaddock Lane.

4.6.3. Specific provision has been made for cyclists through the provision of safe, secure cycle storage in an easily visible and accessible.

4.6.4. In terms of parking provision, the proposal includes 327 car parking spaces (including provision of 17 disabled bays and 35 bays with Electric Vehicle Charging provision) and 73 HGV parking bays.

4.6.5. In addition to the above, 140 cycle parking spaces will be provided.

4.7 PRE-APPLICATION ADVICE

4.7.1. Given the prominence of the site and the potential scale of development, the applicants have, undertaken extensive pre-application discussions with Wigan Council across a period of around 12 months. Formal pre-application meetings have been held (via video conference) with [redacted] and [redacted] at the Council. These meetings were attended by members of the project team, including the applicant, architect and planning consultant.

4.7.2. The key discussion points at the meetings included:

- Master-planning of the site;
- Relationships between the application site and the surrounding residential development
- Height, massing and architecture;
- Landscape;

- Footpath diversions and upgrades;
- Public consultation and stakeholder engagement; and
- Technical constraints including noise, air quality and levels and ground contamination.

4.7.3. There is clear officer support for the development of the site for employment use as in doing so it will help realise the Council's long-held aspiration for this Primary Employment Area. The feedback received has been valuable and has positively shaped the current scheme which fit with the ambitions of Wigan's Core Strategy Local Plan and Unitary Development Plan.

5 PLANNING POLICY

5.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.1.2. The adopted Development Plan for Wigan Borough Council mainly comprises:

- The Wigan Core Strategy Local Plan (adopted September 2013); and
- Saved Policies Wigan Unitary Development Plan (adopted April 2006).

5.1.3. The National Planning Policy Framework (NPPF) (September 2023) is also a material consideration for development management purposes.

5.1.4. This chapter sets out the relevant planning policies and guidance contained within the NPPF and Local Plan Core Strategy. These are then appraised in subsequent chapters.

5.2 NATIONAL PLANNING POLICY FRAMEWORK

5.2.1. The National Planning Policy Framework (NPPF) was updated on 5 September 2023 and is a key material consideration in the determination of planning applications.

Achieving Sustainable Development

5.2.2. Sustainable Development means meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development: economic, social and environmental.

5.2.3. Planning should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (paragraph 9).

5.2.4. At the heart of the NPPF is the 'presumption in favour of sustainable development' ("the presumption") set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. This includes where a local planning authority ('LPA') cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test has been failed and is referred to as the 'titled balance'.

Plan Making

5.2.5. Paragraph 23 states strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption.

Building a strong, competitive economy

5.2.6. Paragraph 81 encourages a strong, competitive economy where: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken

should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."

Promoting Sustainable Transport

5.2.7. Paragraph 104 requires transport issues to be considered from the earliest stages of development proposals, so that the potential impacts on transport networks can be addressed; opportunities from existing or proposed transport infrastructure, technology and usage are realised; opportunities to promote walking, cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

5.2.8. Paragraph 111 makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land

5.2.9. Paragraph 119 states development decisions should give substantial weight to the value of using suitable brownfield land for identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Achieving Well Designed Places

5.2.10. Paragraph 126 stresses the importance of planning positively for 'the creation of high-quality buildings and places.

5.2.11. Paragraph 128 ensures that developments will function well and add to the quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; accommodate and sustain an appropriate amount and mix of development including greenspace and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and wellbeing.

5.3 LOCAL DEVELOPMENT PLAN

5.3.1. The adopted Development Plan for the Borough comprises the Wigan Local Plan Core Strategy (2013) and the Saved Policies of the Wigan Unitary Development Plan (adopted April 2006).

WIGAN LOCAL PLAN CORE STRATEGY (2013)

5.3.2. **Policy SD1** sets out Wigan Council's position when it comes to and states that reflects the principles in the NPPF relating to the presumption in favour of sustainable development and those applications that accord with the development plan shall be approved without delay, unless material considerations indicate otherwise.

5.3.3. **Policy SP1 and SP2** states that development will be directed primarily to the east-west core of the borough, notably settlements such as Astley. Astley would be the focus amongst other settlements for development within the east of Wigan borough.

5.3.4. **Policy CP 5** states that the council will help to create sustainable economic growth by bringing forward a range of employment sites of the right quality in terms of location and supporting infrastructure to attract, maintain and grow businesses including but not limited to: manufacturing and engineering, logistics and digital information and communication technologies.

5.3.5. **Policy CP7** aims to ensure the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars, coaches and vans/lorries within new developments together with the promotion of the use of travel plans and appropriate provision of infrastructure for the charging of electric vehicles.

5.3.6. **Policy CP9** seeks access opportunities for walkers and cyclists; and measures that will reduce the extent of climate change or enable adaptation. It requires strategic landscaping on all new major development proposals, and seeks the protection of trees which are of value to amenity.

5.3.7. **Policy CP10** seeks to improve the built environment and make it a better place to live by ensuring that new development respects and acknowledges local character and identity; is integrated effectively with its surroundings; responds to climate change; is accessible for all and defines public/private spaces; incorporates high quality landscaping; reduces the risk of crime and anti-social behaviour; and has appropriate waste storage.

5.3.8. **Policy CP11** seeks to conserve and enhance the existing historic environment including the conservation and specific enhancement of heritage assets and their settings including listed buildings.

5.3.9. **Policy CP12** provides an emphasis on protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensure that as far as practicable, the habitats are part of linked networks and not fragmented. In addition, the policy requires the creation of wildlife habitats and features which are beneficial to geological conservation as part of new development.

5.3.10. **Policy CP13** aims to reduce the emission of carbon dioxide arising from new development with the aim to reduce impact of climate change on the environment, economy and quality of life.

5.3.11. It encourages all development to conform to the energy hierarchy by minimising the demand for energy before, maximising the efficiency of energy use before and implementing low-carbon dioxide and renewable energy technologies.

5.3.12. **Policy CP 16** states that development on greenfield sites should not increase the rate of surface water run-off with particular emphasis on ensuring that development in flood zones 2 and 3 and other areas vulnerable to surface water flooding should ensure that they follow a sequential approach in accordance with national planning policy.

5.3.13. **Policy CP17** seeks to help maintain, enhance and protect the existing environment for the benefit of the local population and wildlife by ensuring new development does not give rise to the pollution of any watercourse or groundwater.

WIGAN UNITARY DEVELOPMENT PLAN (ADOPTED APRIL 2006)

5.3.14. **Policy EM1A – Primary Employment Areas** allows development or changes of us to uses within Classes B1, B2 and B8 or other employment uses provided there would be no harm in terms of environmental, amenity, highway, road safety or other.

5.3.15. Astley Business Park at the time was referred to as Site EM1A 9 – Chaddock Lane and the proposed description was for mixed employment area with expansion land.

5.3.16. The policy also states that where all of this Primary Employment Area is to come forward, a masterplan or development brief is to be agreed with and approved by the Council.

5.3.17. **Table 4-1** below provides an appraisal of the proposed development in the context of the aforementioned development plan policies.

Table 4-1 – Wigan Replacement Unitary Development Plan and Local Plan policies

Policy	Analysis
Wigan Replacement Unitary Development Plan 2006	
EM1A Primary Employment Areas Within the Primary Employment Areas, development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Other uses will only be permitted when:- (a) They will be small scale and complementary to the primary employment function of the Area or part thereof; or (b) They are on the fringe of the Primary Employment Area and it can be demonstrated that it will improve the physical relationship between the employment uses and adjacent uses, and it will not result in any greater constraint on the development and use of the remaining Employment Area for employment uses. Where all, or a substantial part of a Primary Employment Area is proposed for development or it is substantially undeveloped, a masterplan or development brief shall be agreed with, and approved by, the Council. Development shall accord substantially with the approved masterplan.	The proposed development seeks permission for mixed B2 and B8 development on the Astley Business Park allocation. The application is submitted with a detailed masterplan for the whole site showing proposed sitting of the employment units. The proposed development therefore clearly accords with Saved Policy EM1A and accordingly the principle of development is acceptable.
Wigan Local Plan Core Strategy, September 2013	
Policy SP1 In the east of the borough development will be focused on Leigh, Atherton, Tyldesley and Astley, including their town centres, and at broad locations for new development east of Atherton and between Tyldesley, Astley and Mosley Common.	The development of the site would form the natural infill or missing jigsaw piece which complements the recently developed residential site to the north known as Garrett Hall which is allocated for up to 600 dwellings.

Policy CP5 Help create sustainable economic growth; boost our economic performance and profile; and provide a wider range of job opportunities, by: 1. Bringing forward a range of employment sites of the right quality in terms of location, accommodation provision and supporting infrastructure, to attract, maintain and grow businesses, especially within the east-west core of the borough. The range of sites will focus on providing opportunities for the following key employment sectors in particular *1. Manufacturing and engineering, including food and drink processing* *2. Logistics / distribution* *3. Digital information and communications technology* *4. Creative/digital/new media* *5. Financial and professional services* *6. Environmental technologies* *7. Construction sector businesses.* 2. Against the qualitative factors set out above, making provision for approximately 200 hectares (gross) of employment land between 2011 and 2026, including reviewing sites allocated previously and undeveloped. 3. Safeguarding existing employment sites and buildings that are capable of continuing to meet the needs of employment uses and for which there is likely to be sufficient demand. 3. Encouraging a suitable supply of small, cost-effective premises for new business start-ups, including managed 'incubator' accommodation.	The proposed development would deliver significant socio-economic benefits and assist in achieving the aspirations of the Local Plan to create new and diversified employment land use. Development of this site will also bring significant socio-economic benefits including the creation of temporary employment during the construction phase, full-time employment once operational and additional expenditure in the local economy once operational. In addition to the above, the development of the site coincides with planning policy by delivering an allocated employment site and therefore reduces the need for additional or non-allocated employment sites to be released.
Policy CP7 Improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough by: Ensuring the provision of appropriate, well designed, convenient, safe and secure parking for cycles, motorcycles, cars, coaches and vans / lorries, including as part of new development	The application is supported by comprehensive Transport Assessment (TA). The conclusions of the TA demonstrate that there will not be severe impacts on the road network as a consequence of the development. The proposed development, in particular the footpath diversion and improvement workswill improve the walking and cycling environment for both local residents and future employees of the site.

Promoting the use of travel plans and requiring them to be produced and implemented for appropriate development. Supporting the appropriate provision of infrastructure for the charging of electric vehicles.	
Policy CP9 Improve the natural environments and open spaces within and between our towns and other settlements - our strategic landscape and green infrastructure - for the benefit of people and wildlife, and help make the borough a better place to live and visit and for businesses to locate and thrive, by: Identifying appropriate green areas to store flood waters away from homes, businesses and community buildings. Incorporating measures that will help to reduce the extent of climate change and/or adapt to a changing climate. Requiring key strategic landscaping on all new major development proposals and incorporating new green infrastructure in larger areas of new development, to help secure regeneration and/or economic development. Protecting trees and woodlands of value to amenity.	A robust landscape strategy is included as part of the proposals. The scale and nature of the built development proposed and the existing surroundings of the site were important factors in the landscape design approach which features a scheme that respects the character of the adjoining local landscape, enhances the ecology of the site and provides a stimulating, coherent and well-structured landscape and resulting in a positive setting for the development. Ornamental species of planting are proposed around the building envelope, along key access routes and within prominent locations adjacent to pedestrian paths. The proposed landscape for the site has been designed primarily to provide screening of the commercial units, to improve local biodiversity and ultimately for the vegetation to successfully establish.
Policy CP10 Improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring that, as appropriate, new development: Respects and acknowledges the character and identity of the borough and its locality, in terms of the materials, siting, size, scale and details used. Is integrated effectively with its surroundings and helps to create attractive places. Meets established standards for design. Includes measures to minimise the impact of and adapt to climate change and conserve natural resources and meets established national standards for sustainability and national carbon reduction targets	The proposed layout has been worked up in detail in accordance with the Applicant's needs to provide modern, flexible and fit-for-purpose employment units with sufficient outdoor yard spaces, servicing and parking areas. The layout and proposed siting of the buildings provides a commercially attractive layout whilst ensuring that the site constraints have been appropriately considered. The scale and massing of the buildings have been optimised in order to provide the most efficient layout. The scale and massing of the proposed development has been influenced by the site's surrounding context. The architect has sought to achieve this through using different materials to break down different elements of the building to better respond to the neighbouring properties.

Incorporates high quality landscaping. Is designed and uses materials that facilitate easy maintenance. Is designed to reduce the risk of crime and anti-social behaviour. Can be well serviced, including making provision for waste storage and collection.	The proposals reflect contemporary design principles in creating a high-quality, flexibleB2/B8 buildings. The elevational treatment of the buildings provides a robust yet high-quality design utilising a contrasting colour palette to break down the elevations and soften the appearance of the buildings. The appearance, materials and colours have been proposed to minimise the impact of the buildings from a visual perspective. The chosen colour palette of grey will be utilised to provide contrast to the cladding and ensure that the design is sympathetic to its surroundings.
Policy CP11 Seeks to conserve and enhance the existing historic environment including the conservation and specific enhancement of heritage assets and their settings including listed buildings.	A Heritage Statement is included within Section 5 of this report and assesses the significance of nearby heritage assets and also assesses the impacts on the significance of these assets as a result of the proposed development. The assessment concludes that the proposal accords with Policy CP11 and will not result in any harm to the heritage assets in the vicinity of the site.
Policy CP12 Help wildlife to prosper and safeguard important geological features by: Protecting and enhancing regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented. 6. Requiring reasonable provision to be made for wildlife habitats and features beneficial to geological conservation as part of new development. Taking account of the impact of climate change in the enhancement of existing and the creation of new wildlife habitats	No irreplaceable habitats will be lost. Appropriate and commensurate mitigation will be imposed in respect of protected species. Mitigation, in particular a Construction Environmental Management Plan, will protect retained ecological features and protected sites during construction.
Policy CP13 Reduce the emissions of carbon dioxide arising from new development and help reduce the impacts of climate change on our environment, economy and quality of life by:	The planning application is accompanied by a Energy Statement, which sets out how the proposed development is intended to be designed to aid carbon reduction and climate change resilience. The proposals include a number of measures which can have significant impacts in CO2

1. Encouraging all development, where relevant, to conform to the energy hierarchy by: 1. minimising the demand for energy, before 2. maximising the efficiency of energy use, before 3. implementing low-carbon dioxide and renewable energy technologies. 2. Encouraging those proposing residential development of 10 units or more and/or non-residential development of more than 700 square metres to produce and submit a carbon reduction strategy setting out how the development will incorporate or make provision for, subject to viability, decentralised, renewable or low carbon energy sources to reduce the carbon dioxide emissions of energy use by at least 15%. 3. Encouraging new development to be designed, orientated and constructed so that it can maximise energy efficiency, reduce reliance on fossil fuel energy and take advantage of opportunities for renewable or low carbon dioxide technologies. 4. Encouraging reasonable improvements to be made to the energy performance of the existing building when an extension or other change to a building is proposed	reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.
Policy CP 16 Reduce the risk of flooding from all sources, notably in our flood zones 3 and 2, our critical drainage areas, and other areas vulnerable to surface water flooding, including locations downstream by ensuring that development: 1. Follows a sequential approach in accordance with national planning policy. 2. Is supported by a detailed Flood Risk Assessment where appropriate. 3. Incorporates appropriate mitigation and/or management measures to achieve, where possible, a reduction in flood risk overall. Development on greenfield sites should not increase the rate of surface water run-off. On previously-developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in critical drainage areas.	The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy. The proposed development will incorporate a comprehensive sustainable drainage system in accordance with policy, guidance and best practice.

Policy CP 17 Maintain, enhance and protect our environment for the benefit of people and wildlife, and make the borough a better place for people to live and businesses to locate and thrive, by: Tackling land contamination and land stability issues, primarily on sites affected by past industrial uses and coal mining activities, by promoting the appropriate re-use of sites, supporting the identification of contamination and stability issues and requiring appropriate remediation. Managing air quality, particularly in our Air Quality Management Areas, including by minimising the air pollution (and carbon dioxide emissions) likely to arise from new development. Ensuring that new development does not give rise to the pollution of any watercourse, groundwater or mossland or result in the transfer of contaminated run-off to surface water sewers. Ensuring that new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life and/or that it will not itself be impacted upon in such a way by existing uses or activities in the area.	Subject to the adoption of the recommendations set out in the suite of ecology reports and a Construction Environmental Management Plan, which can be secured via planning condition, the proposal will not result in any adverse impacts on the receptors listed in the policy. As demonstrated in the Air Quality Assessment, Drainage Strategy and Phase 2 Site Investigation, the proposals will also not give rise to any adverse air quality, contamination or drainage issues subject to appropriate mitigation being implemented, which can be secured via planning condition. Finally, for the reasons given in response to Policies CP9 – CP13, the proposals will not result in any unacceptable adverse impact on amenity and quality of life for existing residents, uses or activities in the surrounding area.

6 HERITAGE STATEMENT

6.1 INTRODUCTION

6.1.1. The application site does not lie within a conservation area however there are some listed buildings within the vicinity. A heritage assessment has, therefore, been conducted which concludes that the development will be carried out in a sensitive manner which will not be detrimental to the heritage assets.

6.1.2. This assessment has been carried out in the context of relevant statutory duties under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections of the 1990 Act respectively require that, in determining development applications, special regard is given to the desirability of preserving the fabric and setting of listed buildings. In undertaking their consideration of the development proposals, the Council is required to ensure that any finding of harm is given considerable importance and weight in the decision-making process.

6.1.3. In addition, this assessment has been prepared in the context of national and local heritage planning policy. The assessment is presented to accord with the national policy requirement of NPPF paragraph 194, to describe the significance of heritage assets affected by the proposed development and evaluate the consequent impact of the proposed development.

6.1.4. The aim of this assessment is to demonstrate that the proposed development meets the requirements of local and national planning policy and relevant legislation.

6.1.5. The application site is located towards the south eastern extent of the main urban area of Astley and consists of a series of fields. The site lies adjacent to predominantly residential areas to the north and east, industrial development to the west. The relationship with the other areas is severed by Chaddock Lane which bounds the site to the south respectively. In this manner, the site is a pocket of contained fields.

6.2 IDENTIFICATION OF HERITAGE ASSETS

6.2.1. As with the majority of Greater Manchester towns, Wigan saw a rapid period of expansion during the Industrial Revolution, with associated building and infrastructure being developed. As such, there are a number of listed assets within the wider local area. However, the majority of these are concentrated close to the centre of Leigh and Wigan, some 5km and 13km to north west of the site, with a significantly smaller number and concentration of assets to be found close to the site or within the intervening space.

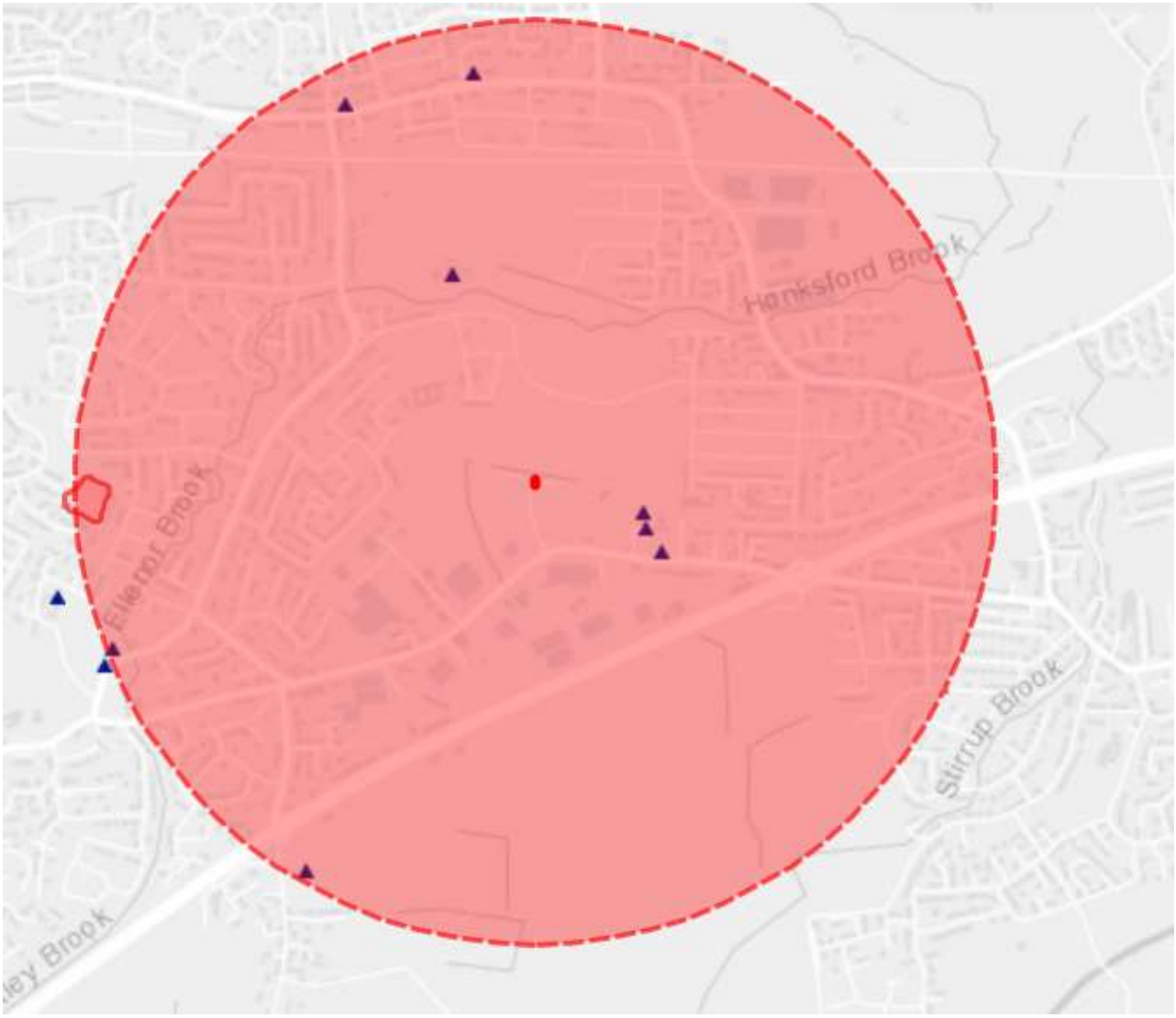
6.2.2. However, a number of listed assets are to be found closer to the site, as listed below and illustrated in **Figure 6-1**:

- Grade II listed Chaddock Hall Barn (LEN: 1163209) approx. 200m east of the site boundary;
- Grade II listed Chaddock Hall (LEN: 1356222) approx. 150m east of the site boundary;
- Grade II listed Chaddock Hall garden wall and stone gatepiers (LEN: 1068485) approx.. 150m east of the site boundary;
- Grade II listed Garett Hall (LEN: 1163348) approx.230m north of the site boundary;
- Grade II listed 109, Sale Lane (LEN: 1163421) approx. 630m north of the site boundary;
- Grade II listed 7 Sale Lane (LEN 1068448) approx. 680m north of the site boundary;

- Grade II listed Manor House Farmhouse (LEN 1068446) approx. 830m south west of the site boundary

6.2.3. Consideration of these assets and the scoping out of assets further from the site is considered appropriate. This is primarily due to the spatial and functional separation between the site and those assets. The assessment of the assets listed above will demonstrate that this approach is sufficient to understand the potential impact of the proposal on the significance of any assets, given the fact that these assets are closer to the site and similarly listed and have a closer, albeit limited, spatial, visual or functional relationship with the site than any of these other assets (there are no Grade I listed assets within at least one mile of the site).

Figure 6-1 - 1km radius from appeoximate centre of site. The blue triangles are listed assets (Historic England.org)



6.3 LEGISLATIVE AND POLICY CONTEXT

6.3.1. The purpose of this assessment is to demonstrate that the proposed residential development meets the requirements of local and national planning policy and relevant legislation.

Planning (Listed Buildings and Conservation Areas) Act 1990

6.3.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

6.3.3. Section 66 of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

National Planning Policy Framework (2023)

6.3.4. Section 16 (paragraphs 189 to 208) of the NPPF is specific to conserving and enhancing the historic environment.

6.3.5. Paragraph 197 states:

"In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".

6.3.6. Paragraph 199 states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".

6.3.7. Significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

6.3.8. The setting of a heritage asset is defined as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

6.3.9. In determining applications, the NPPF also advises that LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Historic England Guidance

6.3.10. Historic England is the Government's statutory adviser on the historic environment and its powers are set out in the National Heritage Act 1983.

6.3.11. Historic England provides guidance on a variety of topics. The guidance most pertinent to these development proposals is set out in three documents relating to significance, setting and development:

- Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (2008);

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and,
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

6.3.12. Conservation Principles, Policy and Guidance (English Heritage 2008) sets out how the relative levels of significance can be measured:

- Exceptional: an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites.
- High: a designated asset important at regional level and also at national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium: an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those which make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low: structure of feature is of very limited heritage value and note defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative: structure of feature that harms the value of a heritage asset. Wherever practicable, removal or negative features should be considered, taking account of setting and opportunities for enhancement.

6.3.13. The Setting of Heritage Assets, published 22 December 2017, gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.

6.3.14. The document sets out the broad approach to assessment recommended by Historic England, in terms of the significance of any heritage assets including development affecting the setting:

Step 1: *Identify which heritage assets and their settings are affected*

Step 2: *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

Step 4: *Explore ways to maximise enhancement and avoid or minimise harm*

Step 5: *Make and document the decision and monitor outcomes".*

Wigan Core Strategy Local Plan

6.3.15. Policy CP11 sets out that the council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets and non-statutory heritage assets of local interest; prioritising the conservation of heritage assets at risk from decay and use heritage assets positively to strengthen identity and image.

6.3.16. Objective BEL 1 aims to conserve and enhance the borough's built heritage.

Assessing Significance

6.3.17. This section identifies the assets and provides details on their significance, taking account of the NPPF and Historic England Guidance. It then assesses the impact on the significance of these assets as a result of the proposed development.

Chaddock Hall Barn

6.3.18. Chaddock Hall Barn is a Grade II listed, 17th century farm building. It is listed due to its age, stone dressings and carved rich coat of arms.

6.3.19. The barn at Chaddock Hall is in such poor condition that its future must be uncertain although it is subject to a planning application for conversion to dwellings.

Chaddock Hall

6.3.20. Was an altered 17-19th Century house with brick and timber- framing most of which was rendered over.

6.3.21. Chaddock Hall was subject to a serious arson attack in 2014 and the interior was completely destroyed leaving only the walls standing and in early 2017 the remains of the hall collapsed completely with any possibility of restoration highly unlikely.

Chaddock Hall Gardell Wall and Gapiers

6.3.22. A Garden wall and stone gatepiers at Chaddock Hall G.V. II Walls and gate piers. English garden wall bond brick with stone dressings. Quadrangular in plan with gates to south. The walls feature round-topped copings and occasional buttressing piers. The adjoining summer house is of c.1905. Tall gate piers with raised panels in each face and moulded bases, collars and capitals. Cast-iron gates.

Garett Hall

6.3.23. Garrett Hall is a grade II listed Farmhouse of a Timber-framed structure dating from the 17th century which has been largely rebuilt in brick. Timber posts are visible at the rear which has a continuous outshot, and a projecting brick chimney stack. Formerly the house of the Tyldesley family.

6.4 IMPACT ON SIGNIFICANCE

6.4.1. An assessment of significance is a requirement for any application that could potentially affect a heritage asset. Based upon the identification, description, significance and setting of the heritage assets coupled with an understanding of the development proposals as set out earlier, this section assesses the impact of the proposed development on the significance of the heritage assets, in accordance with paragraph 194 of the NPPF.

6.4.2. The following concludes that the proposal will not be detrimental to the character or setting of the listed and non-designated assets and thus their significances will be unaffected.

Chaddock Hall Barn

6.4.3. The proposed development site is at least 200m from Chaddock Hall Barn, with a residential area in the intervening space.

6.4.4. The significance of the listed church derives largely from its age, architectural interest and from its steeple that is visible in views to the church and therefore can potentially be susceptible to visual hanges over a wide area. However, the church has long been experienced within an urban setting

Chaddock Hall Garden Wall and Gapiers

6.4.5. The proposed development site is at least 150m from Chaddock Hall Garden Wall and Gaspiers, with a residential area in the intervening space.

6.4.6. The significance of the listed garden wall derives largely from architectural interest. However, the wall has long been experienced within an urban setting.

6.4.7. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the building.

6.4.8. **Garett Hall**

6.4.9. The proposed development site is at least 230m from Garett Hall, with a residential area in the intervening space.

6.4.10. Whilst glimpses of the hall may be visible from parts of the site, these will be largely screened by intervening residential uses, vegetation and the have undergone a wide variety and ever-changing range of uses since their creation to reflect the changes in population, commerce, technology and policy. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the building.

6.5 CONCLUSION

6.5.1. It has been demonstrated above that the development of the application site for housing won't result in any adverse impacts upon any nearby listed or non-designated heritage assets. This is also the conclusion reached in the HEA that was commissioned by the Council.

6.5.2. Based on the above assessment, the proposal accords with Core Strategy Local Plan Policy CP 11 and the NPPF, as it will not result in any harm to the listed and non-designated heritage assets in the vicinity of the site.

7 OTHER MATERIAL CONSIDERATIONS

7.1 OVERVIEW

7.1.1. This chapter focusses on appraising the proposed development in the context of technical planning policies and guidance contained in the Development Plan and NPPF.

7.1.2. Policy CP10 of the Core Spatial Strategy states that all development will be required to adhere to high standards of design. Development should have a positive impact and will be expected to respond to scale, density, massing, height, landscape of surrounding buildings and areas in general whilst respecting existing context.

7.2 DESIGN AND SUSTAINABILITY

7.2.1. The NPPF also provides guidance on development and ensures that the design of development incorporates the principles of sustainable development and the need to create better places in which to live and work. Paragraph 130 sets out several design criteria with the purpose being to ensure that design is of a high quality and appropriate for the area in which the development is located.

7.2.2. The proposed development has been designed in accordance with the above guidance;

- The layout, scale and appearance of the proposals have been developed to create a high quality and attractive scheme with integrates well with the wider suburban townscape;
- The elevational treatment has been carefully considered in the context of the site's current setting in order to create a contemporary and attractive appearance;
- The development includes soft landscaping and tree planting which seeks to enhance the sites boundaries;
- The development has been designed to respect and protect neighbouring residential amenity including the neighbours' amenity, identity and character of the area;
- The proposal provides easy access for future users who wish to arrive to by bicycle. The proposal itself incudes cycle parking provision; and
- The development is accessible to all with disabled bays provided.

7.2.3. As such, the design of the proposed development is in full accordance with Local Plan policy CP10 as well as paragraph 130 of the NPPF.

7.3 TREES AND LANDSCAPING

7.3.1. A tree survey prepared by BB Trees presents the findings of the survey and assessment of the quality of the existing trees on and adjacent to the site, based on their current condition and quality. The assessment includes impacts arising from the proposed development of the site on these trees.

7.3.2. Fifteen individual trees and nineteen groups were surveyed. Of which around 5 trees, 8 groups are on the site boundary.

7.3.3. The proposed development necessitates the removal of 7 trees and 6 groups within the site boundary in order to accommodate the building and facilitate the wider development.

7.3.4. Whilst the development involves the loss of trees, replanting is proposed which will result in a significant net gain of trees across the site.

7.3.5. The landscape strategy has been formulated specifically to strengthen the sites boundaries with additional tree planting and hedgerows. The strategy ensures that the buildings will be well screened from the public realm, particularly views from the adjacent existing residential estate and existing and proposed public rights of way. The area to the north of the site has been proposed to improve screening of units 1 & 2 from the adjacent housing while also offering ornamental/aesthetic value to pedestrians and workers in the proposed offices.

7.3.6. The application includes landscaping cross-section drawings to demonstrate how the proposed earth bund will function with fully developed native vegetation atop.

7.3.7. Up to 310 trees in addition to hedgerow planting will be introduced across the site and the site's boundary. Areas of ornamental shrub mix, and meadow will assist in creating a landscaped setting for the warehouse units.

7.3.8. The landscape strategy ensures that once trees and hedgerows are fully mature the building will be fully screened from the public realm and as such visually contained within the site. The landscape strategy is considered appropriate in order to offset the minor impact of the proposals on the wider landscape.

7.3.9. As a result of the above, the proposal delivers significant enhancements in terms of arboriculture landscaping and therefore accords with Local Plan Policy CP12 and paragraph 130 of the NPPF.

7.4 NOISE

7.4.1. A Noise Assessment prepared by Tetra Tech accompanies the submission. The noise report establishes the noise climate in the surrounding area and whether the proposed operations at the site, taken as a worst-case scenario, would give rise to any adverse impacts from a noise perspective.

7.4.2. The report provides a comprehensive overview of the proposal and the operations/plant which are likely to result in noise disturbances. The assessment has accounted for HGV movements, staff car parking activity and fixed pant associated with the development.

7.4.3. Predicted noise levels indicate that they will meet WHO noise intrusion criteria at the nearest sensitive receptors during both the daytime and night-time with windows open or closed. The assessment includes acoustic bunds and boundary fencing associated within neighbouring housing development within the model and concludes the impact on the nearest sensitive receptors will not be expected to have a 'significant adverse impact' on health or quality of life.

7.4.4. Noise levels derived from plant predicted to be equal to existing daytime and night-time background noise. During the construction phase of the development, noise levels at existing noise sensitive properties would be within BS 5228 fixed limit criteria.

7.4.5. In light of the above, the proposal will not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy CP17 of the Local Plan and paragraph 185 of the NPPF.

7.5 AIR QUALITY

7.5.1. Tetra Tech have prepared an Air Quality Assessment which forms part of this submission. The assessment work has found that there will be no significant effects on air quality matters, including on ecological and human receptors.

7.5.2. An assessment was undertaken to quantify potential effects emanating from road traffic emissions and construction dust impacts which may arise from the development's operational and construction phases.

7.5.3. Site specific mitigation measures are proposed to deal with construction phase impacts on air quality. With these mitigation measures in places, effects from the construction phase are not predicted to be significant.

7.5.4. The assessment includes a study on the long-term effects associated with the proposed development in respect of Nitrogen Dioxide and Particular Matter associated with traffic. It is considered that modelled results are deemed to be negligible in terms of air quality impacts when combined with proposed mitigation such as those outlined within the Travel Plan.

7.5.5. The proposal will therefore not result in an adverse impact in terms of noise and therefore the proposal is in full accordance with policy CP17 of the Local Plan and paragraph 186 of the NPPF.

7.6 EXTERNAL LIGHTING

7.6.1. A Lighting Assessment undertaken by WSP accompanies the submission. The assessment sets out the proposed external lighting scheme and provides guidance in terms of good practice to ensure obtrusive lighting is reduced.

7.6.2. The lighting scheme is based on energy efficient LED luminaires and seeks to illuminate architectural features of both the buildings and the external landscaping scheme. The external lighting also takes into consideration both the level and uniformity of lighting required for security, CCTV operation, safe movement of visitors, staff and residents to the buildings/landscaping around the site.

7.6.3. The lighting strategy seeks to reduce lighting pollution through mitigation such as preventing upward light pollution through a combination of optimal mounting heights and by utilising low energy efficient LED lighting luminaires that limit glare. The layout and type of lighting used takes into consideration and limits any possible impact on the surrounding amenity and landscaped areas.

7.7 ECOLOGY AND BIODIVERSITY NET GAIN

7.7.1. A phase 1 preliminary ecological survey has been prepared by The Ecology Practice which supports this application. The majority of the site was assessed as being a mixture of poo semi-improved grassland, semi-improved grassland and pockets of dense scrub with species-poor hedgerow.

7.7.2. The assessment included a bat survey, breeding bird survey and Great Crested Newt survey.

7.7.3. Great Crested Newt eDNA surveys returned negative results within the application site. Bat ground Level tree assessments determined that two trees had moderate potential for bat roost presence with other classed as low or negligible.

7.7.4. The breeding bird survey returned signs of breeding on site for singing dunnock and four song thrush.

7.7.5. Mitigation is proposed for both vegetation clearance to avoid impact on breeding birds and bats in the form of qualified licenced ecologist to visit the site 48 hours before clearance works to determine presence. In addition, mitigation proposals include the provision of bat and bird boxes across the site.

7.7.6. A Biodiversity Net Gain (BNG) assessment has been undertaken using the DEFRA Metric 4.0. The proposals would result in a net gain deficit of -10.95 Habitat Units (-17.43% and net gain in Hedgerow Units (+133.51%).

7.7.7. The proposal will not result in any harm to the negligible ecological value of the site or neighbouring habitats and actually delivers enhancements in the form of additional habitat creation as a result of tree planting and landscaping at the site.

7.7.8. The proposal delivers enhancements in terms of ecology and therefore accords with policies CP12 of the Local Plan and paragraph 180 of the NPPF.

7.7.9. The lighting strategy has been carefully generated to ensure the immediate environment has been protected. The development is therefore in accordance with Policy CP17 of the Wigan Core Strategy Local Plan.

7.8 HIGHWAYS, TRAFFIC AND TRANSPORT

7.8.1. In accordance with paragraph 111 of the Framework a Transport Assessment, prepared by Hydrock, has been submitted alongside the application. The application includes vehicle tracking diagrams to demonstrate safe ingress and egress of HGV and vehicles into the site and internal access road.

7.8.2. The assessment sets out that the site demonstrates a good level of locational sustainability being accessible by public transport, walking and cycling.

7.8.3. The assessment indicates that that the development has the potential to generate 112/133 morning and evening peak vehicles trips. The level of peak hour traffic is below DfT significance thresholds and the proposal will not lead to a severe impact to either the existing or the future forecast capacity on the local highway network.

7.8.4. In terms of parking provision, the proposal includes 328 car parking spaces (including provision of 17 disabled bays) and 77 HGV parking bays. The proposal therefore accords with the Council's required standards for a B2/B8 use.

7.8.5. In addition to the above, 60 cycle parking spaces will be provided ensuring any future employees are able to cycle to work.

7.8.6. In light of the above, the development would not result in adverse impacts on the capacity or safe functioning of the highway as a result of the development and that the requirements of CP7 of the Local Plan and Paragraph 111 of the Framework would be met in full.

7.9 ENERGY AND SUSTAINABILITY

7.9.1. An energy statement has been prepared by CPW and is enclosed as part of this application. The statement has conducted an appraisal of the renewable and low carbon technology energy options to be employed at the site once operational in order to align with the requirements set out under paragraph 157 of the NPPF with regards to reducing energy consumption during the lifetime of the development.

7.9.2. The statement concludes that a number of measures are proposed which can have significant impacts in CO2 reduction such as air sources heat pumps as part of the base build and solar mounted PV installation on all units.

7.9.3. The proposals can therefore be considered to be in full accordance with policy CP13 of the Local Plan.

7.10 CRIME IMPACT

7.10.1. A Crime Impact Statement prepared by Design for Security confirms the proposed scheme will be safe and secure.

7.10.2. The statement outlines that currently the service yards of the industrial units will be well secured with a 2400mm high paladin fence, restricting access to these spaces. In addition, it is noted that the public footpath does not pass to closely to the industrial units and does not leave them vulnerable. The route of the footpath is generally linear and well overlooked.

7.10.3. The proposed industrial units are likely to be staffed at all times, reducing the potential for criminal and antisocial activity. There is only one vehicular access point into the site, allowing traffic entering the site to be monitored and restricted easily.

7.10.4. The footprints of the proposed buildings are relatively simple and contain few recesses that could provide concealment for offenders or those antisocially minded. Cycle stands are generally positioned where they can easily be seen from the building and access road, allowing for passive surveillance opportunities.

7.10.5. Car parking areas are generally positioned where they can be seen from the main entrance or the access roads.

7.10.6. The statement outlines a number of mitigation measures and enhancements in relation to boundaries, lighting, vehicular access arrangements, perimeter fencing and service yards which could be implemented across the site and unit itself to increase security. Where possible, these measures have been included within the design and will be implemented once the development is occupied.

7.10.7. In this respect, this scheme accords with paragraph 92 of the NPPF which highlights that development should create safe, inclusive and accessible places which promote health and well-being.

7.11 FLOOD RISK AND DRAINAGE

7.11.1. A Flood Risk Assessment (FRA) prepared by BE Design accompanies the application. It investigates the potential flood risk impacts of the proposed development and is considered proportionate to the degree of flood risk and to the scale, nature and location of the development.

7.11.2. The flood maps provided by the Environment Agency (EA) locate the site within Flood Zone 1, i.e. and defined as having an annual probability of fluvial flooding of less than 1 in 1000 in any year (<0.1%) and is classed as less vulnerable therefore development is appropriate.

7.11.3. The drainage strategy responds to the relevant policy and guidance and is based upon an assessment of the existing site connections, the FRA and site investigations.

7.11.4. Existing attenuation basins at the site feature as part of the wider landscape strategy and will assist with the management of water across the site. A new surface water drainage system will be constructed to convey runoff from the impermeable surfaces on the four building units including access road. The outline foul water drainage strategy is to connect to the existing foul drainage

network of the area. There would be very limited increase in the foul water discharge rates generated by the new development.

7.11.5. The above is considered an acceptable solution in relation to drainage and will ensure that the development does not create any additional flood risk issues for the local area.

7.11.6. The proposed drainage design and approach to flood risk mitigation therefore accords with policy CP16 of the Local Plan and paragraph 167 of the NPPF.

7.12 GROUND CONDITIONS

7.12.1. The application is accompanied by a Desk Study Risk Assessment (Phase 1 Site Investigation) and Due Diligence Report (Phase 2 Site Investigation), both prepared by Discovery Investigation. A Coal Mining Risk Assessment has also been undertaken for completeness.

7.12.2. The desk study provides an overview of the potential hazardous substances or conditions on or the near the site.

7.12.3. The assessment considers that there could be potential contaminants but these are typically associated with and considered to be representative of the site's former historical agricultural uses. The assessment sets out that it is considered there is a low-moderate to moderate risk of contamination and that further surveys should be undertaken.

7.12.4. The Phase 2 Site Investigation provides details of trial pits/ground samples taken in order to better assess the ground conditions and makes a series of recommendations, which can be secured via planning condition.

7.12.5. Subject to the undertaking of the recommendations set out in the forementioned technical documents, the development proposals accord with the requirements of paragraph 183 of the NPPF.

8 S106 HEADS OF TERMS

8.1.1. At the time of writing, based on feedback received during pre-application discussions with the Council, it is anticipated that any S106 Agreement associated with the application will be limited to the provision of a contribution towards the upgrade and re-validation of MOVA at the junction of A580/Chaddock Lane.

9 PLANNING BALANCE

9.1.1. This application seeks full planning permission for the development of a new employment site of up to 32,826 sqm (353,336 sqft) B2/B8 floorspace (including ancillary integral office space (Use Class E(g)) with associated car parking and service yard; new internal access road; diversion of footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10; and, associated engineering, infrastructure and landscaping at Land at Astley Park Way (off Chaddock Lane).

9.1.2. The site benefits from an allocation as a Primary Employment Area (Ref. EM1A) within the Wigan Local Plan and the proposals will help meet the current and changing needs of potential occupiers on this allocated Primary Employment Area within the Local Plan.

9.1.3. The NPPF is focused on building a strong and competitive economy, and supporting sustainable development – the proposed development wholly aligns with these principles.

9.1.4. Furthermore, the proposals are considered to accord with key Wigan Local Plan Core Strategy planning policies SD1, SP1, SP2 and CP5 and saved policy EM1A from the Wigan UDP.

9.1.5. There are a number of significant benefits associated with the development including;

- Delivery of a range of new, logistics based flexible employment units to diversify employment land provision in Astley;
- Significant economic benefits including;
  - Creation of temporary employment during the construction phase;
  - Full-time employment once operational;
  - Additional expenditure in the local economy once operational; and
  - Promoting further investment and retention of industry within Astley;
- Efficient redevelopment of an allocated site which makes optimal use of the site and reduces the need for additional employment sites to be released;
- Social benefits through significant job creation both during construction and once operational with a range of positions created. New employment would be accessible to the local community; and
- Environmental benefits such as new landscaping, tree planting and footpath improvements throughout the site.

9.1.6. In addition to the above benefits, the application is supported by a suite of technical assessments that clearly demonstrate that the proposed development is technically and environmentally acceptable in terms of design, highways impact, flood risk/drainage, ecological impact, air quality and noise.

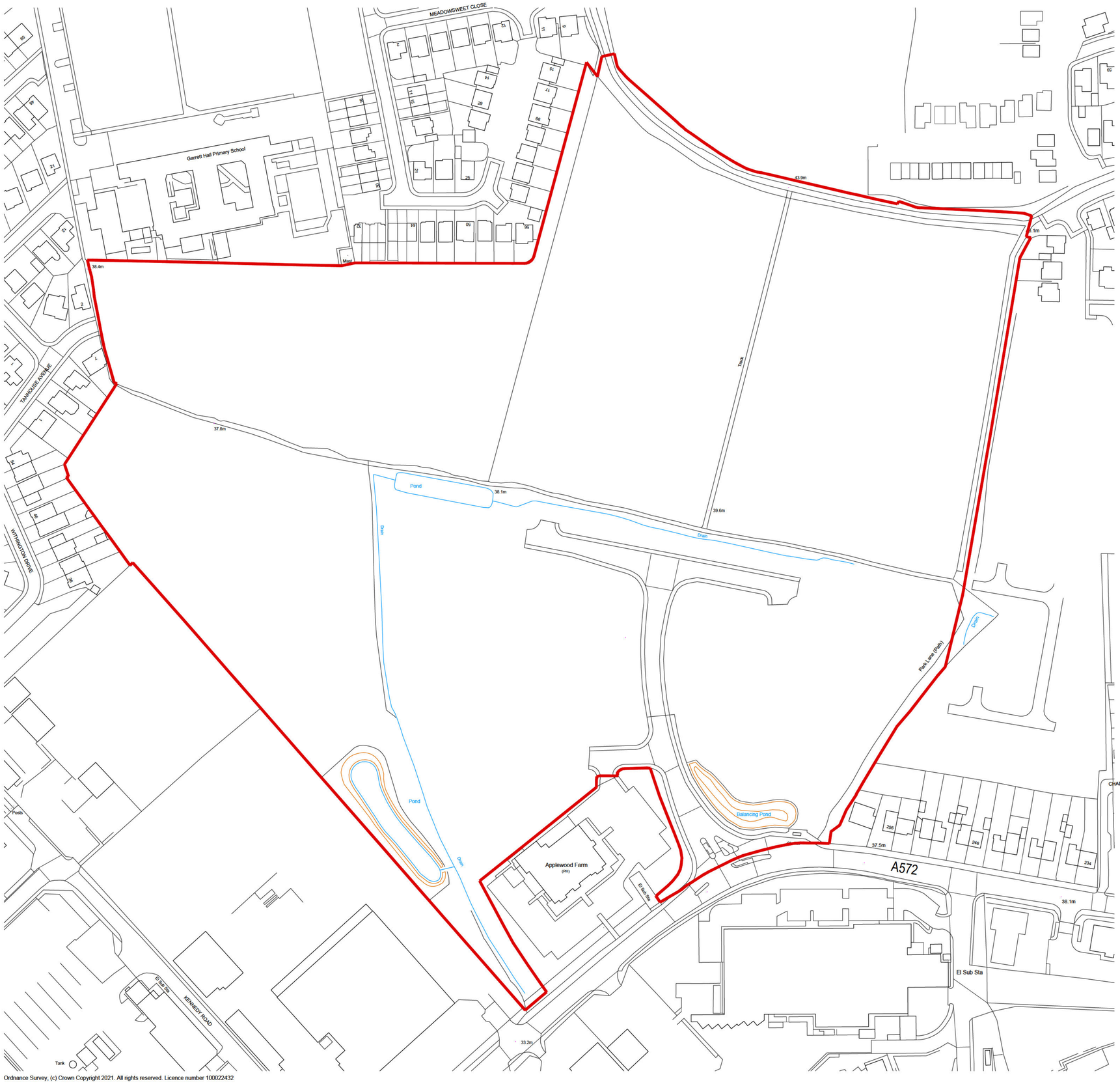
9.1.7. The principle of development is acceptable, and the extensive technical assessments demonstrate that the proposed development clearly constitutes sustainable development.

9.1.8. As such, the proposal is in accordance with the Development Plan and, in line with paragraph 11 of the NPPF, should be approved without delay.

Appendix A

SITE LOCATION PLAN

Public



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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:

Project Code	Zone	Level-Info	Type	Role	Job No.	Drg No.	Revision
WIG-PHP-00-00-DR-A-4557-006-P4							

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Appendix B

PROPOSED SITE PLAN

Public



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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

Unit GIA Areas

UNIT 1

Warehouse -	12,827sqm -	138,072sqft
Office -	734sqm -	7,895sqft
Total -	13,561sqm -	145,967sqft

Plot Area 6.94 Acres

Externals
50m yard
Docks - 12
Level Access Doors - 2
Trailer Bays - 38
Car Parking - 112 (11 EV & 6 car share bays)
Cycles - 50
Motorcycles - 6

UNIT 2

Warehouse -	12,297sqm -	132,359sqft
Office -	697sqm -	7,511sqft
Total -	12,994sqm -	139,870sqft

Plot Area 7.34 Acres

Externals
55m yard
Docks - 16
Level Access Doors - 2
Trailer Bays - 35
Car Parking - 143 (14 EV & 7 car share)
Cycles -50
Motorcycles - 6

UNIT 3

Warehouse -	2,893sqm -	31,143sqft
Office -	247sqm -	2,653sqft
Total -	3,140sqm -	33,796sqft

Plot Area 2.13 Acres

Externals
35m yard
Docks - 2
Level Access Doors - 2
Car Parking - 42 (5 EV & 2 car share)
Cycles -20
Motorcycles - 2

UNIT 4

Warehouse -	2,907sqm -	31,295sqft
Office -	224sqm -	2,408sqft
Total -	3,131sqm -	33,703sqft

Plot Area 2.24 Acres

Externals
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

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LAND AT ASTLEY, WIGAN MANCHESTER

PEEL LOGISTICS PROPERTY
SITE LAYOUT PROPOSAL

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WIG-PHP-00-00-DR-A-4557-001-P33

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Appendix C

CONSULTATION LETTER ISSUED TO LOCAL RESIDENTS

Public

Dear Occupier

FEEDBACK INVITED ON DEVELOPMENT PROPOSALS AT LAND AT ASTLEY PARK WAY (OFF CHADDOCK LANE), TYLDESLEY, WIGAN

We write on behalf of PLP to inform you of plans to develop land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan, M28 1DP for a proposed logistics and warehousing development.

As a local resident, we wanted to share details of the proposals with you before submitting the application to Wigan Council. We are keen to hear your views.

PLP

PLP is a specialist UK logistics and industrial property business with a proven track record. PLP is committed to delivering a high-quality logistics and warehousing development to accommodate flexible industrial, storage and distribution uses with ancillary office spaces, service yards, landscaping and parking areas to meet the current and changing needs of commercial enterprises.

Site background

The site is allocated as a Primary Employment Area within the Wigan Local Plan and is therefore an appropriate location for such development. The site boundary is shown on the enclosed plan.

You may recall that outline planning permission was granted previously at the site for mixed employment and residential development (approved in February 2017), with the residential development associated with this permission now mostly constructed.

The approved employment development element has since expired; therefore, we are seeking a new planning application to enable the development to come forward in the short-term.

Overview of the proposals

The proposed development has been designed to take into account site constraints and to mirror the development parameters approved in the expired planning permission as far as possible.

- Extensive landscaping is proposed including the formation of landscaped mounds with tree planting on top along all site boundaries.
- Existing public footpaths passing through the site will be diverted and upgraded to ensure that public connectivity with the surrounding area is not only maintained but significantly improved for all users.
- The site will be accessed from the existing junction at Chaddock Lane to the south and all of the warehouse service yards will be internally facing to ensure that no service yards face towards the site boundaries or residential areas.

We have been working closely with planning officers to bring an application forward to develop the site and intend to submit an application to Wigan Council shortly.

A Proposed Site Masterplan providing further details of the layout of the proposed development, diverted/upgraded footpaths and extensive landscaping proposals is attached to this letter.

The next page sets out the key benefits of the proposals and how you can provide feedback.

Key benefits of the proposals

The development proposals will deliver the following benefits to the Borough, most of which will be experienced at the local level:

- **Economic benefits:**
  - The proposals will deliver a high-quality and attractive employment development which will be appropriate within its surrounding context and provide an efficient use of land, taking advantage of the already built access road (Astley Park Way) and in doing so help the original aspirations of Wigan Council's employment allocation to be realised.
  - The proposal will create temporary and permanent economic benefits in the form of up to **500 new jobs** with the potential to also generate employment throughout the supply chain and bring investment and additional spending to the local economy;

- **Design quality and ensuring a sensitive site layout:**
  - The proposal will feature a carefully designed modern employment development that respects the local character, the amenity of nearby residents and that seeks to maintain and improve the permeability of the site currently provided by the public footpaths and bridleways passing through the site.
  - The masterplan has been sensitively developed with constraints in mind and through an extensive landscaping scheme and thoroughly considered architectural layout will ensure that the development is appropriate to its context and offers benefits to the community.

- **Landscaping proposals**: the landscaping proposals for the development will include the provision of:
  - Planting of **310 new trees** of which approximately half (155 trees) will be at a height of 1.75m to 3.5m at the point of planting and will mature and grow taller over time;
  - Significant areas of woodland, thicket, ornamental, wildflower and grassland across the site, much of which will surround the proposed diverted and upgraded footpaths;
  - Provision of 2,215 linear meters of new hedgerows; and
  - Provision of landscaped mounds along the site boundaries, ranging in height from 2.1m – 4.1m in height, which will then have woodland tree planting on top to create a considerable landscaped buffer to provide visual screening between the warehouse buildings and neighbouring residential properties.

You can contact myself via [redacted] (Mon-Fri during office hours) or via email UKPlanningComment@wsp.com with comments.

Please provide any comments by **9 October 2023.**

There will, of course, also be a further opportunity for interested parties to formally comment on the planning application in due course, once submitted to Wigan Council.

I trust this is helpful. Please feel free to get in touch if you have any further queries.

Yours sincerely

[redacted]



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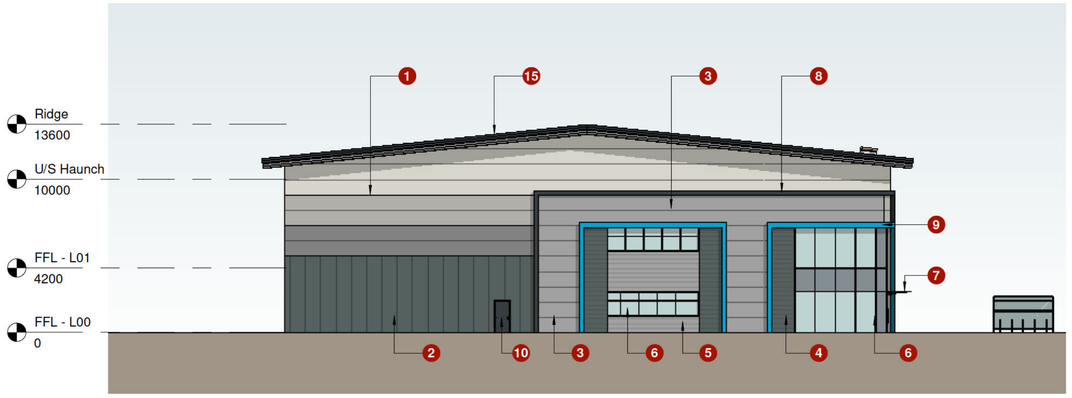
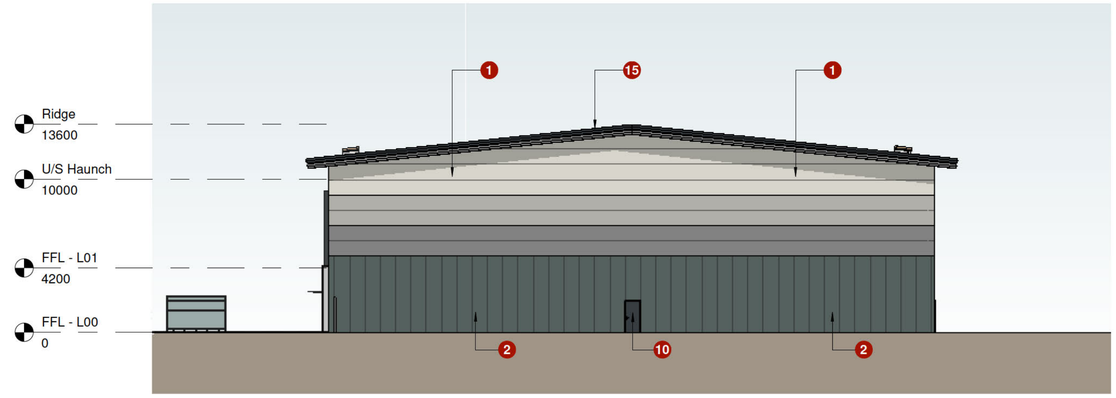
wsp.com

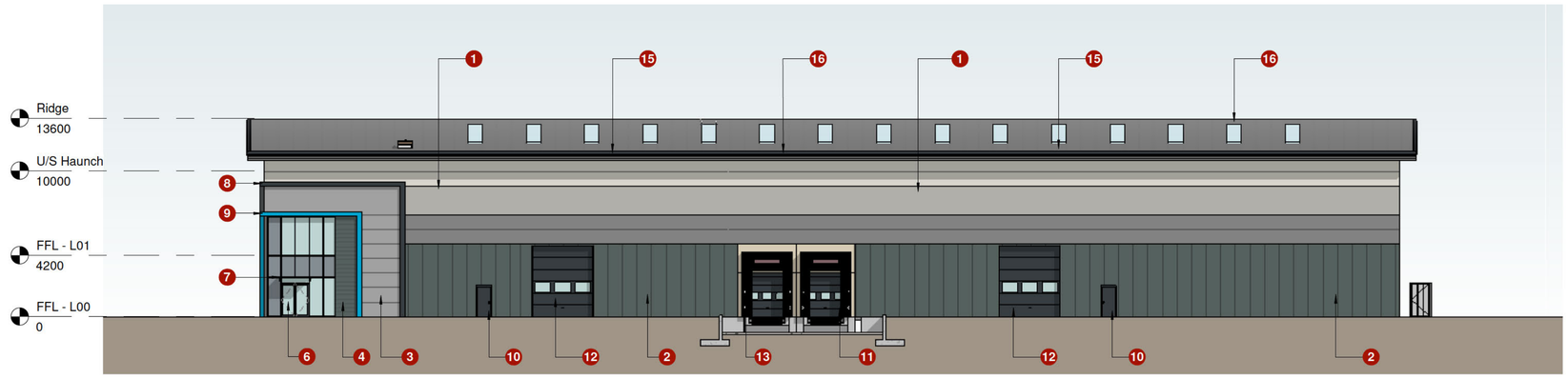
PUBLIC



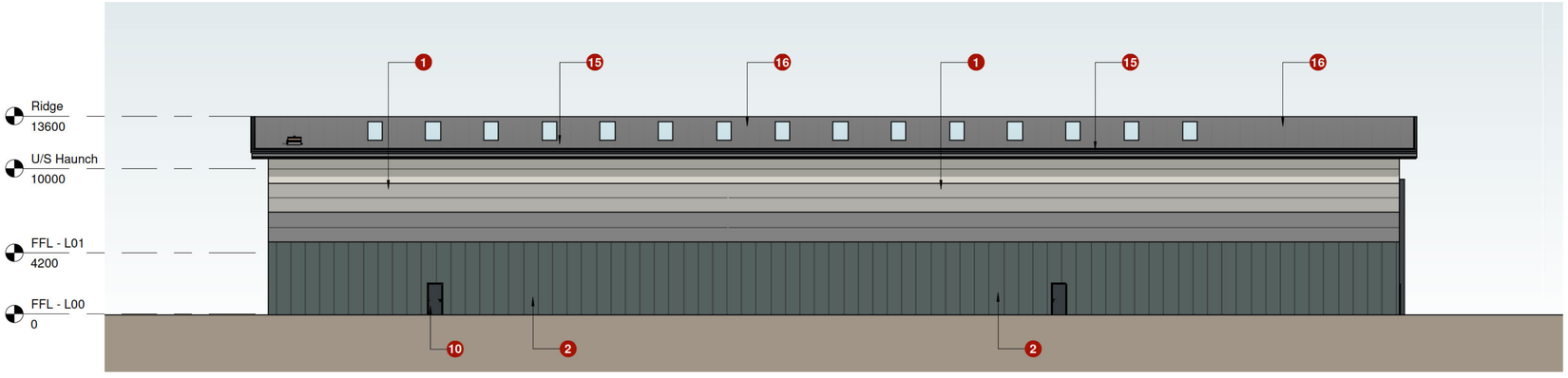
North East Elevation
1 : 200



South West Elevation
1 : 200



North West Elevation
1 : 200



South East 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 (or lookalike insulated spandrel panels where required). External Colour:
   - Anthracite; RAL 7016.
7. Glazed canopy over office main entrance door.
   - Frame finish to be Anthracite; RAL 7016.
8. Flashings to frame Office portion of building. External finish and colour:
   - Anthracite; RAL 7016.
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)
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) - Anthracite (RAL 7016)
    - Fascia (Bottom Half) & Soffits - Pure grey (RAL 000 55 00)
16. Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)

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

pHp architects

PLP

Astley, Wigan

Unit 4

PLP

Building Elevations

Status			Planning
Drawn	GB	Checked	ML
Date			July 2022

Project Number:

Project Code	Originator	Zone	Level Info	Type	Role	Drg No.	Revision
WIG	PHP	04	ZZ	DR	A	4500-300	P1

Scale @ A1 As indicated

0 5m 10m

SCALE 1:200

Copyright reserved. Dimensions to be checked on site. Discrepancies to be reported before proceeding.

PPres

The Owner/Occupier
J - Safe Ltd
285 Chaddock Lane
Worsley
Manchester
M28 1DU

Date: 7th November 2023

REF / 1

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

101010

PPres

The Owner/Occupier
Unit 3
285 Chaddock Lane
Worsley
Manchester
M28 1DU

Date: 7th November 2023

REF / 2

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
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Yours faithfully

Assistant Director Planning and Regeneration

102020

PPres

The Owner/Occupier
WM Morrisons Produce Ltd
283 Chaddock Lane
Worsley
Manchester
M28 1DU

Date: 7th November 2023

REF / 3

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

103030

PPres

The Owner/Occupier
Applewood Farm Pub Restaurant
Astley Park Way
Worsley
Manchester
M28 1FJ

Date: 7th November 2023

REF / 4

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

104040

PPres

The Owner/Occupier
Mitie Tilley Roofing Ltd
Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

REF / 5

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

105050

PPres

The Owner/Occupier
R Swain & Sons Ltd
Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

REF / 6

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

106060

PPres

The Owner/Occupier
Murphys Builders Merchants
Kennedy Road
Tyldesley
Manchester
M29 7JU

Date: 7th November 2023

REF / 7

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

107070

PPres

The Owner/Occupier
36 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 8

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

108080

PPres

The Owner/Occupier
54 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 9

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

109090

PPres

The Owner/Occupier
52 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 10

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

110100

PPres

The Owner/Occupier
46 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 11

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

111110

PPres

The Owner/Occupier
48 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 12

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
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Yours faithfully

Assistant Director Planning and Regeneration

112120

PPres

The Owner/Occupier
50 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 13

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

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Yours faithfully

Assistant Director Planning and Regeneration

113130

PPres

The Owner/Occupier
40 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 14

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

114140

PPres

The Owner/Occupier
38 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 15

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

115150

PPres

The Owner/Occupier
42 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 16

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

The application forms and plans can be viewed on our website two working days from the date of this letter at https://planning.wigan.gov.uk/online-applications/ .

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Information is available to explain the planning process in more detail and this can be found at https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/About-the-application-process.aspx

Yours faithfully

Assistant Director Planning and Regeneration

116160

PPres

The Owner/Occupier
44 Withington Drive
Tyldesley
Manchester
M29 7NW

Date: 7th November 2023

REF / 17

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

117170

PPres

The Owner/Occupier
5 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

Date: 7th November 2023

REF / 18

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

118180

PPres

The Owner/Occupier
3 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

Date: 7th November 2023

REF / 19

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

119190

PPres

The Owner/Occupier
1 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

Date: 7th November 2023

REF / 20

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

120200

PPres

The Owner/Occupier
7 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

Date: 7th November 2023

REF / 21

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

121210

PPres

The Owner/Occupier
10 Riding Close
Tyldesley
Manchester
M29 7RG

Date: 7th November 2023

REF / 22

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

122220

PPres

The Owner/Occupier
12 Riding Close
Tyldesley
Manchester
M29 7RG

Date: 7th November 2023

REF / 23

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

123230

PPres

The Owner/Occupier
2 Tanhouse Avenue
Tyldesley
Manchester
M29 7RF

Date: 7th November 2023

REF / 24

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

124240

PPres

The Owner/Occupier
Garrett Hall County Primary School
Garrett Lane
Tyldesley
Manchester
M29 7EY

Date: 7th November 2023

REF / 25

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

125250

PPres

The Owner/Occupier
36 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 26

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

126260

PPres

The Owner/Occupier
38 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 27

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

127270

PPres

The Owner/Occupier
32 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 28

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

128280

PPres

The Owner/Occupier
34 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 29

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

129290

PPres

The Owner/Occupier
40 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 30

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

130300

PPres

The Owner/Occupier
42 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 31

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

131310

PPres

The Owner/Occupier
44 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 32

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

132320

PPres

The Owner/Occupier
46 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 33

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

133330

PPres

The Owner/Occupier
48 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 34

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

134340

PPres

The Owner/Occupier
50 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 35

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

135350

PPres

The Owner/Occupier
52 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 36

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

136360

PPres

The Owner/Occupier
54 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 37

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

137370

PPres

The Owner/Occupier
56 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 38

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

138380

PPres

The Owner/Occupier
17 Meadowsweet Close
Tyldesley
Manchester
M29 7SZ

Date: 7th November 2023

REF / 39

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

139390

PPres

The Owner/Occupier
15 Meadowsweet Close
Tyldesley
Manchester
M29 7SZ

Date: 7th November 2023

REF / 40

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

140400

PPres

The Owner/Occupier
11 Meadowsweet Close
Tyldesley
Manchester
M29 7SZ

Date: 7th November 2023

REF / 41

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

141410

PPres

The Owner/Occupier
9 Meadowsweet Close
Tyldesley
Manchester
M29 7SZ

Date: 7th November 2023

REF / 42

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

142420

PPres

The Owner/Occupier
64 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 43

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

143430

PPres

The Owner/Occupier
58 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 44

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

144440

PPres

The Owner/Occupier
60 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 45

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

145450

PPres

The Owner/Occupier
62 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 46

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

146460

PPres

The Owner/Occupier
66 Thistle Croft
Tyldesley
Manchester
M29 7SY

Date: 7th November 2023

REF / 47

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

147470

PPres

The Owner/Occupier
105 Norton Road
Worsley
Manchester
M28 1AP

Date: 7th November 2023

REF / 48

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

148480

PPres

The Owner/Occupier
12 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 49

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

149490

PPres

The Owner/Occupier
11 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 50

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

150500

PPres

The Owner/Occupier
10 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 51

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

151510

PPres

The Owner/Occupier
9 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 52

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

152520

PPres

The Owner/Occupier
5 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 53

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

153530

PPres

The Owner/Occupier
6 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 54

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

154540

PPres

The Owner/Occupier
7 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 55

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

155550

PPres

The Owner/Occupier
8 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 56

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

156560

PPres

The Owner/Occupier
4 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 57

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

157570

PPres

The Owner/Occupier
3 Norton Nook
Norton Road
Worsley
Manchester
M28 1PR

Date: 7th November 2023

REF / 58

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

158580

PPres

The Owner/Occupier
30 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 59

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

159590

PPres

The Owner/Occupier
28 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 60

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

160600

PPres

The Owner/Occupier
26 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 61

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

161610

PPres

The Owner/Occupier
24 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 62

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
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Yours faithfully

Assistant Director Planning and Regeneration

162620

PPres

The Owner/Occupier
22 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 63

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

163630

PPres

The Owner/Occupier
20 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 64

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

164640

PPres

The Owner/Occupier
18 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 65

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

165650

PPres

The Owner/Occupier
16 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 66

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

166660

PPres

The Owner/Occupier
14 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 67

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

167670

PPres

The Owner/Occupier
12 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 68

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

168680

PPres

The Owner/Occupier
10 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 69

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

169690

PPres

The Owner/Occupier
8 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 70

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

170700

PPres

The Owner/Occupier
6 Verdant Green Close
Worsley
Manchester
M28 1PN

Date: 7th November 2023

REF / 71

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

The application forms and plans can be viewed on our website two working days from the date of this letter at https://planning.wigan.gov.uk/online-applications/ .

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Yours faithfully

Assistant Director Planning and Regeneration

171710

PPres

The Owner/Occupier
69 Garrett Hall Road
Worsley
Manchester
M28 1AQ

Date: 7th November 2023

REF / 72

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

172720

PPres

The Owner/Occupier
67 Garrett Hall Road
Worsley
Manchester
M28 1AQ

Date: 7th November 2023

REF / 73

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

173730

PPres

The Owner/Occupier
65 Garrett Hall Road
Worsley
Manchester
M28 1AQ

Date: 7th November 2023

REF / 74

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

174740

PPres

The Owner/Occupier
8 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 75

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

175750

PPres

The Owner/Occupier
8 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

REF / 76

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

176760

PPres

The Owner/Occupier
7 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

REF / 77

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

177770

PPres

The Owner/Occupier
5 Daisyfield
Worsley
Manchester
M28 1PY

Date: 7th November 2023

REF / 78

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

178780

PPres

The Owner/Occupier
6 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

REF / 79

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

179790

PPres

The Owner/Occupier
5 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

REF / 80

Dear Sir/Madam

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Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

180800

PPres

The Owner/Occupier
4 Elderfield
Worsley
Manchester
M28 1PU

Date: 7th November 2023

REF / 81

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

181810

PPres

The Owner/Occupier
10 Daisyfield
Worsley
Manchester
M28 1PY

Date: 7th November 2023

REF / 82

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

182820

PPres

The Owner/Occupier
9 Daisyfield
Worsley
Manchester
M28 1PY

Date: 7th November 2023

REF / 83

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

183830

PPres

The Owner/Occupier
8 Daisyfield
Worsley
Manchester
M28 1PY

Date: 7th November 2023

REF / 84

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

184840

PPres

The Owner/Occupier
26 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 85

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

185850

PPres

The Owner/Occupier
28 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 86

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

186860

PPres

The Owner/Occupier
7 Daisyfield
Worsley
Manchester
M28 1PY

Date: 7th November 2023

REF / 87

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

187870

PPres

The Owner/Occupier
6 Daisyfield
Worsley
Manchester
M28 1PY

Date: 7th November 2023

REF / 88

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

188880

PPres

The Owner/Occupier
30 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 89

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

The application forms and plans can be viewed on our website two working days from the date of this letter at https://planning.wigan.gov.uk/online-applications/ .

We have a limited time to consider this application, so any comments you wish to make should be submitted by using the online system by **1st December 2023.**

If you decide to send comments, no acknowledgement will be sent and we are unable to enter into any correspondence. Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in the reports.

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Information is available to explain the planning process in more detail and this can be found at https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/About-the-application-process.aspx

Yours faithfully

Assistant Director Planning and Regeneration

189890

PPres

The Owner/Occupier
36 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 90

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

190900

PPres

The Owner/Occupier
34 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 91

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

191910

PPres

The Owner/Occupier
39 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 92

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

192920

PPres

The Owner/Occupier
45 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 93

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

193930

PPres

The Owner/Occupier
43 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 94

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

194940

PPres

The Owner/Occupier
41 Dandelion Green
Worsley
Manchester
M28 1PT

Date: 7th November 2023

REF / 95

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
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Yours faithfully

Assistant Director Planning and Regeneration

195950

PPres

The Owner/Occupier
254 Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

REF / 96

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

196960

PPres

The Owner/Occupier
258 Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

REF / 97

Dear Sir/Madam

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Yours faithfully

Assistant Director Planning and Regeneration

197970

PPres

The Owner/Occupier
256 Chaddock Lane
Worsley
Manchester
M28 1DP

Date: 7th November 2023

REF / 98

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Yours faithfully

Assistant Director Planning and Regeneration

198980

PPres

The Owner/Occupier
WM Morrisons Produce Ltd
Chaddock Lane
Worsley
Manchester
M28 1DR

Date: 7th November 2023

REF / 99

Dear Sir/Madam

This letter is to let you know about the following application that has been submitted:

Application Number : A/23/96226/MAJOR
Location : Land At Astley Park Way Worsley
Proposal : 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

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Yours faithfully

Assistant Director Planning and Regeneration

199990

Report for Neighbour Lettters

Application Number A/23/96226/MAJO

Type of Letter Sent Neighbour Consultation Letter

Address of Neighbour	Date Printed
56 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
38 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
32 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
34 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
40 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
42 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
44 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
46 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
48 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
50 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
12 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
54 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
10 Riding CloseTyldesleyManchesterM29 7RG	07/11/2023
17 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
15 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
11 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
9 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
64 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
58 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
60 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
62 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
66 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
105 Norton RoadWorsleyManchesterM28 1AP	07/11/2023
52 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
48 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023

WM Morrisons Produce LtdChaddock LaneWorsleyManchesterM28 1DR	07/11/2023
J - Safe Ltd285 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
Unit 3285 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
WM Morrisons Produce Ltd283 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
Applewood Farm Pub RestaurantAstley Park WayWorsleyManchesterM28 1FJ	07/11/2023
Mitie Tilley Roofing LtdChaddock LaneWorsleyManchesterM28 1DP	07/11/2023
R Swain & Sons LtdChaddock LaneWorsleyManchesterM28 1DP	07/11/2023
Murphys Builders MerchantsKennedy RoadTyldesleyManchesterM29 7JU	07/11/2023
36 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
54 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
36 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
46 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
2 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
50 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
40 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
38 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
42 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
44 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
5 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
3 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
1 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
7 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
Garrett Hall County Primary SchoolGarrett LaneTyldesleyManchesterM29 7EY	07/11/2023
52 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
30 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
8 ElderfieldWorsleyManchesterM28 1PU	07/11/2023

7 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
5 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
6 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
5 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
4 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
10 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
9 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
256 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
26 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
8 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
6 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
8 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
36 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
34 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
39 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
45 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
43 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
41 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
254 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
258 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
11 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
12 Riding CloseTyldesleyManchesterM29 7RG	07/11/2023
7 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
5 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
10 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
28 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
9 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
6 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023

7 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
8 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
4 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
3 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
30 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
28 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
26 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
24 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
22 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
8 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
65 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023
6 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
67 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023
10 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
12 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
14 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
16 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
18 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
20 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
69 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023

Type of Letter Sent Notify Neighbour of Committee

Address of Neighbour	**Date Printed**
7 DaisyfieldWorsleyManchesterM28 1PY	03/06/2024
85 Oxford StreetLeighWN7 1NG	03/06/2024
58 Mosley Common RoadTyldesleyManchesterM29 8PR	03/06/2024
43 Ellenor DriveTyldesleyManchesterM29 7NN	03/06/2024
72 Norton RoadWorsleyManchesterM28 1PH	03/06/2024
17 Glendale RoadWorsleyManchesterM28 1AZ	03/06/2024
75 Norton RoadWorsleyManchesterM28 1AP	03/06/2024

49 Lambert MeadowTyldesleyManchesterM29 8SJ	03/06/2024
31 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
228 Mosley Common RoadWorsleyManchesterM28 1AF	03/06/2024
32 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
55 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
57 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
55 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
10 Meadowgrass GardensMosley Common,ManchesterM28 1PS	03/06/2024
184 Sale LaneTyldesleyManchesterM29 8PZ	03/06/2024
49 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
89 Norton RoadWorsleyManchesterM28 1AP	03/06/2024
36 Withington DriveAstleyTyldesleyM29 7NW	03/06/2024
5 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
1 DaisyfieldWorsleyManchesterM28 1PY	03/06/2024
64 Norton RoadWorsleyManchesterM28 1PH	03/06/2024
31 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
29 Meadowgrass GardensWorsleyManchesterM28 1PS	03/06/2024
44 Garrett MeadowTyldesleyManchesterM29 8SD	03/06/2024
22 Verdant Green CloseWorsleyManchesterM28 1PN	03/06/2024
8 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
8 Durban StreetAthertonManchesterM46 0RT	03/06/2024
7 Tanhouse AvenueTyldesleyManchesterM29 7RF	03/06/2024
44 Thistle CroftTyldesleyManchesterM29 7SY	03/06/2024
48 Thistle CroftTyldesleyManchesterM29 7SY	03/06/2024
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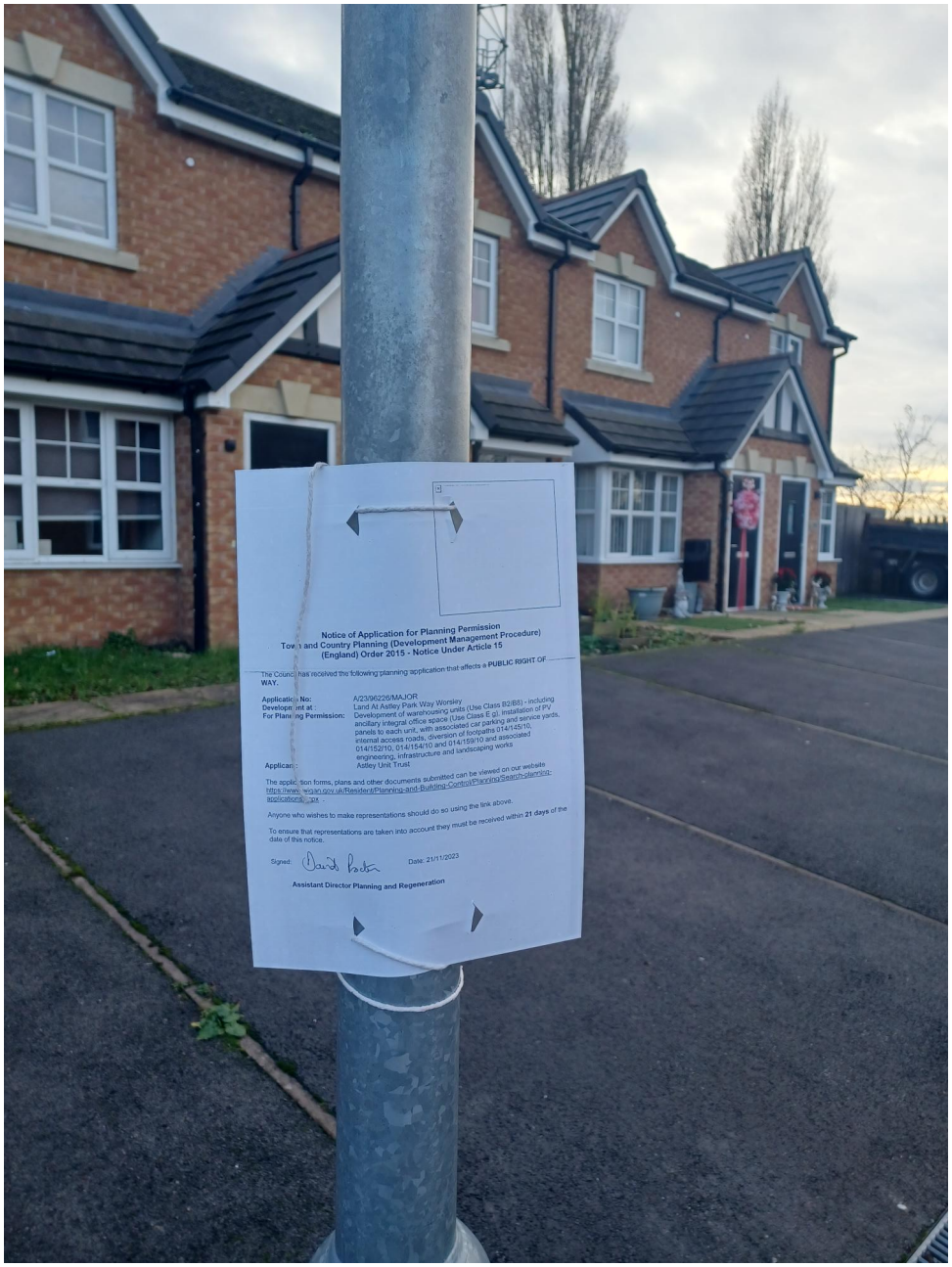
5 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
8 Verdant Green CloseWorsleyManchesterM28 1PN	03/06/2024
67 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
65 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
8 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
28 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
7 DaisyfieldWorsleyManchesterM28 1PY	03/06/2024
30 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
34 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
43 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
21 Thistle CroftTyldesleyManchesterM29 7SY	03/06/2024
21 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
7 Norton NookNorton RoadWorsleyManchesterM28 1PR	03/06/2024
8 Moss FoldTyldesleyManchesterM29 7FP	03/06/2024
22 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
5 Norton NookNorton RoadWorsleyManchesterM28 1PR	03/06/2024
2 ElderfieldFinch ParkM28 1PU	03/06/2024
8 Ellesmere StreetAstleyTyldesleyManchesterM29 7QP	03/06/2024
6 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
8 Verdant Green CloseWorsleyManchesterM28 1PN	03/06/2024
68 Norton RoadWorsleyManchesterM28 1PH	03/06/2024
21 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
39 Norton RoadWorsleyManchesterM28 1AP	03/06/2024
63 Abbey RoadTyldesleyManchesterM29 7RJ	03/06/2024
72 Norton RoadWorsleyManchesterM28 1PH	03/06/2024
81 Norton RoadManchesterM28 1AP	03/06/2024
61 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024

63 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
69 Astley Hall DriveTyldesleyManchesterM29 7TX	03/06/2024
50 Withington DriveTyldesleyManchesterM29 7NW	03/06/2024
12 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
12 Clowes CrescentTyldesleyManchesterM29 8SN	03/06/2024
7 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
22 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
47 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
50 Withington DriveTyldesleyManchesterM29 7NW	03/06/2024
19 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
5 Meadowgrass GardensWorsleyManchesterM28 1PS	03/06/2024
House Of CommonsLondon SW1A 0AA	03/06/2024
89 Norton RoadWorsleyManchesterM28 1AP	03/06/2024
5 Riding Gate MewsHarwoodBOLTONBL2 4DS	03/06/2024
31 Meadowgrass GardensWorsleyManchesterM28 1PS	03/06/2024
19 Norton RoadWorsleyManchesterM28 1AP	03/06/2024
15 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
24 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
67 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
9 ElderfieldWorsleyManchesterM28 1PU	03/06/2024
17 Withington DriveTyldesleyManchesterM29 7NW	03/06/2024
9 LarkmeadTyldesleyManchesterM29 7SU	03/06/2024
14 St Stephens CloseTyldesleyManchesterM29 7GR	03/06/2024
63 Garrett Hall RoadWorsleyManchesterM28 1AQ	03/06/2024
1 ElderfieldWorsleyManchesterM28 1PU	03/06/2024
15 Hamilton StreetAthertonManchesterM46 0AS	03/06/2024
12 Dandelion GreenWorsleyManchesterM28 1PT	03/06/2024
66 Moorgate DriveTyldesleyManchesterM29 7UA	03/06/2024
2 Meadowgrass GardensWorsleyManchesterM28 1PS	03/06/2024
2 Meadowgrass GardensWorsleyManchesterM28 1PS	03/06/2024

54 Lambert MeadowTyldesleyManchesterM29 8SJ	03/06/2024
1 Church ValeWorsleyManchesterM28 1GD	03/06/2024
33 Meadowgrass GardensWorsleyManchesterM28 1PS	03/06/2024
2 Verdant Green CloseWorsleyManchesterM28 1PN	03/06/2024
61Garrett Hall RoadMosley Commonm281aq	03/06/2024
22 Verdant Green CloseWorsleyManchesterM28 1PN	03/06/2024
1 Birtle DriveTyldesleyManchesterM29 7RE	03/06/2024
97 Norton RoadWorsleyManchesterM28 1AP	03/06/2024


4
Notice of Application for Planning Permission
Town and Country Planning (Development Management Procedure)
(England) Order 2015 - Notice Under Article 15
The Council has received the following planning application that affects a PUBLIC RIGHT OF WAY.
Application No: A0330/0226/MA-OR
Development at: Land At Ashley Park Way Wardley
For Planning Permission: Development of approaching parts (Use Class B2/B8) - including auxiliary integral office space (Use Class E) - installation of PV panels to each unit, with associated car parking and service yards, internal access roads, diversion of footpaths 01/41/45/10, 01/41/50/10, 01/41/51/10 and 01/41/52/10 and associated engineering, infrastructure and landscaping works
Applicant: Ashley Park Trust
The application forms, plans and other documents submitted can be viewed on our website http://www.wiltshire.gov.uk/development/planning-and-planning-conservation-planning-applications.html.
Anyone who address a name representation should be advised that this will be available.
To ensure that representations are taken into account they must be received within 21 days of the date of this notice.
Signed: Date 21/11/2023
Assistant Director Planning and Regeneration



Notice of Application for Planning Permission
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Notice Under Article 15

The Council has received the following planning application that affects a **PUBLIC RIGHT OF WAY.**

Application No: A/23/96226/MAJOR
Development at: Land At Astley Park Way Worsley
For Planning Permission: 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 and 014/159/10 and associated engineering, infrastructure and landscaping works
Applicant: Astley Unit Trust

The application forms, plans and other documents submitted can be viewed on our website https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Search-planning-applications.aspx

Anyone who wishes to make representations should do so using the link above.

To ensure that representations are taken into account they must be received within **21 days** of the date of this notice.

Signed: David Porter Date: 21/11/2023

Assistant Director Planning and Regeneration

[redacted]

From: [redacted]@parliament.uk>
Sent: 15 September 2025 15:18
To: Thatcher, Aidan
Subject: Astley Action Group (Case Ref: MW06575)

You don't often get email from [redacted]@parliament.uk. Learn why this is important

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

Dear Mr Thatcher

Further to the last Wigan MPs meeting at the Town Hall, Michael has received the below email from the Action Group representing the residents impacted by the PLP development in Astley.

Please can you confirm that the residents will be receiving a response as soon as possible.

Please can I also ask that Michael be sent a copy of this response.

Kind regards

[redacted]

[redacted] **for Michael Wheeler MP**
Labour Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]

From: Astley Action Group < astleyactiongroup@gmail.com >
Sent: 15 September 2025 12:42
To: Aidan.Thatcher@wigan.gov.uk
Cc: WHEELER, michael.wheeler.mp@parliament.uk, A.Mckenzie-Folan@wigan.gov.uk, Leader@wigan.gov.uk, Marie.Morgan@wigan.gov.uk
Subject: Awaiting response to Open Letter

Aidan,

On Wednesday last week, we published an open letter to Wigan Council accompanied by a video highlighting just some of the issues we have faced in the planning and construction at Astley Business Park.

With more than half a million views and thousands of supportive comments / likes, it's very alarming that the one comment or reply we haven't received is from Wigan Council.

Can you please address our letter, which is as follows:

Open Letter to Wigan Council & PLP

Wigan Council and PLP, you have betrayed us.

Our community is being forced to live in the shadow of four giant warehouses, 18 metres high, dumped next to our homes and our schools.

It is destroying people's lives.

Neighbours who never needed medication are now on anti-depressants. People are lying awake at night from stress. Families sit at the kitchen table in tears because their homes cannot be sold. Children breathing in dust clouds are already suffering with health problems, and they will now grow up under floodlights, with diesel lorries thundering past 24 hours a day, seven days a week.

And you let this happen.

The maps given to the Planning Committee did not even show many of our houses. It was as if we did not exist. Ninety-six objections were submitted, yet the officer's report claimed there were only 70.

A field full of wildlife and mature trees has been ripped apart, and the warehouses are now dangerously close to homes, raising serious fire safety issues.

And the worst thing. At the planning meeting, those who spoke up to object were publicly laughed at by the councillors who are supposed to represent them. One even suggested 'ask them to turn the noise down after 8pm'.

You have left us without any communication or support to deal with the impending 24/7 HGV noise, reversing alarms and pollution. Floodlights blasting into bedrooms. There have been cracks in homes, sales falling through, house values hit, and for what? A Whistl factory powered by automated robots, which will supposedly bring jobs to the area.

To add insult to injury, nearly £200,000 of "biodiversity money" from PLP, has gone to Bedford Colliery, miles away. Not a penny of it in our area. We have lost our fields and wildlife, and are left with grey prison walls and a concrete jungle.

We want answers. We demand accountability from the people who signed this off and not simply the suggestion of planting some saplings that may make a small difference in 30 years' time.

We want to know why our objections disappeared, why our houses were missing from the maps, why the consultation was rushed and handled so badly.

We want proper fire safety and environmental checks.

And finally, we want a real solution going forward.

We are not going away. We are over a thousand strong, and have the nation backing us.

You can bulldoze fields.

You will not bulldoze us.

Astley Warehouses Action Group

In case you missed the post in which Wigan Council were tagged, you can find it here: https://www.instagram.com/reel/DOa0xHgCK4B/?igsh=N3huZnBlNjI4MjEy

Thanks,

Astley Action Group

[redacted]

From: Davies, Janet (Solicitors)
Sent: 24 October 2025 14:17
To: Thatcher, Aidan
Subject: Astley BP Council response WITH TC ATcomments (003)
Attachments: Astley BP Council response WITH TC ATcomments (003).docx

Thanks Aidan
I have been copied in – and contributed – to the drafts of the responses so happy with content . Just responded to one comment that has been made

>><<

[redacted]

From: [redacted]
Sent: 24 October 2025 14:51
To: Thatcher, Aidan
Subject: Astley BP Council response
Attachments: Astley BP Council response.pdf; 96226 neighbour report.pdf; Astley BP Council response.docx

Importance: High
Sensitivity: Confidential

Hi Aidan,

Janet has now responded. Are any amendments to the letter required following Janet's response please?

Could you please confirm that the attached letter (PDF) is to be sent together with the PDF of the neighbour report?

Many thanks and regards,

[redacted]

Strategy and Policy - Strategy and Innovation Directorate
Telephone number [redacted]

Wigan Council

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Wigan Council

Astley Warehouse Action Group
Copy to
Michael Wheeler MP
Ward Councillors

Via secure email

Our reference: Astley BP response
Your reference:
Please ask for: Aidan Thatcher
Extension: 07917 642777
Direct line:
Date: 24th October 2025

Dear Astley Warehouse Action Group,

Thank you for taking the time to share your questions and concerns regarding the warehouse development. We deeply value the perspectives of our residents and are committed to listening carefully and responding with transparency and respect.

As you may be aware, planning permission for the development was granted by our committee during the summer of last year, following a comprehensive review process. In light of the issues raised, we have since carefully revisited the steps taken and remain confident that all actions were strictly aligned with the relevant planning legislation and regulations. Nevertheless, we remain committed to full accountability and transparency, and we are eager to work closely with you to provide assurance and address any ongoing concerns as the project progresses.

As part of this transparency, please find below the answers to all of the questions posed. We have addressed each of your questions in turn:

You told residents that you 'followed the process'. Do you accept that following process is not the same as following good practice?

Our planning decisions are guided by a national framework of legislation, policy, and guidance, designed to ensure fairness, transparency, and consistency. We recognise that good practice means not only following the rules but also acting with integrity and care to balance competing interests in our community.

What lessons have you taken from how this application has affected trust in Wigan Council?

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www.wigan.gov.uk

We understand that our decisions may not always align with the wishes of every resident, and that this can impact trust. We are committed to being honest and open about our reasoning, and we will continue to engage with residents to explain how and why decisions are made. We see every interaction as an opportunity to build stronger relationships and to learn from your feedback.

Can you explain how you have come to the conclusion that you carried out an extensive local community consultation?

In accordance with statutory requirements and good practice, we directly notified all properties adjoining the site. We welcomed and received feedback from a significant number of these neighbours, as well as from many others in the wider community. We believe this level of engagement shows that residents both near and far had the chance to make their voices heard, and every comment was carefully considered as part of our assessment.

Can you give a concise overview of what has happened on this application, what's outstanding, and what the next 12 months look like, including enforcement and monitoring?

The planning application was submitted and validated in November 2023. After a thorough assessment, it went before the Planning Committee in June 2024, where an Officer recommendation for approval was presented. The Committee resolved to grant permission, which was formally issued in August 2024 following the completion of a legal agreement. Over the next 12 months, we will focus on closely monitoring compliance with the approved plans, all conditions and other requirements and will take enforcement action if necessary to uphold our standards and the interests of the community should any planning breaches be found.

Over the last number of months, Officers have determined various applications relating to conditions. All of these are available to view on the Council website.

The Council has determined one Non-Material Amendment application (ref: A/25/098865/NMA); the details of this are on the Council's website.

The Council currently have one pending Non-Material Amendment application (ref: A/25/099520/NMAS). We also have one pending condition discharge application (ref: A/25/099766/CON) and a pending application for the display of advertisement (ref: A/25/099628/ADV). The details of all these applications can be found on the Council's website.

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We will continue to monitor the site as and when necessary and will undertake enforcement action if necessary.

Who quality-assured and signed off the officer report before it went to committee? Who reviewed it and when. Please provide evidence of what was discussed during those reviews.

The Planning Committee report was reviewed by two managers within the Development Management service, who have access to the full case file. This process took place within 10-14 days before the publication of the Committee agenda.

Do you accept that the officer's report under-represented the scale and impact on homes and the school?

The officer's report and the presentation given to the committee, in addition to the online application case file, clearly set out the plans which included site maps and detailed, scaled drawings – and detailed the scale of the development and accessed the impact on neighbouring buildings sufficiently.

Councillors depend on the officer's report, but public objections made up just 3.5% of that report. The evidence and real-life impact (94 objections on average 500 words long) were sterilised into a few bullet points. Does Wigan Council accept that this distorted the balance of information before the vote or are councillors expected to read 55,000 words of objection on the portal before the hearing in addition to the officer's report?

Each objection is reviewed and set out in the report. It is also reflected in the analysis that led to the recommendation, and the matters were raised and discussed during the committee meeting.

Were the planning drawings submitted before or after the planning officer attended the site. If the drawings were submitted before the site visit did the planning officer not notice the drawings were incorrect as houses were missing? If the drawings were submitted after the site visit did the planning officer make reference to this with the applicant to rectify the issue?

The planning drawings were submitted prior to the initial planning officer site visit. The submitted drawings are not required to provide precise details on the land surrounding the planning unit (red edged site). The Officer's report details the surrounding area and assesses the impact of the development on

all surrounding land users, acknowledging the presence of residential properties close to the site boundaries.

Do you accept that housing being missing on planning maps within metres of the warehouse is a critical error?

It is understood that this is a reference to the maps submitted by the applicant, the developer. It is acknowledged that the base map used by the applicant in a number of drawings forming the planning application did not show some of the houses to the east of the site. The Council believes that this was because the base map used by the applicant pre-dated construction of these houses. There is no evidence that this was a deliberate attempt to conceal the relationship between the proposed buildings and these houses, and there is a large amount of other material, both within the application pack and the officer's report to Committee, that does clearly show these houses. This includes other plans, aerial photos, and (importantly) the cross-sections used to help appraise the relationship between the buildings and the houses and the effectiveness of the proposed landscaping.

Was a video of the site shown to the committee. Did this indicate the height of the structures?

No video was shown to Planning Committee

What timeframe did the committee receive to review the application? How many other applications had to be reviewed in that time?

In line with the statutory requirements, agendas and reports for Planning Committee are published no later than five clear days before the meeting. The agenda for the June 2024 meeting comprised three applications including this one.

You appear to have the view that the development is 'on-balance acceptable'. Why was the clear harm to the community not given enough consideration and what threshold would not have been acceptable?

The assessment of the application related to the facts of the case which is fully detailed within the committee report. It is not possible to speculate on other scenarios, and the statutory requirements are to make an assessment on the basis of the submitted development.

Research shows that warehouses of the scale you have approved create far fewer jobs per square metre (often one job per 130–150 m²), compared

with smaller industrial units that generate up to five times more employment density. Was this considered when approving the 18 metre structure?

The officer's report makes reference to estimated levels of employment within the development and arising in the wider economy as a result of it. The Council is obliged to determine the application before it, and cannot consider other hypothetical forms of development or recommend alternative designs.

What volume are the warehouses compared to the volume of those proposed in 2017.

The 2017 planning permission was in outline only and did not fix any building positions, uses or volumes, therefore it is not possible to undertake a comparison. The 2017 permission allowed for any or all of office (Use Class B1), general industry (Use Class B2) and warehousing / distribution (Use Class B8). The 2017 outline permission would have allowed scope for a development very similar if not identical to the one now approved to be proposed through a Reserved Matters application.

What negotiations took place between the planning officer and PLP to reduce the height, footprint or orientation of buildings prior to submitting plans to the public to ease the impact on the community? If none, why not?

The Council can only negotiate changes to a proposed development where those changes are needed to make the development comply with local or national planning policy. In this instance the proposal as submitted complied with policy in respect of building positions, scale and massing, and so no changes to the development were sought in these regards.

You stated there were 'iterations of plans' between public planning submission and the council decision meeting. What changes have improved the outcome for residents?

The initially submitted and amended plans are available to view on the Council's website.

Why was the industrial element of the 2017 outline plan allowed to lapse?

The Council has no control over this – the question of whether to bring forward reserved matters applications was a commercial matter for the private landowner.

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Once the 2017 residential element was dispatched, why was the new full planning application of 2023 so unsympathetic and incongruous to the houses? What changed?

See earlier response – the 2017 outline did not fix building positions, scales or massing (or uses).

Is Wigan Council aware of any motivation to let the industrial unit plans lapse to ensure the new surrounding houses were purchased at a high market value?

No.

Why was no Environmental Impact Assessment or LVIA required on a development within a few metres of so many homes and a school? Who made that decision, and how did you come to that decision?

The Council did not require an Environmental Impact Assessment (EIA) or a formal Landscape and Visual Impact Assessment (LVIA) for this development, as it was determined that the potential impacts could be appropriately assessed through the standard planning application process and the supporting documentation submitted.

While the development exceeds the threshold set out under Schedule 2, Category 10(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, this does not in itself trigger the requirement for an EIA. For Schedule 2 developments, the need for an Environmental Statement is subject to a judgement as to whether the proposal is likely to result in significant environmental effects that require separate assessment. In this case, it was considered at that stage that the proposal did not constitute EIA development, and the Council was content to validate the planning application without an Environmental Statement.

Visual impact was dealt with through information in a suite of documents, including the Planning Statement, Design and Access Statement, Landscape Statement, Landscape Plans, Site Sections, and other drawings, that collectively addressed visual and landscape impacts. There is not a requirement for a standalone document to be submitted if the Council is satisfied that the relevant information is contained elsewhere. In this instance the Council is satisfied that the information provided within the suite of documents was sufficient to assess the proposal's effects.

Why were drawings accepted that omitted existing homes? Was that error disclosed to the committee before the vote given it impacted on the reality of the plans? (Many public objections raised this issue and even those comments were misrepresented in the officer's report).

See earlier response. It is acknowledged that the base map used by the applicant in a number of drawings forming the planning application did not show some of the houses to the east of the site. The Council believes that this was because the base map used by the applicant pre-dated construction of these houses. This issue was referenced in the officer's report to Committee (pages 132 and 133), and plans which showed these houses in situ were used in the officer presentation to the planning committee.

Do you feel enough was done to educate the committee on the impact of the warehouses prior to their vote?

Members of the planning committee receive training to ensure they are able to interpret and make decisions on planning applications. Committee received a detailed presentation from the planning officer that included numerous photographs of the site and surrounding area, plans depicting various aspects of the development, and cross-sections showing the relationship between the development, the proposed landscaping and residential properties adjacent. The Committee also had the full officer's report, and the ability to view any part of the full planning file.

Please provide the notification list, addresses, distances, and dates sent of the planning notifications. Was the school formally consulted?

Yes the school was formally notified by letter on 7/11/2023.
A list of all addresses notified of the planning application when it was first received is appended.

You said you followed legislation, do you agree that good practice required in-person engagement with affected residents?

Like the majority of Councils, the Council does not as a matter of practice arrange direct in person consultation with residents regarding planning applications. The number of objections made on a particular issue is not of itself a material planning consideration. The Council is satisfied that the officers and Planning Committee were aware of the comments that had been made regarding the scale of the buildings and their relationship to nearby houses, and took these factors into account in their decision.

What provisions were made to ensure that blind, disabled, and elderly residents were properly informed about the development. Given the limited public notifications, it's important to know whether the council made any effort to make the consultation accessible to everyone in our community.

Consultations were conducted via letters, site notices, and (where applicable) press advertisements. We strive to ensure accessibility for all residents and offer alternative communication methods where needed.

If you say 99 letters were sent, and 94 objections submitted (a 95% rate of letters v objections), many citing clear errors in plans and seek further information - why did the planning officer who collated them not pick up on the errors / key issues / impact?

The officer's report, committee presentation, and online case files included comprehensive plans, site maps, and detailed scaled drawings. All objections were considered and summarised in the report, with full representations taken into account in the assessment and recommendation.

Why were 70 objections reported when there were 94 objections + 2 neutral.

The Council reports objections on a per-address basis. As noted above, the number of objections or comments on a particular issue is not of itself a material planning consideration.

Has Wigan Council communicated with or offered guidance to Garrett Hall School's employees in any way, relating to the Warehouse's development plans or external communications.

The Council consulted Garrett Hall School about the application in November 2023. The Council has not received any requests from the school for guidance, but we have provided communications and media advice to the school to ensure they are supported.

Please provide details and dates of visits made to the site by the planning officer, any other council officials, prior to the planning permission being proposed.

The case officer visited the site on three separate occasions during consideration of the application: on receipt of the application in November 2023, in January 2024 and in May 2024.

What criteria were used for the councillors to not hold a site visit? Did any member propose one? Given the knowledge and potential impact in the area, why did the planning officer or those signing it off not advice the Chair of the committee to recommend a site visit?

It is not common practice to arrange site visits prior to planning decisions. When they are it tends to be when i) a member of Committee proposes a valid motion during the meeting requesting one, ii) that motion is seconded so as to go to a vote; and iii) a majority of Committee vote that a visit should take place.

Given councillors could not rely on first-hand context, is it possible they lacked a full understanding of scale and proximity?

The Council believes that members of the Committee had an accurate understanding of the site and its context; if they had felt that they did not then it would have been expected that a motion would be proposed for a site visit or to defer the application. All information was available for Councillors to view on the Council's website including plans, sections, neighbouring representations.

Two Independent councillors objected, the remaining Labour councillors approved it. Were the Labour Councillors on the committee advised or whipped in any way to approve this development?

The voting pattern described above does not reflect officers' notes of the meeting, or other information that they have seen regarding the outcome of the vote. These show that 12 members voted to approve, one member voted against and one abstained. There is no evidence to substantiate an allegation of whipping of Committee members.

Approved planning documents show 3-4m bunds, but residents report large gaps in bunds and a significant height difference in many places. Please provide details of the current plan with bunds. When will you complete an as-built survey and certify compliance?

The construction phase has not yet been completed and there is no requirement on the developer to complete the bunds at this stage. Construction is due to be completed by February 2026 and if any concerns remain regarding compliance with approved plans, Officers will continue to attend the site to investigate this matter further as the development progresses. It should be noted that the height of the bunds (as well as the

height of the buildings) is to be measured relative to the level of the ground within the development site, which may differ from that of the surrounding area.

Given the clear impact that now exists within the community, what will Wigan Council do to compromise and find a solution to win back the trust of the community they represent?

The Council has confirmed that planning permission was properly granted. This was not challenged through judicial review within the available window. Wigan Council is keen to work with residents, to listen deeply and do what we can to alleviate concerns.

Current landscaping plans show that many of the trees planted will be much smaller when planted. What will be in place to ensure the community is protected from the visual, light, sound and pollutants in the 20-50 years it takes for those trees to grow?

The landscaping to be planted includes trees of a mixture of sizes, including semi-mature specimens approximately 4.5 metres in height. This will provide some immediate softening of the development, but it is accepted that it is not feasible to provide complete screening of the development from the outset. The trees do not form any part of the technical mitigation for the development in relation to noise or light spillage.

Many of the trees detailed are deciduous species, meaning they will have no leaves for 6 months of the year. Has the impact of this been considered?

The trees are a mix of species including those native to Britain. Even when no foliage is present the trees will perform a function in breaking up the appearance of the buildings.

Does the proposed planting plan show rates of growth as trees planted on bunds take longer to get established because of water running off making growing conditions drier and therefore slowing growth? How long would it take for the trees to reach say ten metres in height?

The trees will be planted in appropriately specified pits, and we would not expect their growth to be impacted by their position on sloping bunds. Trees commonly grow on sloping ground in natural settings.

Does the landscaping plan require replanting of any failed trees and at what height?

Yes, like for like replacements are required for a period of 30 years.

What enforcement has taken place by Wigan Council since building has commenced and when?

The planning enforcement visits have not identified any breaches of planning control, and therefore no formal enforcement action has been taken.

What action has been / continues to be taken on dust control and water supply? Who is monitoring and how often?

Regular site visits have been conducted, with no breaches of planning control identified. Officers remain vigilant and will respond to any concerns regarding compliance or environmental impacts such as dust control.
Water supply / pressure is a matter for United Utilities and any concerns would need to be raised directly with them.

You said officers visited 'multiple times'. Please provide that site-visit log with dates and findings.

15/052025 – No breach of CEMP
29/05/2025 – No breach of CEMP
25/07/2025 – Frame heights and location of Units 1 and 2 correct.
11/09/2025 – No breaches identified
30/09/2025 - No breaches identified

What is the status of fire strategy and hydrant provision? Will occupation be prevented until GMFRS confirm compliance?

The detail of firefighting arrangements, hydrant positions and so on is dealt with through the Building Control regime rather than Planning. Developers have the option to use private Approved Inspectors to undertake Building Control assessment and inspections, and in this case the Approved Inspector dealing with this development is:

SOCOTEC Building Control
SOCOTEC House
Bretby Business Park
Ashby Road
Burton Upon Trent
DE15 0YZ

In terms of fire regulations, Building Control ensures that the fire safety design complies with the relevant requirements of the Building Regulations, particularly Approved Document B. This includes assessment of means of escape, fire compartmentation, boundary conditions in relation to fire spread, fire detection and alarm systems, and access for firefighting. For this development, the Approved Inspector will be responsible for reviewing and approving the fire strategy and as part of that process, including undertaking consultation with Greater Manchester Fire and Rescue Service to ensure that operational requirements are met.

The Fire Site Boundary Plans was drawn in 2021, but consultation with the Fire Service didn't start until 8th September 2025. Nearly four years later, by which time the warehouse structures were already built. GMFRS only have 15 working days to respond. These warehouses are dangerously close to our homes and the junior school, if a fire like the Cannock warehouse fire in May 2024 happened here, the consequences could be catastrophic. Can you explain this late consultation, do you accept responsibility for this late consultation, and do you recognise the danger it poses if a fire was to break out?

See above in relation to Building Control.

Has United Utilities confirmed firefighting flows won't affect residential supply? Please publish the correspondence.

Water supply / pressure is a matter for United Utilities.

You have permitted 24/7 operations and lighting. What reassurances will you give to the community that this will not impact their quality of life given the details provided about bunding and landscaping above?

The application was assessed on the basis of 24/7 operations and was considered acceptable with the proposed mitigations and management measures in place. These include consideration of the location of the site and site access on the fringes of an existing and established industrial area, the internal site arrangements whereby each of the proposed units faces inwards and so all associated activity would be focussed within the site as opposed to those areas closest to local residents, and the bund which extends along all sensitive boundaries of the site.

Will you require PLP to route HGVs via the A580 only and publish a routing plan?

No, it was not found during the Council's assessment of the application that such a restriction was necessary. Use of the A580 is the most likely/logical route for HGV traffic, given the location of the site.

Will you implement parking permits on the residential streets surrounding the Business Park to prevent parking issues?

The Council did not identify any parking issues during our assessment of the development given that level of on-site parking is being provided.
However, if residents wish for parking permit holders only to be implemented they can apply via the Council's website.

How much weight did officers give to land-value or 'council revenue' versus community impact?

The land is privately owned and so there is no land value receipt for the Council as a result of the development. The Committee report outlines a number of financial considerations pertaining to the development, including the potential benefit to the local economy. The way that various factors were balanced is set out in the committee report.

Why was biodiversity offset money spent away from Astley? Will you review that allocation?

The national legislation relating to biodiversity net gain is very prescriptive as to the type of works required to improve habitats, and following discussions with the Council's Greenheart team no suitable site in Astley was identified.

How Bedford Colliery was chosen as the recipient?

This followed lengthy discussions with the Council's Greenheart team who identified this area as a suitable location.

Given Bedford Colliery closed in the 1960's and the residents near to Green Lane couldn't tell us where Bedford Colliery was, please detail the specific area that will benefit of this biodiversity funding.

Bedford Colliery Reclamation Land Holding (known more commonly as Bedford Colliery) is located between Green Lane and Clough House Drive. The site was reclaimed and landscaped following the closure of the surrounding coal mines. Today, the site is managed for its biodiversity value and as accessible quality greenspace for the local community. The Council is aware

of a video circulated online, which shows a different area. The plan below shows the correct area.



Will you commission an independent review of this application's handling and publish it?

It is our view that the decision was made in accordance with the processes outlined in planning legislation. In addition, no legal challenge was made within the statutory period. However, we will be undertaking an independent audit of the application's handling and are committed to publishing the outcomes.

If material errors are found, will you add conditions or pursue revocation if necessary?

Planning permission was granted and not subject to any legal challenge within the required window, therefore the Council does not intend to seek to vary or revoke the permission.

Will you co-operate fully with the Ombudsman and pause sign-offs pending outcome?

If a formal complaint is investigated by the Ombudsman (having first been considered by the Council at Stage 1 and Stage 2 in line with its published policy) then the Council will cooperate fully with the Ombudsman.

Will you commit that no unit can be occupied until an independent 'as-built' compliance pack is verified?

The development is subject to various sign-offs in relation to both planning and other regimes, including Building Control. As noted above the Council is proactively monitoring the development and is satisfied that at this stage it is being constructed in line with the planning permission.

Will you fund independent air and noise monitoring at the nearest homes and school for 12 months and publish the results?

The council does not plan to do this as it is not part of the planning requirements.

Will you attend an on-site walkabout on Wednesday 15th October with residents and agencies to agree mitigations?

As you know, we have met with the Resident's Association and local politicians on 2 October 2025, and continue to engage with and listen to residents and agencies to understand concerns and ensure these are raised with the developer.

Given the distress and evident harm caused to the community, will you issue a public apology and commit to training for officers, supervisors and committee members?

The Council fully recognises that some residents disagree with the decision. Planning Committee members already receive mandatory training before being able to sit on Committee, as well as refreshers or updates on key topics. Officers hold relevant planning qualifications and are members of relevant professional bodies, ensuring they are able to operate to the highest level.

Will you provide compensation to the residents affected by this development which has been built as a direct result of Wigan Council's approval.

The Council will not offer compensation.

Wigan Council, Place Directorate, Wigan Town Hall, Library Street, Wigan, WN1 1YN.
Phone: 07917 642777 E-mail: aidan.thatcher@wigan.gov.uk
www.wigan.gov.uk

You said this decision 'followed the process'. But residents live in shadow with no empathy or support from Wigan Council. Do you still stand by your belief that this decision was the correct one?

The Council does acknowledge the concerns expressed by residents and understands that planning decisions can be contentious. Planning is a policy-driven process with parameters set by national legislation, as well as national and local planning policy. The weight to be given to different factors within the planning balance is one for the decision-maker, and the Council believes that the decision was properly taken within this framework. The National Planning Policy Framework (NPPF) does require local planning authorities to approve policy complaint developments without delay.

We recognise the strength of feeling within the community and remain dedicated to supporting residents in achieving the best possible outcomes as we move forward, within the context that the application has been approved and is outside of any legal challenge period. We hope the information provided here is helpful and reassuring. Please rest assured that your feedback continues to inform our approach, and we value your ongoing engagement.

Kind regards,



Aidan Thatcher and David Proctor

Copy to:
Michael Wheeler MP
Cllr Jess Eastoe
Cllr James Fish
Cllr Joanne Marshall
Cllr Christine Roberts
Cllr Barry Taylor
Cllr Paula Wakefield

Wigan Council, Place Directorate, Wigan Town Hall, Library Street, Wigan, WN1 1YN.
Phone: 07917 642777 E-mail: aidan.thatcher@wigan.gov.uk
www.wigan.gov.uk

Report for Neighbour Letters

Application Number A/23/96226/MAJO

Type of Letter Sent Neighbour Consultation Letter

Address of Neighbour	Date Printed
56 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
38 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
32 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
34 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
40 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
42 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
44 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
46 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
48 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
50 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
12 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
54 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
10 Riding CloseTyldesleyManchesterM29 7RG	07/11/2023
17 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
15 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
11 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
9 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
64 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
58 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
60 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
62 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
66 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
105 Norton RoadWorsleyManchesterM28 1AP	07/11/2023
52 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
48 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023

WM Morrisons Produce LtdChaddock LaneWorsleyManchesterM28 1DR	07/11/2023
J - Safe Ltd285 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
Unit 3285 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
WM Morrisons Produce Ltd283 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
Applewood Farm Pub RestaurantAstley Park WayWorsleyManchesterM28 1FJ	07/11/2023
Mitie Tilley Roofing LtdChaddock LaneWorsleyManchesterM28 1DP	07/11/2023
R Swain & Sons LtdChaddock LaneWorsleyManchesterM28 1DP	07/11/2023
Murphys Builders MerchantsKennedy RoadTyldesleyManchesterM29 7JU	07/11/2023
36 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
54 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
36 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
46 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
2 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
50 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
40 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
38 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
42 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
44 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
5 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
3 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
1 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
7 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
Garrett Hall County Primary SchoolGarrett LaneTyldesleyManchesterM29 7EY	07/11/2023
52 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
30 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
8 ElderfieldWorsleyManchesterM28 1PU	07/11/2023

7 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
5 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
6 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
5 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
4 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
10 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
9 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
256 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
26 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
8 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
6 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
8 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
36 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
34 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
39 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
45 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
43 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
41 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
254 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
258 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
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6 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023

7 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
8 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
4 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
3 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
30 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
28 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
26 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
24 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
22 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
8 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
65 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023
6 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
67 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023
10 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
12 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
14 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
16 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
18 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
20 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
69 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023

[redacted]

From: Proctor, David
Sent: 23 October 2025 17:29
To: [redacted] (Planning); [redacted]; [redacted]
Cc: Thatcher, Aidan; [redacted]
Subject: Astley Business Park

Hello all,

In view of the number of questions still being asked about this, Aidan and I could do with increasing the level of detail that we know about it – evolution through pre-app, consultation on the application etc.

Would it be possible please to a set up a full morning or afternoon, for us to sit in a room and have you talk us through the background with images / files up on screen as we need?

@[redacted] can help arrange this – we'll need all those included in this email, in a room with a decent screen that you can actually see – so maybe Room C in WLCS.

Ideally if we can try for the end of the first week back after half term or the start of w/c 10th Nov, so that colleagues have time to prepare but we keep moving with it. We'll all need to prioritise this so please help[redacted] as far as possible in moving other things around.

Thanks
David

David Proctor
Assistant Director, Planning and Regeneration
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Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
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[redacted]

From: Proctor, David
Sent: 17 September 2025 10:58
To: [redacted]@plproperty.com)
Cc: Thatcher, Aidan; [redacted]; [redacted]
Subject: Astley Business Park

[redacted],

I'm reaching out regarding the ongoing press and public attention re PLP's scheme at Astley Business Park. If you aren't the right person to approach about this please feel free to pass it on as appropriate.

The contractor's site team have been extremely helpful which we are grateful for, but given the level of interest currently I was hoping we could also get half an hour in the diary on Teams over the next few days, for a higher-level check in on our respective approaches / responses.

If that is doable please could you liaise with my [redacted], copied in. From our side it would be myself, our Place Director Aidan Thatcher, and our media lead [redacted].

Many thanks in advance.

Regards
David

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

From: Fish, James CLLR
Sent: 03 September 2025 15:32
To: Thatcher, Aidan
Subject: Astley Business Park

Hi Aidan

Hope you are well?

Can a meeting be organised with yourself, David Proctor, planning officer, legal, landowners or agent do discuss a number of issues around the particular site and how we can resolve things moving forward.

Thanks

James

[redacted]

From: Eastoe, Jess CLLR
Sent: 23 July 2025 09:04
To: Thatcher, Aidan
Subject: Astley business park

Hi Aidan
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 Michael Wheelers 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?

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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[redacted]

From: Proctor, David
Sent: 06 October 2025 10:23
To: Thatcher, Aidan; GREGORY, [redacted]@parliament.uk>; Eastoe, Jess CLLR; Marshall, Joanne, CLLR; Roberts, Christine CLLR; Taylor, Barry CLLR; Wakefield, Paula, Cllr; [redacted]@btinternet.com
Cc: WHEELER, Michael (MP); [redacted]; Fish, James CLLR
Subject: Astley Business Park
Attachments: Astley warehouses Sep 25 residents.pdf

Dear all,

Thank you for your time discussing the Chaddock Lane development last week. As discussed please see attached a copy of the presentation that we used in the meeting. This is slightly updated from the one that you may have seen a couple of weeks back, with details of the link to report evidence of any planning breaches in the last slide.

We will await the list of questions that you are collating following our meeting. As we mentioned it would be very helpful if within that list, you could confirm the specific outcome(s) that you want to see – this will help us direct our responses and advice going forward.

Many thanks
David

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[redacted]

From: [redacted]
Sent: 01 September 2025 08:58
To: Thatcher, Aidan; [redacted] (Planning)
Cc: Proctor, David
Subject: Astley Coverage

Hello,

Here is the written article: Wigan warehouse development 'soul-destroying' for locals - BBC News

It was also on BBC NW over the weekend. The news coverage says that the plans were 'amended' which I don't think is accurate? But whether it's worth getting into a discussion about the intricacies of this one at this point. PLP didn't comment. They took the first part of your comment out which refers to the consultation which is frustrating.

We have had another enquiry from a news agency:

Good morning, I'm a reporter at SWNS and have been speaking to residents in Tyldesley, Wigan, about concerns they have regarding the warehouse development being constructed by PLP behind the Henford Estate. For context, the BBC published this report on Friday - https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o Residents have raised concerns about the scale and impact of the development. Some have said that the industrial units are larger than the original plans, with many able to see the building work from their back gardens. They have commented on the visual impact of the site, which they said is affecting their enjoyment of outdoor spaces. It has also been said that noise, dust, and the expectation of hundreds of lorries have created distress. Some have reported difficulties selling their properties and feel the development has negatively impacted their long term plans. There were also concerns about insufficient consultation prior to approval, with residents feeling surprised by the scale of the final plans. We are putting together a report based on residents' concerns and would welcome a comment from Wigan Council addressing this issue. If possible, please send this to [redacted]@swns.com. Kind regards, [redacted]

Are you happy if we send the same statement, unless there is anything additional to add:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Thanks,

[redacted]

[redacted]

[redacted]

From: [redacted]@parliament.uk>
Sent: 07 October 2025 16:46
To: Thatcher, Aidan; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

You don't often get email from [redacted]@parliament.uk. Learn why this is important

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

Dear Aidan and David

Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.

In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.

Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]

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[redacted]

From: Thatcher, Aidan
Sent: 16 September 2025 11:55
To: Proctor, David; [redacted] (Planning)
Cc: Mckenzie-Folan, Alison; [redacted]; [redacted]
Subject: Astley Warehouses - Peel

Hi both

Is it possible to get a time line of activity since this hit the press.

The specifics I'd like to understand in a bit more detail are:

- Our enforcement activity
- Our engagement with Peel
- What have we stepped up or put in please seeking to calm the situation
- What is Peel doing to mitigate the complaints from residents
- Are we exploring any formal changes to the planning application – e.g. bigger trees, changing the hours of use etc?

The noise on this is continuing, and we are thinking that some sort of a meeting will be needed in the coming weeks – Alison and I will be making ourselves available for this.

We'd also like to do a piece of work which walks through the process, from initial and second application, through the determination processes, post decision and since the press has become involved. The aim being to consider against our Missions and 6 ways of working to understand any learning we could take from this.

Thanks

Aidan Thatcher
Director of Place

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[redacted]

From: Proctor, David
Sent: 14 October 2025 13:11
To: [redacted]; Davies, Janet (Solicitors)
Cc: Thatcher, Aidan; [redacted]
Subject: Astley warehouses - residents' questions
Attachments: Questions for Wigan Council Oct 25.docx

Hi all,

We now have the list of questions from residents (their first attempt went into my junk and I assume Aidan's as well); attached is a starter for 10 on the replies.

[redacted] would you be able to pick up the ones I've assigned to DM please; like [redacted] and Janet there are a few in here where we need input from you. Views on any of the bits I've had a go at welcome too.

If you can send contributions back to me and [redacted] please, [redacted] will collate into a master version. By the end of this week would be great please, so we can hit our timeframe of next Thursday (23rd) to get it out to them.

Many 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: Thatcher, Aidan
Sent: 18 September 2025 08:22
To: Proctor, David; [redacted]
Subject: Astley Warehouses meeting

Hi Both

This can go ahead without Alison, but with me please.

Thanks

Aidan Thatcher
Director of Place

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Wigan
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[redacted]

From: Roberts, Christine CLLR
Sent: 15 October 2025 22:59
To: Proctor, David
Cc: Thatcher, Aidan; Taylor, Barry CLLR; [redacted]
Subject: Chaddock Lane Warehouses

Hi David
Are you able to give answers to the questions put to you by the steering group yet?
Also, can you arrange a site visit as agreed at the meeting.
Thanks

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted]
Sent: 17 October 2025 12:41
To: [redacted] (Planning); [redacted]; [redacted]; Davies, Janet (Solicitors); Proctor, David
Cc: Thatcher, Aidan
Subject: Enquiry: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

Hi all,

We have heard from [redacted] and he is running his story today, so please can you let me know asap if you're happy with the below as a response:

- *There were two new members of planning committee for 2024.*
- *All new members of the committee undertake mandatory training.*
- *At the start of the 24/25 municipal year, existing members of the committee were offered refresher training sessions.*

Ends

Many thanks,

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 16 October 2025 08:45
To: Chief Exec - Public Relations
Subject: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

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

Hi there, a video of the above meeting was shown at last meeting of the residents' action group. I am informed that Mr Thatcher and Mr Proctor were not informed that the meeting was being recorded. However, as it has now been shown in front of about 300 people and in front of TV cameras from GB News, we consider that it is now in the public domain and therefore we can report its contents. Would Wigan council like to comment on the following:

1. The accusation from members of the group that the planning officers and the committee 'fucked up'.

2. Cllr Jess Eastoe's comments which are as follows: "There are people on the plannign committee who regret the decision [to approve the application]. The application was decided after James Grundy had announced his decision not to stand in the General Election and there were new councillors on the planning committee following the May local elections in 2024. I'm so unhappy with the leadership of the planning team. They've not gone out of their way to be helpful and they completely lack empathy."

Please can you indicate if you wish to comment on the above? My deadline for this is 4pm today. Please feel free to call me if you wish to discuss.

--
MEN, [redacted]

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>><<

[redacted]

From: [redacted]
Sent: 17 October 2025 13:39
To: Molyneux, David Trevor CLLR; Prescott, Paul CLLR; Mckenzie-Folan, Alison
Cc: [redacted]; Thatcher, Aidan
Subject: Enquiry: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

Good afternoon,

We have had an enquiry from the local democracy reporter about a recent meeting held with residents- which was filmed and has been shared (details below).

Here is our response:

- *There were two new members of planning committee for 2024.*
- *All new members of the committee are required to undertake mandatory training prior to being able to participate in committee meetings.*
- *At the start of the 24/25 municipal year, existing members of the committee were offered the opportunity to attend a refresher training session.*

Ends

Many thanks

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 16 October 2025 08:45
To: Chief Exec - Public Relations
Subject: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

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

Hi there, a video of the above meeting was shown at last meeting of the residents' action group. I am informed that Mr Thatcher and Mr Proctor were not informed that the meeting was being recorded. However, as it has now been shown in front of about 300 people and in front of TV cameras from GB News, we consider that it is now in the public domain and therefore we can report its contents. Would Wigan council like to comment on the following:

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2. Cllr Jess Eastoe's comments which are as follows: "There are people on the plannign committee who regret the decision [to approve the application]. The application was decided after James Grundy had announced his decision not to stand in the General Election and there were new councillors on the planning committee following the May local elections in 2024. I'm so unhappy with the leadership of the planning team. They've not gone out of their way to be helpful and they completely lack empathy."

Please can you indicate if you wish to comment on the above? My deadline for this is 4pm today. Please feel free to call me if you wish to discuss.

--
MEN, [redacted]

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[redacted]

From: [redacted]
Sent: 30 September 2025 12:00
To: Proctor, David; Thatcher, Aidan
Cc: [redacted]
Subject: Enquiry: Tyldesley warehousing development

Hello,

Please find enquiry below regarding the warehousing development.

I've had a chat to [redacted] who I think has spoken to you about this David, here is a first draft of a response:

Aidan Thatcher, director for place at Wigan Council, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built. "Alongisde colleagues in our planning team, I will be meeting with representatives of nearby residents *(anyone else at that mtg- cllrs/Peel?)* later this week to discuss the development and their concerns."

For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties- we would urge anyone experiencing this to get in touch with us at ***how?***
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 30 September 2025 11:07

To: Chief Exec - Public Relations
Subject: Tyldesley warehousing development

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

Hi there, I understand that Cllr Stuart Gerrard has emailed Wigan council officers to request that a stop notice be put on the Tyldesley warehousing development as a number of families with young children are experiencing breathing difficulties.

He says: "The scale and size of the scheme are not what was presented in the original planning application, and the required bunds and screening have not been implemented in advance as stipulated."

He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.

Comment on this by 4pm today, please. If you need more time, please let me know.

--
MEN, [redacted]

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[redacted]

From: [redacted]
Sent: 30 September 2025 14:40
To: Prescott, Paul CLLR; Molyneux, David Trevor CLLR; Proctor, David; Thatcher, Aidan
Cc: [redacted]
Subject: Enquiry: Tyldesley warehousing development

Good afternoon,

We have received the enquiry below regarding the warehouses, a request for a 'stop notice' and complaints regarding air quality.

Here is the suggested response:
A Wigan Council spokesperson, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
"We will be meeting with residents later this week to discuss the development and their concerns."

For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties, but if residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times.
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

Ends

Our current deadline to respond is 4pm today- apologies for the short notice- please could you let me know if there are any issues with the above asap?

Many thanks,

[redacted]

[redacted]
Wigan Council
[redacted]

From: [redacted]
Sent: 30 September 2025 11:07
To: Chief Exec - Public Relations
Subject: Tyldesley warehousing development

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

Hi there, I understand that Cllr Stuart Gerrard has emailed Wigan council officers to request that a stop notice be put on the Tyldesley warehousing development as a number of families with young children are experiencing breathing difficulties.

He says: "The scale and size of the scheme are not what was presented in the original planning application, and the required bunds and screening have not been implemented in advance as stipulated."

He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.

Comment on this by 4pm today, please. If you need more time, please let me know.

--
MEN, [redacted]

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>><<

[redacted]

From: Proctor, David
Sent: 25 September 2025 17:09
To: Thatcher, Aidan; [redacted] (Planning); [redacted]
Subject: FW: Answers

FYI

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
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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 25 September 2025 17:08
To: Roberts, Christine CLLR
Cc: Taylor, Barry CLLR
Subject: RE: Answers

Councillor Roberts,

Thank you for this. On your points:

1. The alert can be set up for any boundary that you draw, so you could draw a boundary that covered both wards if you wanted. My colleagues can show you how to do this if you want, but they can't do it for you as you have to be logged in yourself.

4. The member enquiry that you enclosed relates to a different planning application A/23/96290/MAJOR, which is for the site next to the one we have been discussing and was approved under delegated powers (so would have had fewer than 10 objections).

9. We have not had any direct feedback from the school on these concerns, and from other conversations we have had we understood the Head had no issues. If the Head does want to contact us I am happy to speak to them. Alleged damage to properties needs to be taken forward through the residents' buildings insurance, though it is worth noting that there has been no piling at this site.

I trust that helps expand on the points.

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.twitter.com/wigancouncil
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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 25 September 2025 16:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Hi David
Please read further response to points 1, 4 and 9

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 25 September 2025 11:56
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts,

Please see the information in red below, relating to each question you asked. I hope this is of assistance.

Regards
David

1 The communication system to councillors is poor and needs to be changed as we have been let down badly in this particular case. The application was listed in November 23 but under Tyldesley and did not include Astley.
The weekly list is circulated to all members on a Monday; all members receive a borough wide list so they are able to see all applications. Councillors are able to review to the list to see if any applications of interest are in surrounding wards. The IT system that we use does not allow a site to be recorded as being in two wards – the "main" ward within which the site falls is used based on the site area. Planning Application information including the weekly list is also available online, and it is

possible to set up “alerts” based on a boundary drawn by the user. If the Councillors would like a demonstration of this please let us know and we can arrange.
We do receive the list each week and look under ASTLEY. We would have no reason to look under Tyldesley as it is not our ward. I do not understand how setting up an ALERT would help in this case as it would still not come up for ASTLEY and only alert Tyldesley.

We were not informed about the planning committee on 11 June 24 otherwise we would have put in objections and attended. Under our current processes members are not notified of an application in their ward going to Planning Committee as a matter of course. This is not something that has been asked for before, but we will investigate the possibility of doing this and whether members would find it useful. All residents who had commented were notified and the committee date was indicated on the website.

2 A site visit should have been made to make sure the committee members understood the scale of the development.
Other than for extremely large strategic developments (Wigan Galleries and Mosley Common are examples), site visits are only arranged where a motion to do so is moved, seconded and voted for in the Committee meeting. Members can decide to do this if they feel that the development is difficult to envisage from the information in the planning file and in the officer’s presentation. In this instance no site visit was proposed and the Committee proceeded on the basis that it understood the development proposed.

3 Regarding the sect 106 monies for Bedford Colliery,(£200,000), who decides this ? Was it on the original 2017 plan? Why does Astley not benefit from it instead of Bedford?
The Section 106 funding referred to relates to a specific policy requirement, for the development to achieve 10% biodiversity net gain. This is now a mandatory requirement but was not in 2017 when the previous outline application was determined. It is important to note that the recent planning approval is completely separate from the earlier outline permission – the outline permission from 2017 expired without being implemented and so a brand new full application was required. This was then assessed against the policies existing in 2024, including the biodiversity net gain requirement. The national legislation relating to biodiversity net gain is very prescriptive as to the type of works required to improve habitats, and following consultation with the Council’s Greenheart team no suitable site in Astley was identified. It is important to note that the funding secured through a Section 106 agreement for this purpose could not have been used for any other type of project.

4 Prior to the committee on 11 June 24, we were contacted by residents as there was evidence of work going on. How could this be allowed? Councillor Taylor and myself assumed the work was permitted under the 2017 application but evidently this was not the case. I will be able to provide members enquiry numbers to prove this. There are no registered enforcement cases relating to this site dating from 2024. Members Enquiry Ref. MEM021704, from 4th October 2023, related to a resident who had contacted Councillor Taylor to raise objections in relation to the warehouses. This was in advance of the Council receiving the planning application, and was triggered by the fact that the developer had undertaken their own round of consultations. Having searched our records we cannot find any other Members Enquiries that relate to this site and date from any time prior to the committee, but if Councillors have other information we can look into this further.

Please see ref 025509
Your reply is as follows:
Enquiry title: Fwd: Proposed Land development for industrial use.

Case reference: MEM025509

Carole's communication was relevant to the Murphy's empty industrial yard at the side of our property, accessed via Kennedy Road, and a recent letter received from Wigan Planning (24/1/24) in which they notify us of an application for use by a concrete pumping company who propose to construct a new Class B2 building and indicate a Gantry Crane instillation and nine portable cabins at the yard.

We are concerned where these buildings and equipment are to be sited and used as we would be very worried if is to be next to our fence and rear garden. This new proposed change of use of this industrial yard, will no doubt bring with it noise, fumes and dust pollution. We are already significantly impacted by Swaines Haulage company, in terms of diesel fumes, and significant noise from the ,movement of heavy haulage vehicles, so the type and times of daily activity would be very useful to know. If you have any specific details regarding this we would be grateful for that information.

It appears that the companies occupancy at the location has already taken place as two portable cabins have been installed against a far fence line with some equipment in the centre of the yard and a new large green building, adjacent to an already installed one, on the left of the yard masked by the trees and screening mound overlooking Withington Drive.

I would be the first to hold up my hands to being somewhat ignorant of the detailed way these planning processes take place but the tone of the letter seems to suggest that a planning application is to take place, yet to the uninformed eye it appears permission of some sort has already been granted given the appearance in the yard of the portable cabins, equipment and new building. Could this be clarified for me please.

You make mention in the earlier email of the perimeter fence being replaced to a more modern design. That I would welcome, given the one next to our garden has spikes and barbed wire on top, which is not exactly aesthetically pleasing, but the shrubs and overgrown hedges you make mention of, where exactly is that in the yard? We have a Horthorne hedge as the bottom of our garden that we trim each year and houses wild nesting birds, I hope that is not to be torn down as it is well established and supports local wildlife.

Resolution Details

Dear Cllr This is a relatively new application received at the end of January, the officer has not had the opportunity to visit the site yet. Any work that has already been carried out at the site has not been approved and has been undertaken at the applicants own risk.
Can you direct the resident to the website where they can view the plans, and confirm that they can submit any representations via the website also. I have also attached a screenshot of the proposed site layout if that helps understand the siting of new structures. I have also attached a copy of the applicants Design and Access Statement which provides a useful overview of their proposals.
https://clicktime.symantec.com/15siVgS8mwNuUVNZVRC7d?h=8B0FJbnvNXjirCCgBD08wdXtStBwhQ-nVupz0ZJT0Ps=&u=https://planning.wigan.gov.uk/online-applications/
Regards [redacted]

Please confirm you are satisfied with the resolution by completing the **closure confirmation form.**If we do not hear from you within 28 working days, we will assume that you are satisfied with the resolution and the enquiry will close automatically.

If you are not satisfied with the resolution, you can contact the service by completing the **unsatisfactory response form**.

Kind regards
Member Enquiries and Corporate Complaints Team

5 May we have a copy of the minutes of the 11 June 2024 committee meeting.
The minutes are available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

6 There have been suggestions of laughing taking place as a result of the MPs objection. Can someone check the video to see if there is evidence?
Planning Committee meetings are not recorded but Officers do not recall anyone laughing during the course of the meeting.

7 Page 143 of the report states that the height is not detrimental to the residential area. How can any professional person think that?

The relevant paragraph of the report acknowledges that this was a finely balanced issue, but concludes that with the conditions proposed (relating to landscaping, noise management and so on), the development would not impact on residents' amenity to an unacceptable degree. This was the officer's professional judgement, and Committee accepted the recommendation having had the opportunity to review the application and the officer's presentation.

8 It was pointed out that even if the bunds are 3m and trees are planted on them, what about the loss of light to the properties and the effect of the tree roots. Also it would take years for the trees to mask the warehousing.
The bunds and landscaping are essential to assist in screening the approved units. Our assessment is that these features are unlikely to cause significant loss of light to local residents, and certainly no more than would occur if trees had simply been planted along the site boundary, which would not have needed any permission at all. The impact on neighbouring residential properties is outlined in the *Design and Layout in relation to amenity* section of the officer's report, and it is concluded that on balance, any impact was acceptable subject to the proposed landscaping.

The approved planting scheme will ensure that the tree roots are suitably protected. It is inevitable that the approved landscaping scheme will take a period of time to fully mature, but a level of softening and screening will be achieved immediately and will be enhanced year on year. Following discussions with the Council the developer has proposed to bring forward the planting of the landscape buffer, and provided stock is available from their nursery, this should now start in November.

9 There is no mention of the noise, dust and potential health risks and danger to children in an operational site working 24/7 – The Officer's report to Members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.
We now have evidence that the noise is affecting the children's learning in the school and also residents are reporting excessive dust. There is also evidence of subsidence to properties which the MP is dealing with.

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: 25 September 2025 10:58
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts, sorry for not replying sooner, the team are on with this and we are aiming to have it with you by the end of this week.

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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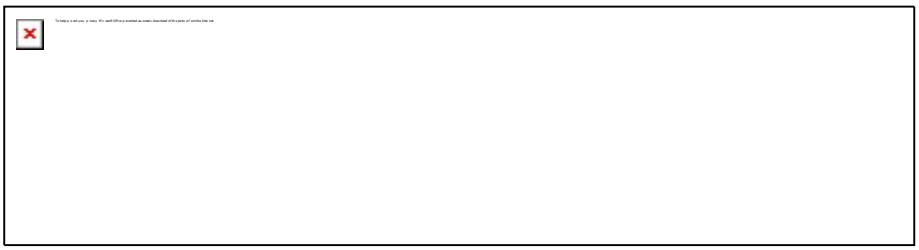
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 18:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Answers

Hi David
Please may I have written answers to the points I raised regarding the warehouses before next week's meeting

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: Proctor, David
Sent: 25 September 2025 11:57
To: Thatcher, Aidan; [redacted] (Planning); [redacted]; DMenquiries
Cc: Prescott, Paul CLLR; Kenny, Paul, CLLR; Harding, John CLLR
Subject: FW: Answers

All,

See below, which has now gone to Cllr Roberts. Should help with the FAQ's too.

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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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 25 September 2025 11:56
To: Roberts, Christine CLLR
Subject: RE: Answers

Councillor Roberts,

Please see the information in red below, relating to each question you asked. I hope this is of assistance.

Regards
David

1 The communication system to councillors is poor and needs to be changed as we have been let down badly in this particular case. The application was listed in November 23 but under Tyldesley and did not include Astley.
The weekly list is circulated to all members on a Monday; all members receive a borough wide list so they are able to see all applications. Councillors are able to review to the list to see if any applications of interest are in surrounding wards. The IT system that we use does not allow a site to be recorded as being in two wards – the "main" ward within which the site falls is used based on the site area. Planning Application information including the weekly list is also available online, and it is

possible to set up “alerts” based on a boundary drawn by the user. If the Councillors would like a demonstration of this please let us know and we can arrange.

We were not informed about the planning committee on 11 June 24 otherwise we would have put in objections and attended. Under our current processes members are not notified of an application in their ward going to Planning Committee as a matter of course. This is not something that has been asked for before, but we will investigate the possibility of doing this and whether members would find it useful. All residents who had commented were notified and the committee date was indicated on the website.

2 A site visit should have been made to make sure the committee members understood the scale of the development.
Other than for extremely large strategic developments (Wigan Galleries and Mosley Common are examples), site visits are only arranged where a motion to do so is moved, seconded and voted for in the Committee meeting. Members can decide to do this if they feel that the development is difficult to envisage from the information in the planning file and in the officer’s presentation. In this instance no site visit was proposed and the Committee proceeded on the basis that it understood the development proposed.

3 Regarding the sect 106 monies for Bedford Colliery,(£200,000), who decides this ? Was it on the original 2017 plan? Why does Astley not benefit from it instead of Bedford?
The Section 106 funding referred to relates to a specific policy requirement, for the development to achieve 10% biodiversity net gain. This is now a mandatory requirement but was not in 2017 when the previous outline application was determined. It is important to note that the recent planning approval is completely separate from the earlier outline permission – the outline permission from 2017 expired without being implemented and so a brand new full application was required. This was then assessed against the policies existing in 2024, including the biodiversity net gain requirement. The national legislation relating to biodiversity net gain is very prescriptive as to the type of works required to improve habitats, and following consultation with the Council’s Greenheart team no suitable site in Astley was identified. It is important to note that the funding secured through a Section 106 agreement for this purpose could not have been used for any other type of project.

4 Prior to the committee on 11 June 24, we were contacted by residents as there was evidence of work going on. How could this be allowed? Councillor Taylor and myself assumed the work was permitted under the 2017 application but evidently this was not the case. I will be able to provide members enquiry numbers to prove this. There are no registered enforcement cases relating to this site dating from 2024. Members Enquiry Ref. MEM021704, from 4th October 2023, related to a resident who had contacted Councillor Taylor to raise objections in relation to the warehouses. This was in advance of the Council receiving the planning application, and was triggered by the fact that the developer had undertaken their own round of consultations. Having searched our records we cannot find any other Members Enquiries that relate to this site and date from any time prior to the committee, but if Councillors have other information we can look into this further.

5 May we have a copy of the minutes of the 11 June 2024 committee meeting.
The minutes are available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

6 There have been suggestions of laughing taking place as a result of the MPs objection. Can someone check the video to see if there is evidence?
Planning Committee meetings are not recorded but Officers do not recall anyone laughing during the course of the meeting.

7 Page 143 of the report states that the height is not detrimental to the residential area. How can any professional person think that?
The relevant paragraph of the report acknowledges that this was a finely balanced issue, but concludes that with the conditions proposed (relating to landscaping, noise management and so on), the development would not impact on residents' amenity to an unacceptable degree. This was the officer's professional judgement, and Committee accepted the recommendation having had the opportunity to review the application and the officer's presentation.

8 It was pointed out that even if the bunds are 3m and trees are planted on them, what about the loss of light to the properties and the effect of the tree roots. Also it would take years for the trees to mask the warehousing.
The bunds and landscaping are essential to assist in screening the approved units. Our assessment is that these features are unlikely to cause significant loss of light to local residents, and certainly no more than would occur if trees had simply been planted along the site boundary, which would not have needed any permission at all. The impact on neighbouring residential properties is outlined in the *Design and Layout in relation to amenity* section of the officer's report, and it is concluded that on balance, any impact was acceptable subject to the proposed landscaping.

The approved planting scheme will ensure that the tree roots are suitably protected. It is inevitable that the approved landscaping scheme will take a period of time to fully mature, but a level of softening and screening will be achieved immediately and will be enhanced year on year. Following discussions with the Council the developer has proposed to bring forward the planting of the landscape buffer, and provided stock is available from their nursery, this should now start in November.

9 There is no mention of the noise, dust and potential health risks and danger to children in an operational site working 24/7 – The Officer's report to Members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.

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

From: Proctor, David
Sent: 25 September 2025 10:58
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Answers

Councillor Roberts, sorry for not replying sooner, the team are on with this and we are aiming to have it with you by the end of this week.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 24 September 2025 18:24
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Answers

Hi David
Please may I have written answers to the points I raised regarding the warehouses before next week's meeting

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted] (Resources)
Sent: 07 October 2025 10:34
To: Thatcher, Aidan; Proctor, David
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see latest email from David Gerrard regarding the above development. I have sent an acknowledgement and confirmed that Alison will respond as soon as possible.

David – I understand that you're arranging a response to the emails from Mr Gerrard. I would be grateful if you could please send the draft response through to Alison.

Kind regards

[redacted]

[redacted]E

[redacted]

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Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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From: [redacted]
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

The lack of meaningful communication and consultation from the council and the planning department has only deepened the community's frustration. For a development of this magnitude classified as a major planning application, it is astonishing that only 99 letters were sent out and a few A4 notices were placed on lampposts. That cannot be considered proper public engagement. Surely a development of this scale should have involved a public meeting, perhaps in a local community hall or church, where residents could ask questions and express their concerns directly.

When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

Please could you acknowledge receipt of this email and advise whether such an independent review can be commissioned.

With best regards,

[redacted]

Astley Action Group

On 4 Oct 2025, at 17:16, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

I am following up on my previous email regarding the B8 warehouses on Astley Parkway. We have not yet received a response, and the community remains deeply concerned about the ongoing impact of this development.

We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

On 1 Oct 2025, at 09:48, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

The B8 warehouses currently under construction on Astley Parkway have taken residents completely by surprise. While the land was allocated for development, few of us anticipated the scale of what is being built, leaving residents with far more questions than answers.

The rapid construction, combined with weeks of choking dust over the school summer holidays when children should have been able to play safely outdoors, this has caused significant distress. Alongside the loss of natural light, property values have been adversely affected. Despite raising our concerns, residents feel largely ignored.

We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic

consequences. Construction noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group



[redacted]

From: Thatcher, Aidan
Sent: 06 October 2025 08:31
To: Proctor, David
Cc: [redacted] (Resources)
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Morning David

Are you ok to draft a response for Alison on this please?

Thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] (Resources)
Sent: 06 October 2025 08:05
To: Thatcher, Aidan
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan

Please see further email from David Gerrard regarding the above development. I would be grateful if you could please arrange for a draft response to be sent to Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan

WN1 1YN

Telephone: [redacted]

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@yahoo.co.uk>
Sent: 04 October 2025 17:17
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Dear Allison Mackenzie Folen, OBE,

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We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

On 1 Oct 2025, at 09:48, [redacted]@yahoo.co.uk> wrote:

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We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic consequences. Construction noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

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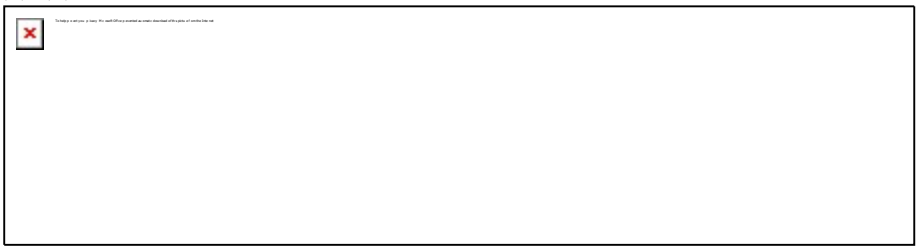

[redacted]

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Hi Aidan

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Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 04 October 2025 17:17
To: Mckenzie-Folan, Alison
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Dear Allison Mackenzie Folen, OBE,

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We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

On 1 Oct 2025, at 09:48, [redacted]@yahoo.co.uk> wrote:

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With best regards,

[redacted]

Astley Action Group



[redacted]

From: [redacted] (Resources)
Sent: 01 October 2025 09:57
To: Thatcher, Aidan; Proctor, David
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see email from [redacted] regarding the above development. I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 01 October 2025 09:48
To: Mckenzie-Folan, Alison
Cc: Michael.wheeler.mp@parlement.uk
Subject: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Dear Allison Mackenzie Folen, OBE,

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This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

>><<

[redacted]

From: [redacted] (Resources)
Sent: 14 October 2025 08:10
To: Thatcher, Aidan; Proctor, David
Subject: FW: Astley PLP

Hi Aidan and David

Can you please draft a response to the email from [redacted] regarding the development.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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From: [redacted]
Sent: 13 October 2025 21:26
To: Mckenzie-Folan, Alison ; michael.wheeler.mp@parliament.uk
Subject: Astley PLP

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Hello Alison,

I am very sorry to be taking up your time as I know you are a very busy woman, I need help and unfortunately our issues are falling on dear ears with your colleagues.

My name is [redacted] and I am apart of the Astley action group which is wanting answers for the wrong doing that has fallen on our what was once a beautiful place to live.

I live literally at the back of what is now called unit 1 of the Astley plp development, this development has driven me to the edge and I mean that literally. I have a wife and two young children and we were all set to move out of our help to buy property and move into a bigger house as we've outgrown this one. We had our hearts set on what was the house we had been waiting for and everything was going perfectly until January 31st of this year. The day of our exchange of contracts and our buyer pulled out because of what came up on her searches.

I hadn't got a clue what was going on until the estate agents told me about a 60ft tall industrial development was being built on the fields directly infront of our house. Our world crumbled within seconds. I looked back on our house searches when we moved in May of 2021 and there was nothing shown. I spoke with our solicitor and they double checked that nothing was shown on local searches.

We tried again and the same thing happened again due to this development so this year my world had fallen apart, my house has devalued and ive bought out of the 30% equity loan scheme with Wigan council. I had to remortgage to do this. I paid £63,000 back to the council for a view that I wouldnt wish on my worst enemy.

My daughters are both at Garrett Hall Primary School which has brought extra concerns as parents with all the noise and the possibility of harmful dust floating around the air we are breathing in.

Since I have been apart of the committee against this development I have found out that my house was on a list of houses that got correspondence over the development. I can happily and confidently say to you now, I never recieved a single letter. We had no idea about this.

Nobody told us we were going to lose the sun shining down on our house, nobody told us that as parents we would have decide whether or not to let our children play outside because of the dust coming off the building site and the particles of fibreglass from the insulation which is everyones gardens. But, dont worry we will plant some trees and make it all softer for you and easier on the eye as if we've been asked to nip to the shop and get some milk.

During a recent teams call that I was apart of with Mr Proctor and Mr Thatcher they admitted that the trees would take a great number of years until they reached the size thay was illustrated on there slides, the same slides that the councils planning committee voted for.

Mr Proctor and Mr Thatcher are treating us like we are the enemies. There were 99 letters sent out and 90 objections by residents. As a percentage that should have been taken into account but when asked all we got told was its not a referendum. The planning application has MAJOR in the title of the application but yet it doesnt warrant a site visit and more worryingly no LVIA or EIA was done.

You seem to be a woman of great integrity and I hope you will look into this matter as an urgent matter. We're residents of the Wigan borough! We aren't lines on a CAD drawing, this has been a massive injustice to the residents. You as a council are meant to look after us, you have a duty of care to everyone who sits inside your boundary lines. The Council's failure on this has been incredible. There's been no empathy to us. We have been treated in a way that I couldn't ever have imagined.

I understand that planning don't consider devaluation of homes when they look into things like this, surely the council should care about this. This has devalued homes across Mosely Common, Astley and into the borders of Tyldesley and dont forget we are an M28 postcode so thats Worsley too.

I thank you for taking time to read my email, I have copied in our MP Michael Wheeler.

I look forward to hearing from you.

Kindest regards,

[redacted]

>><<

[redacted]

From: Mckenzie-Folan, Alison
Sent: 08 September 2025 11:17
To: Proctor, David
Cc: Thatcher, Aidan; [redacted]
Subject: FW: Astley PLP Development

Hi David

I'm forwarding this to you, in Aidan's absence. Please can you provide a response for Alison's/Leaders approval.

Many thanks

Best wishes

[redacted] Senior Management Support Team Wigan Council Town Hall Library Street Wigan
WN1 1YN

Telephone – [redacted]

-----Original Message-----
From: [redacted]@hotmail.co.uk>
Sent: 08 September 2025 10:59
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Cc: Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; [redacted]@icloud.com
Subject: Astley PLP Development

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Dear Mrs McKenzie-Dolan.

As a Wigan resident and a Council Tax payer for over 40 years during which time my family have enjoyed our time in Astley with my children educated at local schools and felt supported by our local Council.
My feelings now towards my local Council including its senior Officers and even more so its Elected Councillors are my family and our local community has been totally failed by Wigan Council.
As someone who has represented businesses in another Greater Manchester Authority and worked with Officers and Councillors for many years I feel that something must be seriously wrong regarding Wigan Councils policies on working with and protecting its residents regarding all aspects of its planning applications.

Other Councils up and down the country will look at the bad press Wigan Council has received over this issue and wonder why the Planning Application was ever allowed.

You will know a local group has been formed with a large group of very angry residents which will bring further bad press on our Local Council.

I sincerely hope you will give this matter a full and transparent review.

Regards

[redacted] Withington Drive
Astley
Tyldesley
Manchester
M297NW

Sent from my iPhone
>><<
[https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.wigan.gov.uk%2Fpub%2Femailsignature%2Ffooter.png&data=05%7C02%7CAidan.Thatcher%40wigan.gov.uk%7Ce1b01e76a75e43e9e8d608ddeec0d7d3%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C638929234210281329%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=TMookxsvKt626rIquq0db5dSinn8UG%2BOGZG%2FChxpunc%3D&reserved=0]

[redacted]

From: [redacted] (Resources)
Sent: 20 October 2025 15:38
To: Thatcher, Aidan; Proctor, David
Subject: FW: Astley PLP
Attachments: 25678.jpg; 25680.jpg; 25674.jpg

Hi Aidan and David

Please see response from [redacted]. I would be grateful if you could please arrange for a response to be drafted for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 20 October 2025 14:28
To: Mckenzie-Folan, Alison
Cc: michael.wheeler.mp@parliament.uk
Subject: Re: Astley PLP

You don't often get email from [redacted]@gmail.com. Learn why this is important

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Good afternoon Alison,

Apologies for the delay in my response, I was working all weekend.

I have attached images of the email trail that I asked with Matthew Montgomery Solicitors after our house fell through [redacted].

My address is [redacted] Worsley, M28 1[redacted]

The local MP Michael Wheeler is copied into this email and ive already spoken to him on a number of occasions over this.

As you know I am apart of the Astley Action Group. I really hope this can come good because you seem like a woman of integrity and If you put yourself in our shoes, I think you would be doing the same as us.

Kindest regards

[redacted]

On Fri, 17 Oct 2025, 15:39 Mckenzie-Folan, Alison, <A.Mckenzie-Folan@wigan.gov.uk> wrote:

> Dear Mr Matts
>
> Thank you for your email. I was very sorry to read about the distress you and your family are feeling, and I wanted to assure you that the Council is doing everything it can to ensure that residents have clear information and a point of contact to report any concerns about potential planning breaches.
>
> The key next step from the meeting you attended with Aidan and David was for the Council to respond to a list of written questions that the Group would submit. We have now received these questions, and have committed to providing a full response no later than 24th October. Given the number of points being raised I think it is helpful for everyone to have the same information, so please can I suggest that you await the return of the full response to the Group, which I hope will provide clarity on the points you have raised.
>
> I do note that you state that no information was revealed on your property search. This is a specific query relating to your property rather than the wider group's questions, and so if you could please let me have details of your address I will arrange for this to be investigated and a separate response provided to you.
>
> I hope this assists you and thank you again for getting in touch with me.
>
> Kind regards
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> [redacted]
>
> **From:** [redacted]@gmail.com>
> **Sent:** 13 October 2025 21:26
> **To:** Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; michael.wheeler.mp@parliament.uk
> **Subject:** Astley PLP
>
> You don't often get email from [redacted]@gmail.com. Learn why this is important
>
> **CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hello Alison,

I am very sorry to be taking up your time as I know you are a very busy woman, I need help and unfortunately our issues are falling on dear ears with your colleagues.

My name is [redacted] and I am apart of the Astley action group which is wanting answers for the wrong doing that has fallen on our what was once a beautiful place to live.

I live literally at the back of what is now called unit 1 of the Astley plp development, this development has driven me to the edge and I mean that literally. I have a wife and two young children and we were all set to move out of our help to buy property and move into a bigger house as we've outgrown this one. We had our hearts set on what was the house we had been waiting for and everything was going perfectly until January 31st of this year. The day of our exchange of contracts and our buyer pulled out because of what came up on her searches.

I hadn't got a clue what was going on until the estate agents told me about a 60ft tall industrial development was being built on the fields directly infront of our house. Our world crumbled within seconds. I looked back on our house searches when we moved in May of 2021 and there was nothing shown. I spoke with our solicitor and they double checked that nothing was shown on local searches.

We tried again and the same thing happened again due to this development so this year my world had fallen apart, my house has devalued and ive bought out of the 30% equity loan scheme with Wigan council. I had to remortgage to do this. I paid £63,000 back to the council for a view that I wouldnt wish on my worst enemy.

My daughters are both at Garrett Hall Primary School which has brought extra concerns as parents with all the noise and the possibility of harmful dust floating around the air we are breathing in.

Since I have been apart of the committee against this development I have found out that my house was on a list of houses that got correspondence over the development. I can happily and confidently say to you now, I never recieved a single letter. We had no idea about this.

Nobody told us we were going to lose the sun shining down on our house, nobody told us that as parents we would have decide whether or not to let our children play outside because of the dust coming off the building site and the particles of fibreglass from the insulation which is everyones gardens. But, dont worry we will plant some trees and make it all softer for you and easier on the eye as if we've been asked to nip to the shop and get some milk.

During a recent teams call that I was apart of with Mr Proctor and Mr Thatcher they admitted that the trees would take a great number of years until they reached the size thay was illustrated on there slides, the same slides that the councils planning committee voted for.

Mr Proctor and Mr Thatcher are treating us like we are the enemies. There were 99 letters sent out and 90 objections by residents. As a percentage that should have been taken into account but when asked all we got told was its not a referendum. The planning application has MAJOR in the title of the application but yet it doesnt warrant a site visit and more worryingly no LVIA or EIA was done.

You seem to be a woman of great integrity and I hope you will look into this matter as an urgent matter. We're residents of the Wigan borough! We aren't lines on a CAD drawing, this has been a massive injustice to the residents. You as a council are meant to look after us, you have a duty of care to everyone who sits inside your boundary lines. The Council’s failure on this has been

incredible. There's been no empathy to us. We have been treated in a way that I couldn't ever have imagined.

I understand that planning don't consider devaluation of homes when they look into things like this, surely the council should care about this. This has devalued homes across Mosely Common, Astley and into the borders of Tyldesley and dont forget we are an M28 postcode so thats Worsley too.

I thank you for taking time to read my email, I have copied in our MP Michael Wheeler.

I look forward to hearing from you.

Kindest regards,

[redacted]

>><<

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[redacted]

From: [redacted]@parliament.uk>
Sent: 17 October 2025 12:08
To: Proctor, David; Thatcher, Aidan
Subject: Fw: Astley Warehouses - Chaddock Lane

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Hi both

Further to my email below on behalf of Michael, please can I add an extra question following enquiries from residents at a community meeting this week:

- There is some concern that Whistl, which has taken on a lease for one of the buildings, will have on site fuel storage to service it's vehicles. Residents are concerned about the safety impacts of this, if true, on neighbouring properties. Please can you let me know if you are aware if there are any plans for this. Could you also please comment on whether there are any additional planning requirements for storing fuel on a site, or if the planning already granted would allow this.

Many thanks

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]

From: [redacted]
Sent: Wednesday, October 15, 2025 11:53 AM
To: Proctor, David
Cc: Thatcher, Aidan
Subject: Re: Astley Warehouses - Chaddock Lane
Dear David and Aidan

Thank you for coming back with information on the enforcement visits. Michael has asked if you can provide further clarification on the following:

- More detailed information on your findings in the most recent enforcement visits and particularly the methods used to assess compliance with the Construction Environmental Management Plan
- Precise information on where the bunding work is complete, including confirmation of the height of the bund which is in place
- Confirmation of where the bunding is not complete, and an agreed date of when it will be completed by

- Precise information on the planting - what kind of planting will take place e.g. will it be a mixture of saplings and mature trees, a mixture of evergreen trees and other kinds of trees, and what height will the trees be
- Following reports of children developing asthma since the site began construction, please can you confirm whether air quality meters can be installed to measure the impact of the build on air quality in the area

Michael would find it very useful to walk the perimeter of the site with you and discuss the issues. Please can you provide some dates of when this can be arranged. Thursdays or Fridays are better for Michael due to the requirement for him to be in Westminster earlier in the week.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

Dear [redacted]

Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather
- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements
- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.
- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November '25.
- 30/09/2025 (with Environmental Protection air quality specialist present) – to check compliance with the CEMP and get input on whether there were any other measures that the contractor should have in place. Content that they were complying with their CEMP and had extra mitigation measures in place that weren't required by the CEMP. No areas witnessed on site which could lead to the wider dispersal of materials.

I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.

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
[www.wigan.gov.uk]www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David
Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.
In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.
Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
Kind regards

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk
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[redacted]

From: Thatcher, Aidan
Sent: 17 October 2025 12:45
To: Proctor, David
Subject: Fw: Astley Warehouses - Chaddock Lane

I assume they'll need a license if they are storing fuel? Might be worth checking in with [redacted]?

Aidan

From: [redacted]
Sent: Friday, October 17, 2025 12:08 pm
To: Proctor, David ; Thatcher, Aidan
Subject: Fw: Astley Warehouses - Chaddock Lane

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Hi both

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- There is some concern that Whistl, which has taken on a lease for one of the buildings, will have on site fuel storage to service it's vehicles. Residents are concerned about the safety impacts of this, if true, on neighbouring properties. Please can you let me know if you are aware if there are any plans for this. Could you also please comment on whether there are any additional planning requirements for storing fuel on a site, or if the planning already granted would allow this.

Many thanks

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk

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Sent: Wednesday, October 15, 2025 11:53 AM
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Subject: Re: Astley Warehouses - Chaddock Lane
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Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]

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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
[www.wigan.gov.uk]www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David

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Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.

Kind regards

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk

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[redacted]

From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

Our meeting is Thursday so before that please, let me know if any issues.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR
Sent: 26 September 2025 09:45
To: Proctor, David ; Thatcher, Aidan
Subject: Fw: Astley Warehouses

Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@btinternet.com>
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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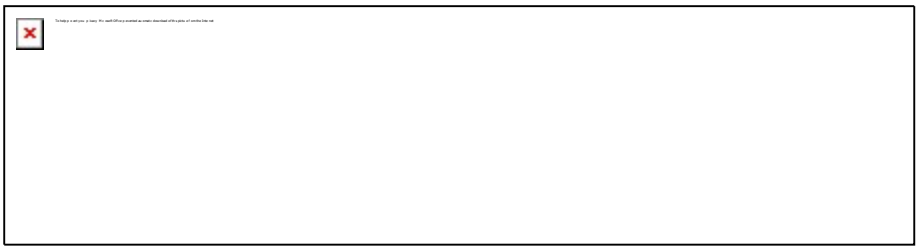
Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<



[redacted]

From: Roberts, Christine CLLR
Sent: 26 September 2025 09:45
To: Proctor, David; Thatcher, Aidan
Subject: Fw: Astley Warehouses

Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR
Subject: Astley Warehouses
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I just wanted to keep you informed of trends developing via the residents complaints of late.
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Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<

[redacted]

From: [redacted]
Sent: 14 October 2025 14:50
To: Proctor, David; Thatcher, Aidan
Subject: FW: Astley warehouses

Hi both,

Please see below the media enquiry we've received from Granada Reports re: the Astley warehouse. We've encouraged them to contact TanRo, but have also drafted the below from a council perspective. Would you be happy with this, or do you have any suggested amends?

A Wigan Council spokesperson said: "Local authority officers - including environmental protection air quality specialists - have been on-site and are in close communication with the developer and their construction partners.
"This is to ensure that all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, both for the development itself and while it is being built.
"We would encourage any residents who are concerned about any aspects of how the site is being delivered to report via our website."

Further information:

- *If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.*
- *The construction company has responsibilities to monitor conditions on site and will therefore be better placed to comment on day-to-day issues.*

Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations
Subject: Astley warehouses

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Hello,
I work for Granada Reports, the ITV regional news programme in the North West and we're returning to the subject of the Asley Warehouses tomorrow,
We have spoken to a number of residents who tell us they are now suffering with breathing difficulties and asthma since the building work began.
You may be aware that this matter is also being investigated by the Environment Agency.
Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
Let me know your thoughts,
[redacted]

--
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[redacted]

From: [redacted]
Sent: 03 October 2025 09:26
To: Thatcher, Aidan; Proctor, David
Subject: FW: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Hello,

Please see below for You and Yours on Radio 4- there is quite a long list of questions we've been asked to address.

James and David spoke yesterday- and agreed that we would put David up for interview- if you're still happy with that David? They are planning to air Wednesday, so please can you let me know a couple of times Monday/Tuesday that would be good for you?

Ahead of that though, I think there are quite a few of the questions we can push back on now which will hopefully help to clarify some issues ahead of the interview.

One thing I'm a bit confused on- he refers to a 2015 application, is that an error on his part?

Start of a suggested response, based on what we've said before below but theere are a few that are probably new questions to us- if there is anything else we can start to respond to today, or anything that came out of yesterday's meeting that we can include?

Happy to hop on a call if that would be easier.

Here is some background context for this site:

- *This land has been allocated as employment land since 2006.*
- *The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.*
- *The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.*
- *The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *We have met with representatives of the residents living nearby, alongside their local councillors and MP, to discuss the development, the point we are now at, and potential options moving forwards.*

ends

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 02 October 2025 16:03
To: Chief Exec - Public Relations
Subject: BBC Radio 4 You & Yours - Please can you confirm this email has been received

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Hi,
Hope this email finds you well.
I'm one of the team that works on BBC Radio 4's You & Yours, a consumer and lifestyle programme. We are working on an item around large warehouses, or mega sheds as they are also known, and plan on that being on air Wednesday 8th of October. The item will feature audio with residents from and around the Henford Estate in Tyldesley, discussing their concerns and issues around the current PLP warehouse development. This will be part of a larger item around warehouse development in the UK.

We would like to invite a spokesperson from Wigan Council on to the programme to discuss the development with us, as well as discussing the concerns of residents.
If there isn't a spokesperson available, could we please get a statement addressing the concerns of residents, as well as addressing the following areas – our deadline is 5pm Tuesday 7th October 2025:

1. When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?
2. Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?
3. How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?
4. Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?
5. How many complaints were issued against the granted 2015 PLP plans?
6. How many complaints did the current PLP development have?
7. In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?
8. The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan Council respond?
9. Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?

10. Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?
11. Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?
12. How are Wigan Council currently helping the residents impacted by the PLP development?

I am happy to discuss this over the phone if you wish.

Many thanks,

[redacted]

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>><<

[redacted]

From: [redacted]
Sent: 08 October 2025 16:23
To: Thatcher, Aidan
Cc: Proctor, David; [redacted]
Subject: FW: BBC Radio 4 You & Yours - Please can you confirm this email has been received
Attachments: Radio 4_ Astley response.docx

Hi Aidan,

David and I have had a chat through this one, and think it would be worth sending an initial response ahead of the interview. Please see suggested attached.

Is that OK?

Dave at Radio 4 has been off with the flu so this interview has been postponed for now.

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 02 October 2025 16:03
To: Chief Exec - Public Relations
Subject: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Some people who received this message don't often get email from dave.james1@bbc.co.uk. Learn why this is important

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

Hi,
Hope this email finds you well.
I'm one of the team that works on BBC Radio 4's You & Yours, a consumer and lifestyle programme. We are working on an item around large warehouses, or mega sheds as they are also known, and plan on that being on air Wednesday 8th of October. The item will feature audio with residents from and around the Henford Estate in Tyldesley, discussing their concerns and issues around the current PLP warehouse development. This will be part of a larger item around warehouse development in the UK.

We would like to invite a spokesperson from Wigan Council on to the programme to discuss the development with us, as well as discussing the concerns of residents.

If there isn't a spokesperson available, could we please get a statement addressing the concerns of residents, as well as addressing the following areas – our deadline is 5pm Tuesday 7th October 2025:

1. When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?
2. Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?
3. How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?
4. Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?
5. How many complaints were issued against the granted 2015 PLP plans?
6. How many complaints did the current PLP development have?
7. In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?
8. The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan Council respond?
9. Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?
10. Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?
11. Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?
12. How are Wigan Council currently helping the residents impacted by the PLP development?

I am happy to discuss this over the phone if you wish.

Many thanks,

[redacted]

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1. *When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?*
   This land has been allocated as employment land since 2006; with warehousing always envisioned as an option for this site.

   An outline planning application for this site, which did not set final size or layout of the buildings, was submitted by Peel (the then owner of the site) in 2015, for a mix of housing and commercial uses including warehousing. This was approved in 2017.

   This outline planning permission lapsed in relation to the employment land. The reserved matters planning application in relation to the housing land was brought forward, approved and these homes have now been built and occupied.

   A full planning application for the employment land went to committee in June 2024, brought forward by PLP, for warehousing as included in the original land allocation and outline planning permission.

   This full application set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

I

2. *Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?*
   This application is the only one submitted by PLP. There have been previous applications for this site back to the 2000s.

3. *How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?*
   All planning applications are publicised through the same methods, in line with policy and national legislation, including site notices, a press notice and letters to neighbouring properties.
   In relation to the PLP application, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.

4. *Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?*
   Answered in Q3

5. *How many complaints were issued against the granted 2015 PLP plans?*
   This application received a petition with 26 signatures and 6 letters in opposition.

6. *How many complaints did the current PLP development have?*

Answered in Q3

7. *In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?*
   The officer's report to Planning Committee sets out the full assessment that was undertaken, having regard to the relevant material planning considerations.

8. *The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan Council respond?*
   Some of the plans submitted used a base map that did not include all the houses now present adjacent to the site. However, the houses were shown on other plans, including the cross-sections used to assess the relationship between the buildings and the houses and the effectiveness of the landscape screening. As such, we have no concerns that officers or members of the Planning Committee were not aware of these homes.

9. *Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?*
   Any questions around damage caused by the building works are to be discussed by the construction company and the residents/their insurance. It wouldn't be appropriate for the Council to be involved in those conversations.

10. *Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?*
    The Council is only able to take 'material planning considerations' into account when assessing planning applications, in line with national legislation.

11. *Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?*
    Answered in Q3.

12. *How are Wigan Council currently helping the residents impacted by the PLP development?*
    We are meeting with representatives of the residents living nearby, alongside their local councillors and MP, to discuss the development, the point we are now at, and potential options moving forwards.

[redacted]

From: Proctor, David
Sent: 16 September 2025 19:44
To: Thatcher, Aidan
Subject: Fw: Chaddock Lane

I know we'll be discussing this tomorrow, the below isn't strictly what we agreed but is what Cllr Eastoe has put out there.

Regards
David

From: Roberts, Christine CLLR
Sent: Tuesday, September 16, 2025 5:46:00 PM
To: Proctor, David
Cc: [redacted] ; Taylor, Barry CLLR ; Eastoe, Jess CLLR ; Marshall, Joanne, CLLR
Subject: Chaddock Lane

Hi David
We were informed that a meeting with the steering group would be arranged for this week but as yet, we have not heard anything.
Also, I have not had an answer to the points I raised after last week's meeting.
Please can you sort these issues as soon as possible.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted] (Resources)
Sent: 20 October 2025 08:02
To: Thatcher, Aidan; Proctor, David
Subject: FW: Chaddock Lane warehouses

Hi Aidan and David

Please see email from Councillor Roberts – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR
Sent: 17 October 2025 22:31
To: Mckenzie-Folan, Alison
Cc: Taylor, Barry CLLR ; [redacted]
Subject: Chaddock Lane warehouses

Hi Alison
Please could you explain this as I don't recall hearing anything from you despite saying via ward councillors

We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.
Best wishes
Christine Roberts
Councillor for Astley
07931 308348

[redacted]

From: Proctor, David
Sent: 29 September 2025 09:42
To: Thatcher, Aidan; Mckenzie-Folan, Alison
Subject: FW: Chaddock Lane

Importance: High

See below – not sure whether this changes anything?

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Marshall, Joanne, CLLR
Sent: 26 September 2025 13:51
To: Proctor, David ; [redacted]
Cc: Roberts, Christine CLLR ; Taylor, Barry CLLR ; Eastoe, Jess CLLR
Subject: Re: Chaddock Lane

Please can we invite Andy Burnham Mayor of greater Manchester to the meeting.

Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Friday, September 19, 2025 6:12:31 PM
To: [redacted]@btinternet.com>
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Re: Chaddock Lane

Thank you, our colleagues are already liaising with Michael's office to identify a date that works, a confirmation will be sent out as soon as possible.

Regards
David

From: [redacted]@btinternet.com>
Sent: Friday, September 19, 2025 5:56:33 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Re: Chaddock Lane

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Dear Mr Proctor.
I am writing to you in relation to a recent invitation I received to attend a Teams meeting on either 22nd or 24th September. Unfortunately both dates are not suitable for some members of the Steering Committee and Michael Wheeler MP, who we would like to attend but is on holiday next week. I have contacted his secretary and requested dates for w/b 29th September. Please note that several members of the Residents Steering Group would like to attend the meeting.
With Regards
[redacted].
Astley Business Park. Residents Action Group.
Sent from my iPhone

> On 17 Sep 2025, at 10:22, Proctor, David <D.Proctor@wigan.gov.uk> wrote:
>
> Councillor Roberts,
>
> We are on with coordinating diaries this end, please bear with us and we will come back to you ASAP. The update on enquiries is well advanced, and we are looking to capture new ones coming in including the one you sent to me yesterday evening.
>
> 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
> www.wigan.gov.uk
> www.twitter.com/wigancouncil
> www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 16 September 2025 17:46
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@btinternet.com>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Chaddock Lane

Hi David
We were informed that a meeting with the steering group would be arranged for this week but as yet, we have not heard anything.
Also, I have not had an answer to the points I raised after last week's meeting.
Please can you sort these issues as soon as possible.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

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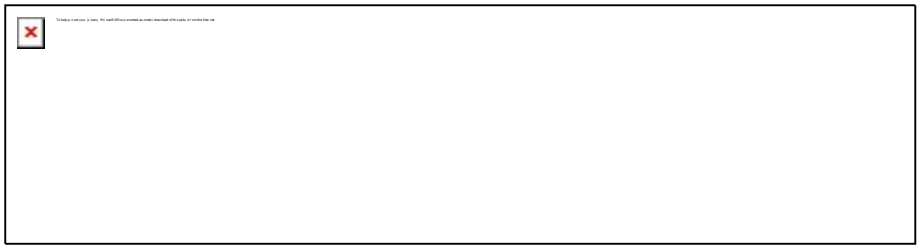

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[redacted]

From: [redacted]
Sent: 02 September 2025 11:31
To: Thatcher, Aidan; Proctor, David
Cc: [redacted]
Subject: FW: Contact to the PR team from the Web

Hi Aidan/David,

Just wanted to flag that The Sun have now also been in touch regarding the Astley/Tyldesley warehouse development. We will send them the agreed response we have shared with other outlets, but just wanted to put it on your radar.

Many thanks,

[redacted]
Public Relations team, Wigan Council



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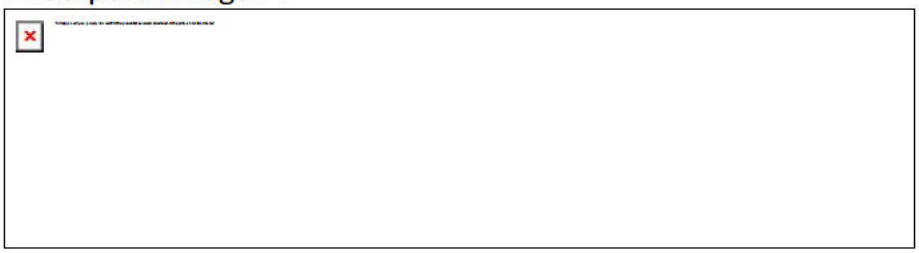

From: formpost@wigan.gov.uk
Sent: 02 September 2025 11:20
To: Chief Exec - Public Relations
Subject: Contact to the PR team from the Web

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Project - Website

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

A new form post has been received.

Posted on:	02/09/2025 11:19:59
Posted from:	https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name:	[redacted]
Email:	[redacted]@the-sun.co.uk
Message / Comment:	Good morning, The Sun is covering the story on the warehouse structure by developer PLP that has gone up in Tyldesley. Would you like to provide a comment? Thanks, [redacted]

Properties

Form Reference:	FRM2177604
Posted by:	Public User
IP Address:	10.13.0.133
Posted on:	02/09/2025 11:19:59
Posted from:	https://www.wigan.gov.uk/Contacts/PR-team.aspx
Marked as Read:	No (Mark this post as read)
Form template:	/Contacts/Forms/PR-wigan-gov-uk.frm

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[redacted]

From: [redacted]
[redacted] [redacted]:13
To: Molyneux, David Trevor CLLR; Prescott, Paul CLLR; Thatcher, Aidan; Proctor, David
Cc: [redacted]
Subject: Fw: Contact to the PR team from the Web

Good afternoon,

We have had the below query about Astley warehouses from Good Morning Britain. They haven't asked anything more than what we have previously said, so this is our suggested response:

Here is the suggested response:

A Wigan Council spokesperson said: "This application went through our planning consultation and committee process, which included letters being sent to neighbouring properties.

"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

"We will continue to monitor the site throughout construction, ensuring this development brings new jobs and investment to the area is delivered properly."

For context and timeline:

- *Any questions around damage caused by the building works are to be discussed by the construction company and the residents/their insurance. It wouldn't be appropriate for the Council to be involved in those conversations.*
- *The Council is only able to take 'material planning considerations' into account when assessing planning applications, in line with national legislation. Potential changes to house prices is not included.*
- *This land was allocated as employment land in 2006, in the Council's 'Unitary Development Plan, and is an extension of Astley Business Park with this development expected to create around 500 on-site jobs, and another estimated 460 across Greater Manchester.*
- *The first 'outline planning application' went to Planning Committee in 2017. Permission was granted to the principle of industrial development on this site, but this did not set the final size or layout of the buildings. We appreciate that this part of the planning process may have caused some misunderstanding of what had been permitted on the site at this point in time.*
- *The full planning application went to Committee in June 2024, at which point the size, footprint and height of the units was set and agreed. There has been no fundamental change to those since permission was granted. Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm*
- *In line with policy and national legislation, ahead of this Planning Committee meeting, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of around 70 addresses in the area. All objections raised were fully considered during the decision-making process.*

From: formpost@wigan.gov.uk
Sent: Monday, October 13, 2025 13:51
To: Chief Exec - Public Relations
Subject: Contact to the PR team from the Web

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Project - Website

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

A new form post has been received.

Posted on: 13/10/2025 13:50:15
Posted from: https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name: [redacted]
Phone: +447711954952
Email: [redacted]@itv.com
Message / Comment: Hi, I'm a producer at Good Morning Britain, we're filming in Wigan today at the Henford Estate in Tyldesley. I've tried calling all 3 of your press office numbers but can't get through to anyone. Please can you email over your statement regarding the new warehouses being built at the estate and residents' concerns over the warehouses blocking light, their property re-sale value, cracks appearing in their walls etc. Can you also include the planning permission timeline please and your response to some residents saying they were not consulted? Many thanks

Properties

Form Reference:	FRM2185017
Posted by:	Public User
IP Address:	10.13.0.132
Posted on:	13/10/2025 13:50:15
Posted from:	https://www.wigan.gov.uk/Contacts/PR-team.aspx
Marked as Read:	No (Mark this post as read)
Form template:	/Contacts/Forms/PR-wigan-gov-uk.frm

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[redacted]

From: Proctor, David
Sent: 18 September 2025 17:36
To: Thatcher, Aidan
Subject: FW: Council officers meeting the steering group regarding Astley Industrial park

FYI

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 18 September 2025 17:36
To: Fish, James CLLR
Cc: [redacted]
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Councillor Fish,

[redacted] has flagged your email below with me. This will need to be a Teams call please, we are aware the steering group would like to meet as soon as possible so hopefully we can get this confirmed and in diaries.

Many 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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 18 September 2025 16:12
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Council officers meeting the steering group regarding Astley Industrial park

Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
www.wigan.gov.uk
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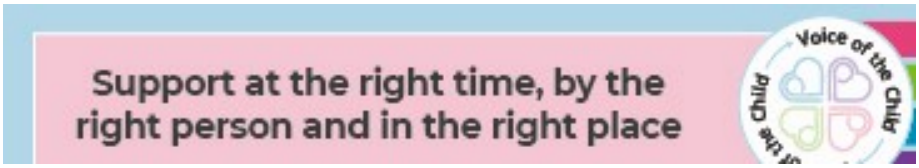

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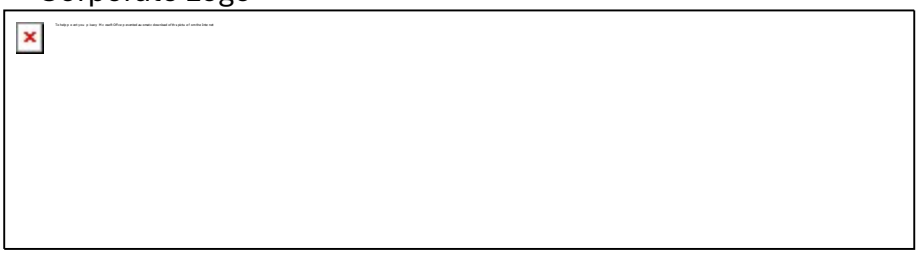

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: 18 September 2025 16:11
To: [redacted]@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]@btinternet.com; [redacted]@parliament.uk
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

Hi[redacted]

The group would very much welcome a meeting in person rather than a teams calls.

Thanks

James

Sent from Outlook for Android

From: [redacted]@wigan.gov.uk>
Sent: Thursday, September 18, 2025 3:18:16 PM

To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; [redacted]@btinternet.com [redacted]@btinternet.com>; [redacted]@parliament.uk [redacted]@parliament.uk>
Subject: RE: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

Sorry for the delay in getting back to you, would any of the below slots be suitable for a 45 minute teams call with David and Aidan;

Monday 22nd 5pm
Wednesday 24th between 1-3pm

Many thanks,

[redacted]
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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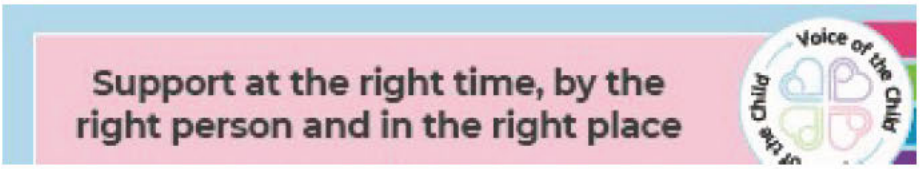

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From: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Sent: 12 September 2025 15:04
To: [redacted]@wigan.gov.uk>; Marshall, Joanne, CLLR

<Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>
Subject: Re: Council officers meeting the steering group regarding Astley Industrial park

[redacted]
Please will you contact [redacted] to involve him as it is a community led steering group.
[redacted]@btinternet.com

Thank you

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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From: [redacted]@wigan.gov.uk>
Sent: Friday, September 12, 2025 2:40:07 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>
Subject: Council officers meeting the steering group regarding Astley Industrial park

Hello all,

I am currently looking for a convenient time to set up a teams call for this and will be in touch early next week to confirm.

Many thanks,

[redacted]
Strategy and Policy - Strategy and Innovation Directorate
[redacted]

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Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
www.wigan.gov.uk

[redacted]

From: [redacted]
Sent: 03 September 2025 10:40
To: Thatcher, Aidan; Proctor, David; [redacted]
Subject: FW: Interview request - ITV Granada

Hello both,

Please see interview request below.

I've spoken to [redacted] and we'd advise against the interview at this point. We can send the statement we've been using to date but perhaps expand it out:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

For context:

- The original outline planning application for this site was approved in 2017. This application was more general and did not set final size or layout of the buildings.
- The full planning application went to committee in June 2024, which set out of the size, footprint and height of the units and there has been no fundamental change to those since permission was granted. Letters were sent to 99 neighbouring properties, and the application received approximately 70 representations.

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 03 September 2025 10:03
To: Chief Exec - Public Relations
Subject: Interview request - ITV Granada

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

Hi there,

Thanks for your time on the phone earlier.

We're filming with residents at the Henford Estate today at 11am.

We'd be keen to speak to someone from the Council as well, or take a statement to clarify your position on the development by PLP.

Thanks

[redacted]
ITV Granada Reports
[redacted]

--
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[redacted]

From: Roberts, Christine CLLR
Sent: 23 October 2025 14:16
To: Thatcher, Aidan
Subject: Fw: New info come to light Chaddock Lane

See below

Best wishes
Christine Roberts
Councillor for Astley

From: Roberts, Christine CLLR
Sent: Thursday, October 23, 2025 2:10:34 PM
To: Proctor, David
Subject: Fw: New info come to light

Hi David
Please read below. Would this extra information allow a stop notice to be put on the development?

Best wishes
Christine Roberts
Councillor for Astley

From: Astley Action Group
Sent: Wednesday, October 22, 2025 5:49:48 PM
To: Eastoe, Jess CLLR
Cc: Roberts, Christine CLLR
Subject: Re: New info come to light

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Hi both,

This is startling reading.

A re-consultation should have taken place due to the number of material changes that happened to the planning documents between the public consultation and the committee hearing.

Here's a few key highlight changes:

- The building was raised by 2 metres!
- Bunds reduced from 3-4 metres to 2-0 metres.
- Tree sizes reduced.

I'll attach the rest.

This is really getting out of hand in terms of things that are being found. I would really recommend that this needs to be paused while these issues are ironed out.

Remember the public objections finished in Dec 2023. All the changes mentioned here happened after that with no re-consultation.

[redacted]
Astley Warehouse Action Group

⚠️ Major changes after that date

Date on portal	Document(s) added	Why it's a *material change*
26 Jan 2024	BNG spreadsheet – Biodiversity Net Gain	Introduces a *new off-site mitigation p* Colliery). This affects ecology, draina compliance. Requires re-consultatior
Feb 2024	PLP Astley – Planning Statement Addendum; Schedule of Revised Architectural Plans; multiple WC/consultee responses	The Addendum re-argues the case u drainage, BNG) and replaces drawing
14 May 2024	**Full new set of "Amended Plans"** — new GA plans, elevations, sections, roof plans, landscape cross-sections	These drawings supersede the Nover bund configuration, attenuation pond **material alteration** under NPPF para
13 May 2024	Noise Technical Note (25 Sep 23 update issued May 24)	Re-runs the acoustic model with diff modifies façade treatments. Directly
5 Feb 2024 → 31 May 2024	Revised Landscape Concept P04 & P05	Swaps species mixes, adds attenuati

Specific changes

Element	November 2023 issue	May 2024 amended issue	Why it matters
Building heights	Previously shown ~16.5 m ridge	Revised to **18.3 m ridge / ~15 m eaves**	1.8–2 m taller → shading, and aco LVIA and noise m
Unit footprints & spacing	More evenly spaced; smaller footprints	Combined massing into **wider, longer sheds** (Unit 1–4 merged footprints visible on GA)	Alters traffic circ and bund interfa
Roof profiles	Flat parapet	Revised to **stepped twin-ridge** with roof plant	Increases bulk ar
Facade treatment	Two-tone metal cladding	Revised to **single light-grey** finish	Changes reflecti next to housing.
Attenuation ponds	Two small ponds shown	**Larger, repositioned** ponds near estate boundary	Potential odour / unconsulted.
Bund and tree screen	Indicative green mound 3–4 m	**Flattened bund line** in sections; labelled	Removes promis

Files affected

`Landscape Concept Rev P04–P05, Landscape Cross Sections, Soft Landscape Maintenance & Management Plan (10`

Specific changes

- **Bund height**: previously 3 – 4 m; cross-sections now show **~2 m average**.
- **Tree specification**: switched from "semi-mature (4.5 – 6 m)" to "feathered / light-standard (2 – 2.5 m)".
- **Planting density**: reduced from double to single staggered row.
- **Species mix**: moved from native oaks/birch/hazel to faster-growing but short-lived alder / willow

Files affected

`784–B034505 PLP Astley Business Park Noise 13 May 24`
(supersedes the 25 Sep 23 version).

Specific changes

- **Plant / HGV data updated** to include night-time loading.
- **Modelling boundary** extended to residential plots previously "screened".

>><<



[redacted]

From: [redacted] (Resources)
Sent: 08 October 2025 09:17
To: Thatcher, Aidan; Proctor, David
Subject: FW: PLP development Astley

Hi Aidan and David

Please see email from [redacted] regarding the above development.

Alison responded to [redacted] original email confirming that a meeting was being arranged. Can you please respond to C[redacted] email requesting further information.

Kind regards

[redacted]

[redacted]igan Council and Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

Senior Management Support Team – Strategy and Innovation Directorate Wigan Council Town Hall Library Street Wigan
WN1 1YN

Telephone: [redacted]

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-----Original Message-----
From: [redacted]@outlook.com>
Sent: 08 October 2025 09:07
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: PLP development Astley

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Alison, can you please share when this is?

Cladding and toxic materials (very easily picked up by children) landed in my garden over on the redrow estate. This meant it has had to travel past the local primary school. It's a matter of time until the council has blood on its hands. Do the right thing please!

[redacted]
Sent from my iPhone

> On 19 Sep 2025, at 14:56, Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk> wrote:
>
> Dear [redacted]
>
> Thank you for your recent email regarding your concerns about the above development.
>
> I would like to confirm that a meeting is being arranged for the residents steering group, councillors, MP and officers from the Council.
>
> Kind regards
>
>
> Alison
>
> Alison Mckenzie-Folan OBE
> Chief Executive of Wigan Council and
> Place Lead for Health and Care Integration (Wigan), NHS Greater
> Manchester Integrated Care
>
>
> -----Original Message-----
> From: [redacted]@outlook.com>
> Sent: 15 September 2025 22:55
> To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
> Subject: PLP development Astley
>
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>
>
> Hi Alison
>
> I'm emailing to request your assistance in reviewing the processes and decisions made in granting planning permission for the above development.

>
> Residents lives have been ruined here, as a result of decisions made by the council. It is a matter of time before children at the school, a stones throw away, are fatally injured as a result of the close proximity. Cladding flying over the playground in high winds, wagons and lorrys on routes that were not intended for such traffic.
>
> I urge you to meet with the residents and review this decision ASAP. The locals want an inquest and will be contacting panorama to investigate this issue further.
>
> I look forward to hearing from you around how we can make this stop.
>
> Kind regards
>[redacted]
> Sent from my iPhone
>
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[redacted]

From: [redacted] (Resources)
Sent: 16 September 2025 08:11
To: Thatcher, Aidan
Subject: FW: PLP development Astley

Hi Aidan

Can you please advise on a response regarding this development and whether anyone from the Council would be willing to meet with the residents.

Kind regards

[redacted]

[redacted] Wigan Council and Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

Senior Management Support Team – Strategy and Innovation Directorate Wigan Council Town Hall Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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-----Original Message-----
From: [redacted]@outlook.com>
Sent: 15 September 2025 22:55
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: PLP development Astley

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Hi Alison

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Residents lives have been ruined here, as a result of decisions made by the council. It is a matter of time before children at the school, a stones throw away, are fatally injured as a result of the close proximity. Cladding flying over the playground in high winds, wagons and lorrys on routes that were not intended for such traffic.

I urge you to meet with the residents and review this decision ASAP. The locals want an inquest and will be contacting panorama to investigate this issue further.

I look forward to hearing from you around how we can make this stop.

Kind regards
[redacted]
Sent from my iPhone
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[redacted]

From: Proctor, David
Sent: 17 September 2025 16:31
To: Thatcher, Aidan
Subject: FW: PLP development.

FYI, I still think we offer a virtual meeting but let's see what Alison wants to do.

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
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-----Original Message-----
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 17 September 2025 16:02
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: PLP development.

See below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

-----Original Message-----
From: [redacted]@btinternet.com>
Sent: 17 September 2025 12:43
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>

Cc: [redacted].com>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Michael.wheeler.mp@parlement.uk; [redacted]@reachplc.com; [redacted]@gmail.com>
Subject: PLP development.

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Dear Councillor Roberts.
I have been copied into David Proctor's email where he states he's looking at coordinating diaries presumably to arrange a meeting with the residents.
Can you please inform him that after contacting the steering group , which is representative of all affected residents, that we have no intention of attending a meeting at the council offices if that is his intention.
The residents will only be satisfied if he walks around the affected areas and witnesses first hand the full impact and reality on people's houses that this decision has caused. After this we are more than willing to sit and meet at a suitable venue. Garrett Hall School or Holly Family School has been suggested.
Withington regards
[redacted]
On behalf of the Astley and Mosely common group against the warehouses.
Sent from my iPhone
>><<
[https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.wigan.gov.uk%2Fpub%2Femailsignature%2Ffooter.png&data=05%7C02%7CAidan.Thatcher%40wigan.gov.uk%7C699342c7930a48810feb08ddf5ff3a73%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C638937198730571668%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=BGkbJRQhFkn%2FosVdcEn6p9nMGQbFC1F35Js9ETbgNSw%3D&reserved=0]

[redacted]

From: Thatcher, Aidan
Sent: 03 September 2025 08:33
To: [redacted]; Proctor, David
Subject: FW: PLP industrial site
Attachments: IMG_2455.jpeg; IMG_2457.jpeg; IMG_2456.jpeg; IMG_2458.jpeg; IMG_2459.jpeg

Hi [redacted]

I've acknowledged this to the Cllr.

Can you add to the ME system, and then have it allocated so there is a comprehensive response please.

Thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.facebook.com/WiganCouncilOnline

From: Eastoe, Jess CLLR
Sent: 03 September 2025 08:13
To: Thatcher, Aidan
Subject: PLP industrial site

Hi Aidan

I am really concerned about the scale of the industrial site on Astley Business park. I'm concerned the trees won't have the effect you're looking for due to how large and tall the buildings are, and how close they are to some of the houses.
What's most concerning is the damage that's been done to people's houses. When we had the first heatwave the dust was across Tyldesley and Astley.
I also had to ask for vibration equipment for the houses near by - and the council so called went to the site about the two issues.
Amongst the press releases you'll see a few houses have big cracks on their house and flooring has cracked.

What can be done about this?
Are PLP and/or the council going to fix the damaged to houses or offer compensation?

I understand the route of insurances, but surely if this build was an appropriate distance away this wouldn't happen in the first place.
I don't think residents are taken seriously enough within this planning approval - and I'm disappointed in the lack of consultation considering how close it is.
I gather the planning permission on acknowledged its connections to the rest of the business park on Chaddock Lane and failed to make appropriate measures or care about the houses on the other side, just a few feet away.

What is going to be done to mitigate the issues?

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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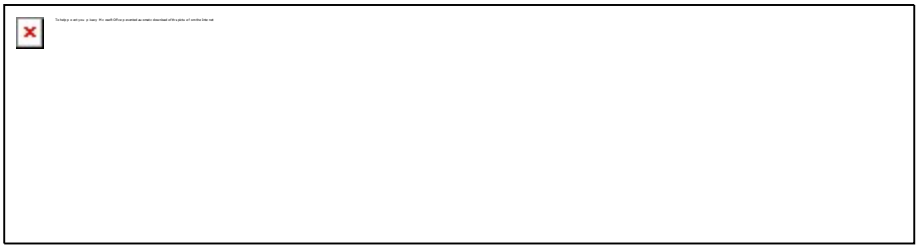

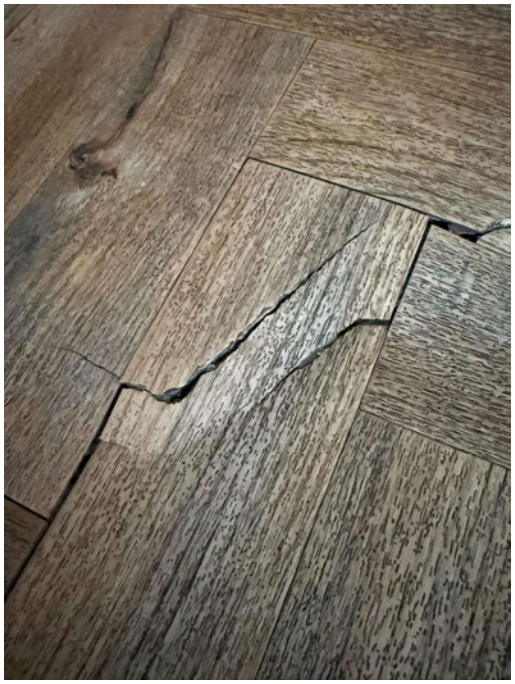









[redacted]

From: Thatcher, Aidan
Sent: 13 October 2025 10:07
To: Proctor, David
Subject: FW: Questions from Astley Action Group
Attachments: Action Group Questions To Wigan Council.pdf

This is the first one I've got, did you get anything last week?

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Astley Action Group
Sent: 13 October 2025 10:03
To: Thatcher, Aidan ; Proctor, David
Cc: Mckenzie-Folan, Alison ; Michael WHEELER [redacted]@parliament.uk; Eastoe, Jess CLLR ; Roberts, Christine CLLR ; j.fish@wigan.gov.uk
Subject: Re: Questions from Astley Action Group

You don't often get email from astleyactiongroup@gmail.com. Learn why this is important

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Aidan and David,

Last week (7th October) we sent over the below email with a list of questions, a proposal to meet at the construction site on Wednesday this week and a request that you let us know that you have received the email.

We haven't had a response as yet, so we're checking that the email has been received and is being looked at?

Thanks,
Astley Warehouse Action Group

On 7 Oct 2025, at 21:22, Astley Action Group <astleyactiongroup@gmail.com> wrote:

Aidan and David,

Thanks for the meeting with us on Thursday.

As requested, please find attached outstanding questions from the Astley Action Group.

There's a request, amongst the list of questions, for you both to meet a selected group at the development on Wednesday 15th October.

Please acknowledge receipt of this email and let us know a timeframe in which you will seek to answer the questions.

Thanks,
Astley Action Group

Questions for Wigan Council

• You told residents that you 'followed the process'. Do you accept that following process is not the same as following good practice?
• What lessons have you taken from how this application has affected trust in Wigan Council?
• Can you explain how you have come to the conclusion that you carried out an extensive local community consultation?
• Can you give a concise overview of what has happened on this application, what's outstanding, and what the next 12 months look like, including enforcement and monitoring?

• Who quality-assured and signed off the officer report before it went to committee? Who reviewed it and when. Please provide evidence of what was discussed during those reviews.
• Do you accept that the officer's report under-represented the scale and impact on homes and the school?
• Councillors depend on the officer's report, but public objections made up just 3.5% of that report. The evidence and real-life impact (94 objections on average 500 words long) were sterilised into a few bullet points. Does Wigan Council accept that this distorted the balance of information before the vote or are councillors expected to read 55,000 words of objection on the portal before the hearing in addition to the officers report?
• Were the planning drawings submitted before or after the planning officer attended the site. If the drawings were submitted before the site visit did the planning officer not notice the drawings were incorrect as houses were missing? If the drawings were submitted after the site visit did the planning officer make reference to this with the applicant to rectify the issue?
• Do you accept that housing being missing on planning maps within metres of the warehouse is a critical error?
• Was a video of the site shown to the committee. Did this indicate the height of the structures?

• What timeframe did the committee receive to review the application? How many other applications had to be reviewed in that time?
• You appear to have the view that the development is 'on-balance acceptable'. Why was the clear harm to the community not given enough consideration and what threshold would not have been acceptable?
• Research shows that warehouses of the scale you have approved create far fewer jobs per square metre (often one job per 130–150 m²), compared with smaller industrial units that generate up to five times more employment density. Was this considered when approving the 18 metre structure?
• What volume are the warehouses compared to the volume of those proposed in 2017.

• What negotiations took place between the planning officer and PLP to reduce the height, footprint or orientation of buildings prior to submitting plans to the public to ease the impact on the community? If none, why not?
• You stated there were 'iterations of plans' between public planning submission and the council decision meeting. What changes have improved the outcome for residents?

• Why was the industrial element of the 2017 outline plan allowed to lapse?
• Once the 2017 residential element was dispatched, why was the new full planning application of 2023 so unsympathetic and incongruous to the houses? What changed?
• Is Wigan Council aware of any motivation to let the industrial unit plans lapse to ensure the new surrounding houses were purchased at a high market value?

• Why was no Environmental Impact Assessment or LVIA required on a development within a few metres of so many homes and a school? Who made that decision, and how did you come to that decision?
• Why were drawings accepted that omitted existing homes? Was that error disclosed to the committee before the vote given it impacted on the reality of the plans? (Many public objections raised this issue and even those comments were misrepresented in the officer's report).
• Do you feel enough was done to educate the committee on the impact of the warehouses prior to their vote?

• Please provide the notification list, addresses, distances, and dates sent of the planning notifications. Was the school formally consulted?
• You said you followed legislation, do you agree that good practice required in-person engagement with affected residents?
• What provisions were made to ensure that blind, disabled, and elderly residents were properly informed about the development. Given the limited public notifications, it's important to know whether the council made any effort to make the consultation accessible to everyone in our community.
• If you say 99 letters were sent, and 94 objections submitted (a 95% rate of letters v objections), many citing clear errors in plans and seek further information - why did the planning officer who collated them not pick up on the errors / key issues / impact?
• Why were 70 objections reported when there were 94 objections + 2 neutral.
• Has Wigan Council communicated with or offered guidance to Garrett Hall School's employees in any way, relating to the Warehouse's development plans or external communications.

• Please provide details and dates of visits made to the site by the planning officer, any other council officials, prior to the planning permission being proposed.
• What criteria were used for the councillors to not hold a site visit? Did any member propose one? Given the knowledge and potential impact in the area, why did the planning officer or those signing it off not advice the Chair of the committee to recommend a site visit?
• Given councillors could not rely on first-hand context, is it possible they lacked a full understanding of scale and proximity?
• 2 Independent councillors objected, the remaining Labour councillors approved it. Were the Labour Councillors on the committee advised or whipped in any way to approve this development?

• Approved planning documents show 3-4m bunds, but residents report large gaps in bunds and a significant height difference in many places. Please provide details of the current plan with bunds. When will you complete an as-built survey and certify compliance?

• Given the clear impact that now exists within the community, what will Wigan Council do to compromise and find a solution to win back the trust of the community they represent?
• Current landscaping plans show that many of the trees planted will be much smaller when planted. What will be in place to ensure the community is protected from the visual, light, sound and pollutants in the 20-50 years it takes for those trees to grow?
• Many of the trees detailed are deciduous species, meaning they will have no leaves for 6 months of the year. Has the impact of this been considered?
• Does the proposed planting plan show rates of growth as trees planted on bunds take longer to get established because of water running off making growing conditions drier and therefore slowing growth? How long would it take for the trees to reach say ten metres in height?
• Does the landscaping plan require replanting of any failed trees and at what height?

• What enforcement has taken place by Wigan Council since building has commenced and when?
• What action has been / continues to be taken on dust control and water supply? Who is monitoring and how often?
• You said officers visited 'multiple times'. Please provide that site-visit log with dates and findings.

• What is the status of fire strategy and hydrant provision? Will occupation be prevented until GMFRS confirm compliance?
• The Fire Site Boundary Plans was drawn in 2021, but consultation with the Fire Service didn't start until 8th September 2025. Nearly four years later, by which time the warehouse structures were already built. GMFRS only have 15 working days to respond. These warehouses are dangerously close to our homes and the junior school, if a fire like the Cannock warehouse fire in May 2024 happened here, the consequences could be catastrophic. Can you explain this late consultation, do you accept responsibility for this late consultation, and do you recognise the danger it poses if a fire was to break out?
• Has United Utilities confirmed firefighting flows won't affect residential supply? Please publish the correspondence.

• You have permitted 24/7 operations and lighting. What reassurances will you give to the community that this will not impact their quality of life given the details provided about bunding and landscaping above?
• Will you require PLP to route HGVs via the A580 only and publish a routing plan?
• Will you implement parking permits on the residential streets surrounding the Business Park to prevent parking issues?

• How much weight did officers give to land-value or 'council revenue' versus community impact?
• Why was biodiversity offset money spent away from Astley? Will you review that allocation?
• How Bedford Colliery was chosen as the recipient?

• Given Bedford Colliery closed in the 1960's and the residents near to Green Lane couldn't tell us where Bedford Colliery was, please detail the specific area that will benefit of this biodiversity funding.

• Will you commission an independent review of this application's handling and publish it?
• If material errors are found, will you add conditions or pursue revocation if necessary?
• Will you co-operate fully with the Ombudsman and pause sign-offs pending outcome?

• Will you commit that no unit can be occupied until an independent 'as-built' compliance pack is verified?
• Will you fund independent air and noise monitoring at the nearest homes and school for 12 months and publish the results?
• Will you attend an on-site walkabout on Wednesday 15th October with residents and agencies to agree mitigations?
• Given the distress and evident harm caused to the community, will you issue a public apology and commit to training for officers, supervisors and committee members?
• Will you provide compensation to the residents affected by this development which has been built as a direct result of Wigan Council's approval.

• You said this decision 'followed the process'. But residents live in shadow with no empathy or support from Wigan Council. Do you still stand by your belief that this decision was the correct one?

[redacted]

From: [redacted]
Sent: 02 September 2025 17:26
To: [redacted]; Thatcher, Aidan; Proctor, David; Glasspell, Andrea
Cc: [redacted] (Resources)
Subject: FW: Request for briefing for the Leader's meeting on Friday

Hi all
Please see below items submitted from Lisa's office for Friday's agenda – I've said it may not get covered at Friday's meeting but an update could be provided if not.
Thanks
[redacted]

[redacted]
Executive and Civic Support Team
Resources Directorate
Cabinet Office
Library Street
Town Hall, Library Street
Wigan. WN1 1YN
[redacted]
http://www.wigan.gov.uk/

From: [redacted]
Sent: 02 September 2025 16:46
To: [redacted]
Subject: Request for briefing for the Leader's meeting on Friday

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Hi Jo

Could the following be addressed at the meeting on Friday regarding The Bell in Pemberton please:

1. Are they are details on what jobs the development will bring to the area? In particular people were sceptical about if they would really be well paid or good quality jobs, some have dismissed them as just "warehouse jobs" or said they wouldn't be sustainable
2. Has there been any modelling on the impact on congestion/air pollution?

3. People have said the extra industrial floorspace is not needed due to the currently empty/unused industrial space in places like martland mill, do the council have any details on how much floorspace on existing industrial estates is currently not being used?

Thanks,

[redacted]

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[redacted] Thistle Croft
Tyldesley
M29 7SY

Our reference: COM006916
Your reference: COR006372
Please ask for: Complaints Team
Direct line: [redacted]

By email only to:
[redacted]@yahoo.co.uk

Date: 18th August 2025

Dear [redacted]

I refer to your complaint relating to the development of warehousing units at Astley Park Industrial Estate, under planning permission ref. A/23/96226/MAJOR. This is being dealt with as a formal Stage 1 complaint.

I understand the basis of your complaint to be as detailed below.

1. You have received three previous responses from the Council but none of them have provided answers to your questions. You have contacted your Ward Member (Councillor Roberts) but she has not received a response either.
2. Why did the building of the units commence after all the houses were built and sold if planning permission has always been there?
3. Planning was adapted after a lot of houses were built, why was this allowed and the surrounding residential area not taken into consideration?
4. Why were units of this size allowed to be built in a residential area, original plans were for much smaller units and offices
5. How can planning be granted and not take into consideration the financial impact of hundreds of properties surrounding them? It's a fact that these units have already devalued the surrounding houses significantly.
6. What trees and shrubs are going to be planted and who is responsible for the upkeep of them?
7. Who is buying/renting the units?
8. What will be the working hrs of the units, 24hrs? Large noisy vehicles, floodlit carpark?

9. Why were only 99 letters issued when this site affects hundreds of houses?
10. There were 70 objections why was this allowed to go ahead on this scale?
11. You need to take into account the wellbeing and welfare of the local residents as these units are causing a lot of stress and anxiety. Are you monitoring the site?
12. The bund running around the units should be 3 metres in height ours is only 2 metres.
13. We have a security risk as there is a footpath right at the back of our house, what are you going to do about that?
14. The site is sometimes running from 7.30 and last night didn't stop until after 6.30.
15. The bunds will not provide significant screening to hide these monstrosities, the scale and proportion is not acceptable. The landscaping projection is 15yrs! What do we do in the meantime?
16. My priority is the well-being of my family and you are putting it at risk. [redacted] The amount of dust that was flying around was clearly visible. We were unable to open windows or hang washing out as the garden was covered in thick orange dust. This is not acceptable.

I will respond to each of the numbered questions in turn.

1. The case officer has endeavoured to provide responses to your queries and has provided two responses to enquiries from Councillor Roberts. As you are not satisfied with the information provided, your enquiry is now being treated as a formal complaint at Stage 1 of the Council's procedure.

2. An outline planning permission was granted in 2015 for mixed use of the wider site (residential and industrial) (A/15/81365/OUTMAJ) – two parcels of land received detailed (reserved matters) approval for housing, but detailed approval was never sought for the industrial element of the approved outline scheme. The approved Outline scheme did not include any restrictions on the timing of how each element came forward, and the land designation of the site has never changed. I can further confirm that the Council's assessment of the proposal was carried out in full cognisance of the proximity of housing around the site.

3. The nature of the surrounding area was taken into account, as clearly outlined in the Officer's report which was presented to the Planning Committee in June 2024. The approved application sought full planning permission for the development, this was not an application which was

bound to follow the details shown in the 2015 Outline permission and as such the planning proposal was not adapted.

4. Planning permission A/15/81365/OUTMAJ was in outline, meaning no details were approved of the size or siting of the employment buildings. The submitted Design and Access Statement referred to the potential for the employment units to be smaller in scale to suit local businesses, and this was shown on an indicative Masterplan. However, the only document formally approved was the Parameters Plan, which identified the general location of employment and residential development, but didn't include details of the size of the employment buildings. For clarity, as stated above, the more recent application was a full application so would not have been bound by the parameters of the previous outline approval in any case.

   The approved units are located in a Primary Employment Area which is adjacent to a residential area, and they were deemed to be acceptable for the reasons outlined in the Officer's report presented to Members in June 2024. This included detailed consideration of the location of the units in respect of adjacent boundaries and the mitigation proposed in the intervening areas, i.e. the bund and associated landscaping.

5. The financial effect on local properties as a result of an approved development is not a material planning consideration and cannot be taken into account when making a balanced planning decision. This is because planning decisions must be based on factors that prioritise the public interest rather than private financial concerns. In this regard, a planning decision must consider such matters as the compliance of a scheme with its land designation, the benefits it may bring to the local economy, and the impact on local amenity. National Planning Practice Guidance confirms this position, stating that "*the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations*". It is fully acknowledged in the Officer's report for this development, which was presented to Members of the Planning Committee, that local residents were very concerned about the impact of the proposal on their amenity. A balanced assessment of this impact was undertaken, and the proposal was ultimately found to be in accordance with both local and national planning policy, subject to the conditions attached to the decision.

6. Condition 30 of the approved development required details of the proposed landscaping to be submitted and determined under a condition application. Such details were submitted under application reference A/25/098808/CON and details of the planting can be viewed on the approved plans through the following link: Planning Documents. As planning permission goes with the land, I can confirm that the landowner(s) will be responsible for its upkeep.

7. The use of the buildings forms part of the planning approval and in this respect, they are authorised for Class Use B2 and B8 which means general industrial use and storage & distribution use. Information on the particulars of the end users are unknown to the Council as it is only the use that can be controlled by the planning consent. However, any future end users must abide by the terms of the approved planning permission.

8. Yes, the planning permission permits 24-hour use of the units and impact of these operating hours was fully considered in the Officer's report presented to Members in June 2024.

9. In accordance with statutory requirements and Wigan Council's Code of Practice for the Publicity of Planning Applications, a total of 99 neighbour notification letters were sent to properties in the vicinity of the site. In addition, two site notices were displayed at prominent locations around the development site, one near the access of the site and the other within Thistlecroft estate. These notices remained in place for the statutory consultation period. A press notice was also published by the Council.

10. The views of neighbouring residents is a very important part of the planning process, and the above public consultation process was carried out to gather such views. Whilst each and every one was taken into account in the assessment, Officers must take a balanced judgement in determining the acceptability of planning applications and this judgement is outlined clearly in the Officer's report which was presented to Members in June 2024.

11. I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

12. This matter has been referred to the Council's Planning Enforcement Team to investigate this on site.

13. Due to the location of the buildings approved, the existing footpaths had to be diverted to ensure they remained available for use by local residents. The footpaths are located on the other side of the approved bunds from the neighbouring boundaries and as such were not considered to be located in such a way that would create a security risk for local residents.

14. Thank you for bringing this to our attention. The approved Construction Environmental Management Plan restricts the working hours on site from 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. This will be forwarded to the Council's Planning Enforcement Team for further investigation.

15. Officers have visited the site on numerous occasions. It is appreciated that the construction phase, when the development is unfinished, can appear stark and intrusive, however it remains the Council's view that the once the temporary construction phase is complete and the approved landscaping in place, the impact of the development on local residents will be acceptable.

16. It is acknowledged that there was a particular issue with dust earlier in the summer when the weather was particularly dry. Such concerns were dealt with by the Council's Planning Enforcement Team and the developer put in place a number of measures to mitigate the impact which appeared to resolve the issue. If you have any continuing concerns in this regard, please let the planning enforcement team know through this link - Planning Enforcement Reporting Form | Instructions – Wigan Council and this matter will be investigated further.

I trust that this response has now provided you with an understanding of the issues raised in relation to this development. I apologise if you feel that previous responses did not provide satisfactory answers to your queries. However, I have found no fault on the part of the Council in its handling of your enquiries or the planning application in question.

I hope the above information is of assistance and addresses the matters raised in your complaint. However, if you are unhappy with this response or with the way your complaint has been handled, you can ask for a review of your complaint at Stage 2 of our Complaints Procedure. If you wish to do this, you can ask the Chief Executive to arrange for an independent review of your complaint by contacting

the Complaints and Information Team at Wigan Council, PO Box 100, Wigan, WN1 3DS or email complaints@wigan.gov.uk, stating why you want your complaint to be escalated. Arrangements will then be made for an independent Senior Officer to investigate your complaint and respond to you directly.

Yours sincerely,



David Proctor
Assistant Director, Planning and Regeneration

[redacted]

From: [redacted]
Sent: 18 August 2025 15:26
To: Thatcher, Aidan
Cc: DMenquiries
Subject: FW: Stage 1 complaint COM006916
Attachments: COM006916 - Stage 1 Complaint - Gerrard.docx

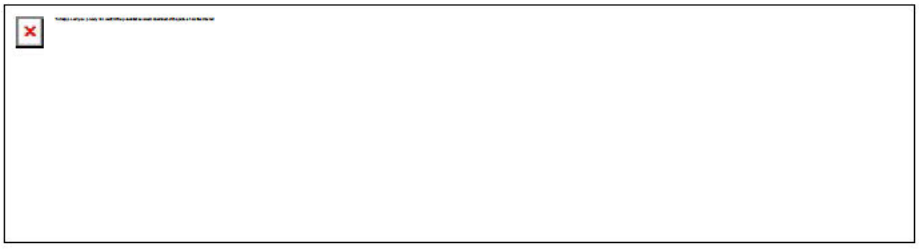
Hi Aidan
In David's absence, please see attached draft Stage 1 complaint response.

Kind regards

[redacted]

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]@wigan.gov.uk>
Sent: 08 August 2025 11:14
To: DMenquiries <DMenquiries@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; [redacted] (Planning) [redacted]@wigan.gov.uk>
Subject: RE: Service request only - assigned to your service COM006916

Good morning,

Please can this be changed into a Stage 1 complaint.

Hi [redacted],

This relates to the Astley Business Park site; the complainant has contacted us through various methods. My responses to Cllr Roberts are attached, along with two MP responses on the same issues.

To help with responding, I've included some comments in red below.

Please note that two potential enforcement matters have been raised – 1) height of bund and 2) hours of construction work – I have referred both of these to [redacted] so that they can be set up formally.

Thanks

[redacted]

Place Directorate

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: DMenquiries <DMenquiries@wigan.gov.uk>
Sent: 07 August 2025 11:59
To: [redacted]@wigan.gov.uk>
Cc: DMenquiries <DMenquiries@wigan.gov.uk>
Subject: FW: Service request only - assigned to your service COM006916

Hello [redacted]

Please see below Service Request

Please can you cc Dmenquiries when responding to the resident, or advise if it needs assigning to someone else.

SLA target date: 05/09/2025

Thank you

- s this complaint confidential?:No
- First name: [redacted]
- Last name: [redacted]
- Address details:-1, M297SY, 10093941661, 10093941661, [redacted] Thistle Croft, Tyldesley, M29 7SY
- Email address [redacted]@yahoo.co.uk
- Contact number: [redacted]
- Is this case a service request?:Yes

- Directorate COM:Place
- Service COM:P02 Development Management (planning)
- Complaint Type Code:P02 Development Management
- Stage of complaint:Service request(s) only
- Linked case:COR006372
- Complaint service number:1
- Complaint lead service:dmenquiries@wigan.gov.uk
- Assigned service (Complaints):dmenquiries@wigan.gov.uk
- Assigned service name (Complaints):dmenquiries@wigan.gov.uk

Please provide details of your complaint:I have received three responses since I enquired about the PLP Construction site in Astley, communication by myself through my local MP and Councillor. In each reply I get the same response without answering the questions and issues I have raised. I was very disappointed in [redacted] reply as said she didn't want to repeat herself. I replied to her email because she didn't answered the questions I had asked, Therese also said she had responded to Councillor Roberts but this wasn't the case (I have responded to Cllr Robers twice – attached). I would say that I have answered her queries which is why, in my last direct email to [redacted] I advised that she may wish to submit a formal complaint, as I don't seem to be able to provide the answers she is looking for.

Why did the building of the units commence after all the houses were built and sold if planning permission has always been there? An outline planning permission was granted in 2015 for mixed use of the wider site (residential and industrial) (A/15/81365/OUTMAJ) – two parcels of land received detailed approval (reserved matters) for housing, but detailed approval was never sought for the industrial element of the approved outline scheme. The approved Outline scheme did not include any restrictions on the timing of how each element came forward, the land designation of the site has never changed, and Officer's assessment of the proposal was carried out in full cognisance of the proximity of housing around the site.

Planning was adapted after a lot of houses were built, why was this allowed and the surrounding residential area not taken into consideration? The nature of the surrounding area was taken into account and this is clearly outlined in the Officer's report which was presented to the Planning Committee in June 2024 (a link for which has previously been sent). The approved application sought full planning permission for the development, this was not an application which was bound to follow the details shown in the 2015 Outline permission and as such the planning proposal was not adapted.

Why were units of this size allowed to be built in a residential area, original plans were for much smaller units and offices. As above, the approved application was not bound by the details shown in the 2015 outline application which sought only to establish the principle of development and not the detail. The approved units are located in a Primary Employment Area which is adjacent to a residential area, and they were deemed to be acceptable due to the reasons outlined in the Officer's report presented to Members in June 2024 which included the location of the units in respect of adjacent boundaries and the mitigation proposed in the intervening areas, i.e. the bund and associated landscaping.

How can planning be granted and not take into consideration the financial impact of hundreds of properties surrounding them? Our neighbours have been refused a mortgage, another can't sell her house because she has shared ownership. Lots of residents were offered these schemes to buy a

property in your area. What happens when families can't afford to pay their mortgage? It's a fact that these units have already devalued the surrounding houses significantly? The impact of the financial effect on local properties as a result of an approved development is not a material planning consideration in cases such as this and cannot be taken into account when making a balanced planning decision. This is because planning decisions must be based on a wide range of factors that prioritise the public interest rather than private financial concerns. In this regard, a planning decision must consider such matters as the compliance of a scheme with its land designation, the benefits it may bring to the local economy, and the impact on local amenity. National Planning Practice Guidance confirms this position, stating that "*the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations*". It is fully acknowledged in the Officer's report for this development, which was presented to Members of the Planning Committee, that local residents were very concerned about the impact of the proposal on their amenity. A balanced assessment of this impact was undertaken, and the proposal was ultimately found to be in accordance with both local and national planning policy, subject to the conditions attached to the decision.

What trees and shrubs are going to be plated and who is responsible for the up keep of them? Condition 30 of the approved development required details of the proposed landscaping to be submitted and determined under a condition application. Such details were submitted under application reference A/25/098808/CON and details of the planting can be viewed on the approved plans through the following link: Planning Documents. As planning permission goes with the land, I can confirm that the land owner(s) will be responsible for its upkeep.

Who is buying/renting the units? The use of the buildings forms part of the planning approval and in this respect, they are authorised for Class Use B2 and B8 which means general industrial use and storage and distribution use. Information on the particulars of the end users are unknown to the Council as it is only the use that can be controlled by the planning consent. Any future end users must abide by the terms of the approved planning permission.

What will be the working hrs of the units, 24hrs? Large noisy vehicles, floodlit carpark? Yes, the planning permission permits 24-hour use of the units and impact of these operating hours was fully considered in the Officer's report presented to Members in June 2024.

Why were only 99 letters issued when this site effects hundreds of houses? In accordance with statutory requirements and Wigan Council's Code of Practice for the Publicity of Planning Applications, a total of 99 neighbour notification letters were sent to properties in the vicinity of the site. In addition, 2 site notices were displayed at prominent locations around the development site, one near the access of the site and the other within Thistlecroft estate. These notices remained in place for the statutory consultation period. A press notice was also published by the Council.

There were 70 objections why was this allowed to go ahead on this scale? The views of neighbouring residents is a very important part of the planning process and the above public consultation process was carried out to gather such views. Whilst each and every one was taken into account in the Officer's assessment, Officer's must take a balanced judgement in determining the acceptability of planning applications and this judgement is outlined clearly in the Officer's report which was presented to Members in June 2024.

Please tell us how you think we can make things right:Please answer my questions and concerns. You need to take into account the wellbeing and welfare of the local residents as these units are causing a lot of stress and anxiety.Are you monitoring the site? I fully appreciate the concerns

raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

The bund running around the units should be 3 metres in height ours is only 2 meters. As advised in the most recent response to Cllr Roberts, this matter has been referred to the Council's Planning Enforcement Team so investigate this on site.

We have a security risk as there is a footpath right at the back of our house, what are you going to do about that? Due to the location of the buildings approved, the existing footpaths had to be diverted to ensure they remained available for use by local residents. The footpaths are located on the other side of the approved bunds (from the neighbouring boundaries) and as such were not considered to be located in such a way that would create a security risk for local residents. There are many examples of existing footpaths in the local area that run much closer to local residential properties, such as public right of way 162 which runs along the immediate rear of properties on Withington Drive or no. 160 which runs alongside properties on Tanhouse Avenue and Riding Close.

The site is sometimes running from 7.30 and last night didn't stop until after 6.30. Thank you for bringing this to our attention. The approved Construction Environmental Management Plan restricts the working hours on site from 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. This will be forwarded to the Council's Planning Enforcement Team for further investigation.

Have you been out to the site to see the impact on the local area? I quote [redacted] and [redacted] will also be able to view the approved landscaping proposals which, when finalised/matured, will provide a significant level of screening from surrounding residential areas' These bunds will not provide significant screening to hide these monstrosities the scale and proportion is not acceptable. The landscaping projection is 15yrs! What do we do in the meantime? As mentioned above Officer's have visited the site on numerous occasions. It is appreciated that the construction phase, when the development is unfinished, can appear stark and intrusive, however it remains the Council's view that the once the temporary construction phase is complete and the approved landscaping in place, the impact of the development on local residents will be acceptable.

My priority is the well-being of my family and you are putting it at risk. My 9yr old daughter has recently been diagnosed with asthma and now requires an inhaler. The amount of dust that was flying around was clearly visible. We were unable to open windows or hang washing out as the garden was covered in thick orange dust. This is not acceptable. It is acknowledged that there was a particular issue with dust a number of months ago when the weather was particular warm; such concerns were dealt with by the Council's Planning Enforcement Team and the developer put in place a number of measures to mitigate the impact which appeared to resolve the issue. If you have any continuing concerns in this regard, please let the planning enforcement team know through this link - Planning Enforcement Reporting Form | Instructions – Wigan Council and this matter can be investigated further.

The amount of stress you are putting on myself and my husband is unbearable, he is going to work and coming home to this eyesore consequently worrying all night about the impact it will have on us

financially. I'm worried that it will make my husband ill and that will impact myself and my children and this is not acceptable.

- What is your preferred method of contact?:Telephone
- 20 working day SLA:05/09/2025

[redacted] **Development Management & Building Control**
Growth and Economy
Wigan Council
Wigan Life Centre, College Avenue, Wigan WN1 1NJ
www.wigan.gov.uk
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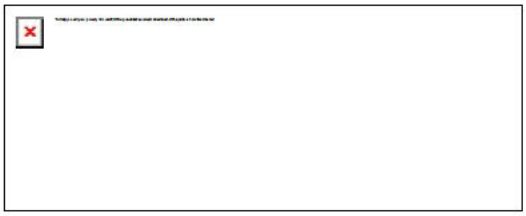

From: Wigan Council <no-reply@wigan.gov.uk>
Sent: 07 August 2025 11:14
To: DMenquiries <DMenquiries@wigan.gov.uk>
Subject: Service request only - assigned to your service COM006916

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Your service investigation case reference: COM006916

A Service Request has been assigned to your service as it has been submitted via the Make a Complaint form by a resident.

This case is not being treated as a complaint and has been triaged as a 'Service request only' by the Customer Support Team.

- Please acknowledge the service request as soon as possible through your complaint investigation case.
- An automatic response will be communicated to the resident telling them that you will be dealing with this as a service request and the case will be closed in JADU.
- You will need to follow your own business process for this request.

Assigned to wrong service

If you feel that this case has been assigned to the wrong service, acknowledge the service request and state it is not for your service where you can include reasons for re-assignment.

Kind regards

Customer Support Team

>><<



[redacted]

From: Thatcher, Aidan
Sent: 01 October 2025 13:44
To: Proctor, David
Subject: FW: Stop Notice, Astley Business Park

Hi David

Re this response, I think we can reiterate the point re no breech, but can you draft something re the other points he raises re alleged misrepresentation at committee?

Thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart
Sent: 30 September 2025 10:17
To: Proctor, David ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted], [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.

I don't believe the development is being g carried out in accordance with the application, im also angered that a full section of housing wasn't even present on the slides from the meeting.

I don't believe all councillors on the committee had all the full and accurate details on the day as is evident with the missing houses.

The scale is disproportionate to the slides we were presented with and I feel we was misled even though I voted against it.

I understand you are reluctant to issue a stop notice against a company like peel, however no matter what the scale of the application be it a garden fence or a building development, a stop notice should be issued if we believe the application isn't being adhered too.

This would also give an opportunity for the developers to adjust their plans and add features such as a living wall on the side of the warehouses if needed.

I urge you to reconsider and take some positive action for the council rather than being passive and allow this monstrosity to continue in its current form.

Regards
Cllr Gerrard

Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Tuesday, September 30, 2025 10:02:53 AM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park

Councillor Gerrard,

Thank you for your email.

A stop notice is a tool that the Council has to prevent development from continuing, where there is evidence of a breach of planning control that is causing severe harm. In this instance, while we understand the concerns being expressed, there is no evidence of any breach and so the Council has no basis to serve a stop notice.

Our team have visited the site on numerous occasions to carry out proactive monitoring, and we are content that the bunds (and the rest of the development) are being constructed in line with the planning permission. As you know the development is still under construction, and so there is further work for the developer to do to install fencing and the landscape planting.

I've attached a copy of the Council's planning enforcement policy as background. I trust this assists.

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
www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 09:38
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park
Importance: High

Good Morning

Your urgent attention to this matter would be most welcome.
It's no time to dither or delay.

Regards
Cllr Gerrard

Sent from Outlook for Android

From: Gerrard, CLLR Stuart
Sent: Monday, September 29, 2025 5:06:12 PM
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: Stop Notice, Astley Business Park

Good Afternoon

Considering the negative coverage of the building activity at Astley Business Park and as a member of the planning committee, I would like a stop notice to be issued immediately so that all concerns that residents, councillors, MP and Mayor are raising are fully investigated, the main ones being the bunds not being installed as per the planning applications and that I believe that the committee was misled in regards to the size and scale of the development is much larger than what was perceived at the application meeting. This emphasises the importance of site visits on sites such as this given the scale and proximity to residents.

Please take this email a formal request that a stop notice is served immediately under TCPA1990 s.171e and if possible, an enforcement notice be brought back before the committee.

Regards
Councillor Gerrard
>><<

[redacted]

From: [redacted]
Sent: 22 October 2025 11:43
To: Proctor, David; Thatcher, Aidan
Cc: [redacted]
Subject: Fw: That's TV Request - Right of Reply

Good morning,

We have had another enquiry about the Astley warehouses from That's TV, similar to what we have been asked before. I've drafted a suggested response if you're happy with this?

A Wigan Council spokesperson said: "This application went through our planning consultation and committee process, which included letters being sent to neighbouring properties.

"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

"We will continue to monitor the site throughout construction, ensuring this development brings new jobs and investment to the area is delivered properly."

Background information:

- *This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*

- *Ahead of this Planning Committee meeting, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of around 70 addresses in the area. All objections raised were fully considered during the decision-making process.*

    - *Local authority officers have been on site and are in close communication with the developer and their construction partner to ensure all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, and will continue to do so throughout the duration of the development .*

From: [redacted]
Sent: Wednesday, October 22, 2025 09:47
To: Chief Exec - Public Relations
Subject: That's TV Request - Right of Reply

Some people who received this message don't often get email from [redacted]@thats.tv. Learn why this is important

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Good morning,
I'm a reporter with **That's TV Manchester**. We're preparing a segment for **Freeview Channel 7** about residents' concerns over the industrial development behind the **Henford Estate in Tyldesley**, currently under construction by PLP (part of Peel Group).
Residents have told us the project has had a severe impact on their quality of life and that they feel **consultation and engagement by the council were inadequate**, with some saying they were unaware of the full scale of the approved plans.
We'd like to give Wigan Council a **right of reply** to ensure our coverage is balanced. Specifically, we'd appreciate your response to:

1. Claims that **residents were not fully consulted** or informed about the scale of the approved development.
2. How the council is **monitoring the ongoing construction** to ensure planning conditions are met.
3. Any measures being implemented to **mitigate the impact** on neighbouring properties (screening, landscaping, etc.).

If possible, please provide a response or statement by **3:30pm today.**

Please let me know if Mr. Aidan Thatcher or another spokesperson is available for a short on-camera or phone interview.
Best regards,

[redacted]
[redacted]
That's TV
M: [redacted]
W: www.thats.tvE:
[redacted]@thats.tv

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>><<

[redacted]

From: [redacted]
Sent: 11 September 2025 14:06
To: [redacted]
Cc: Proctor, David; Thatcher, Aidan; [redacted]
Subject: FW: Tyldesley warehouses

Hi Paul,

Please see notes in blue below. I could add more detail if necessary so let me know if you need anything else.

Regards

[redacted]

Place Directorate

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

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From: [redacted]
Sent: 11 September 2025 07:12
To: [redacted] ; Proctor, David
Cc: Thatcher, Aidan ; [redacted]
Subject: Re: Tyldesley warehouses

Hi [redacted]

That should be fine, thank you 😊

Sent from Outlook for iOS

From: [redacted]@wigan.gov.uk>
Sent: Wednesday, September 10, 2025 7:47:53 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
[redacted]@wigan.gov.uk>
Subject: RE: Tyldesley warehouses

Yes of course David.

@[redacted] Would it be okay to get back to you on this tomorrow afternoon? I have a few things booked in tomorrow morning (including a visit to this site) but if there are any problems with that timeline please let me know.

Regards,

[redacted]

Place Directorate

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

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www.facebook.com/WiganCouncilOnline

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 10 September 2025 17:09
To: [redacted]@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Tyldesley warehouses

Hi [redacted], would you be able to help with the detail points in [redacted]'s email below please? The overall shape of the response looks fine to me.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 10 September 2025 14:05
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: FW: Tyldesley warehouses

Hi David,

As I believe you're aware, we've received an enquiry from the Leigh Journal following complaints from elected members about the Chaddock Lane warehouse (see email below).

Based on the recent presentation to residents and information already provided to members, I've been drafting some bullet points in response to the questions raised. Please could you take a look at the below and let me know your thoughts? There are also a couple of points for clarification highlighted in red if you're able to assist with those please.

Tree planting plans will not block the warehouses, could damage properties, and will take years to make any difference. The bunds are not reaching the required 3m, and residents themselves are having to measure them.

- We are proactively monitoring the development and the conditions on site, and are liaising with the developer about the timing and efficacy of the screen landscaping measures.
- These measures will significantly mitigate the impact on residents. Although the approved landscaping scheme will naturally take years to fully mature, a level of screening will be achieved immediately and will be enhanced year-on-year. The developer has confirmed that planting will commence within the next planting season which begins in November.

Councillors were kept in the dark – the application was logged in November 2023 under Tyldesley, not Astley, and we were not informed about the June 2024 planning meeting. Had we known, we'd have attended in person.

- All elected members receive a weekly list of planning applications from across the borough, allowing them to check for applications that may impact their ward – whether from within their own ward itself, or in neighbouring wards. This list is also available online along with other planning application information.
- Members are not notified of an application in their ward going to planning committee as a matter of course. However, all residents who had commented were notified and the committee date was indicated on the website. This information is provided 5 working days in advance of a meeting. (can you confirm this please? Might be good to include!)
- Letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal.
- The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.

Lack of consistency in the planning regulations - residents often get their extension rejected at planning for reasons ignored within this application - air quality, reduction of light, impact on neighbours. The planning committee never visited the area to see the true scale of the development.

- The need for a site visit is a matter for the members of the planning committee, who can defer an application if they consider a site visit is necessary.

Section 106 Money: £200,000 has been allocated to Bedford Colliery, but why is Astley – directly impacted – seeing no benefit?

- The Section 106 money was based on the applicant's need to provide a 10% biodiversity net gain (a requirement of the Places for Everyone, a part of the Council's Development Plan at the time of determination). The costs were calculated by the council's Greenheart team and a site in the locality was identified as being suitable for providing the required Biodiversity Habitat Units. No suitable sites within the Astley

ward were identified. (not sure on these acronyms – excuse my ignorance! Can you clarify please?)

The planning report's claim that 60ft units are "not detrimental" to residents is indefensible - and offensive.
Subjective opinion. Suggest we ignore. Agree

Noise, dust, air quality, 24/7 operations and risks to children have not been properly considered - damages to houses are now ignored by the council and PLP, without support to the residents.

- All the potential implications and risks of the development were fully considered. The planning officer's report to elected members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.
- We take all residents' concerns seriously and have acted to confirm and ensure ongoing compliance.

(How have we acted? Can we say anything else about supporting residents? – carried out site visits to check compliance, met with the site manager to discuss concerns,

Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]@newsquest.co.uk>
Sent: 10 September 2025 10:34
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehouses

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Hi guys,

I've had an email from Cllr Eastoe regarding the warehouse development in Tyldesley. She said she's attended community meetings with other councillors and is unhappy about aspects of the planning application.

It's quite long so I'll copy over their concerns, to see if the council wanted to address any of these specifically or add any further comments about the development?

At meetings with council officers and through residents' concerns, councillors have challenged the way this application has been handled. Key issues include:

Tree planting plans will not block the warehouses, could damage properties, and will take years to make any difference. The bunds are not reaching the required 3m, and residents themselves are having to measure them.

Councillors were kept in the dark – the application was logged in November 2023 under Tyldesley, not Astley, and we were not informed about the June 2024 planning meeting. Had we known, we'd have attended in person.

Lack of consistency in the planning regulations - residents often get their extension rejected at planning for reasons ignored within this application - air quality, reduction of light, impact on neighbours. The planning committee never visited the area to see the true scale of the development.

Section 106 Money: £200,000 has been allocated to Bedford Colliery, but why is Astley – directly impacted – seeing no benefit?

The planning report's claim that 60ft units are "not detrimental" to residents is indefensible - and offensive.

Noise, dust, air quality, 24/7 operations and risks to children have not been properly considered - damages to houses are now ignored by the council and PLP, without support to the residents.

Thanks,

[redacted]

Newsquest Media Group

t: [redacted]

e: [redacted]@newsquest.co.uk

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[redacted]

From: Thatcher, Aidan
Sent: 06 October 2025 08:47
To: Proctor, David
Subject: FW: Urgent Enforcement Request – Astley Business Park (Planning Application A/23/96226/MAJOR) – Consideration of Stop / Temporary Stop Notice

Morning David

I think the only new ask in this is the report/update to committee – do we need chairs agreement to this?

I'd be tempted to take something.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart
Sent: 05 October 2025 11:44
To: Thatcher, Aidan ; Proctor, David ; Davies, Janet (Solicitors) ; Kenny, Paul, CLLR ; Harding, John CLLR
Cc: Fish, James CLLR ; Walker, Fred CLLR ; Greensmith, Susan CLLR ; Blay, Paul CLLR ; Collins, Anne CLLR ; Dawber, Matthew CLLR ; Flynn, Laura CLLR ; Hurst, David CLLR ; Nicholson, Jim CLLR ; Smith, Mike CLLR ; Wood, David CLLR
Subject: Urgent Enforcement Request – Astley Business Park (Planning Application A/23/96226/MAJOR) – Consideration of Stop / Temporary Stop Notice

Dear All

I am contacting you in my capacity as a member of the Planning committee, concerning Astley Business Park, under planning reference A/23/96226/MAJOR, approved in June 2024.

I have growing concerns that certain conditions of the permission are either not being adhered to or have not yet been properly discharged, and that ongoing works may be causing harm factors including but not limited to amenity, environmental, visual, traffic, health etc.

Adjacent residents have raised issues including visual impact, dust, noise, traffic, screening due to works proceeding before approved landscaping or screening is in place with concern that the risk of irreversible harm to local amenity and public health is increasing if enforcement does not act swiftly.

May I request the following.

1. That the Enforcement Team immediately review whether there is a breach of planning control, particularly in relation to conditions which have not been discharged but where works are underway.

2. That the Council consider issuing a Temporary Stop Notice or alternatively a Stop Notice, as continuing works are causing or will cause irreparable harm if not monitored.

3. That an officer report / briefing note be prepared and circulated to the Chair of the Planning Committee and members of the Planning Committee & Ward Councillors before the next Planning Committee meeting on the 7th of October outlining the enforcement status, recommended actions, and whether to defer any further works pending compliance. An update at the meeting would be welcome.

I believe these steps align with the Local Enforcement Plan and the Town Planning Enforcement Policy, as well as the Council's Customer Charter. Given the scale of Astley Business Park and its impact, prompt action is warranted.

Please acknowledge receipt and advise what actions are being taken and expected timescales if any.

Regards
Councillor Gerrard

Sent from Outlook for Android
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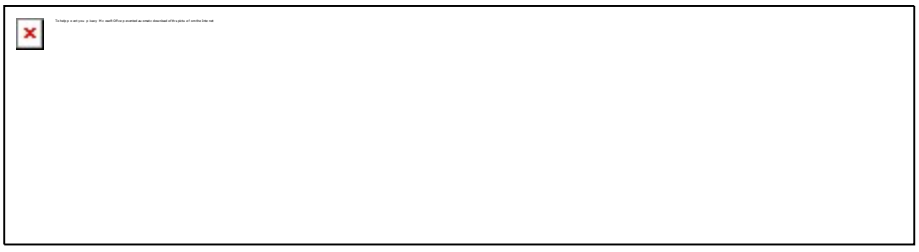


[redacted]

From: Proctor, David
Sent: 01 October 2025 17:19
To: Thatcher, Aidan; [redacted]
Subject: FW: **URGENT** Planning Committee Presentation (June '24 - A/23/96226/MAJOR)
Attachments: 96226 Land at Astley Park Way.pptx

FYI this is the presentation that Members had at Committee.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>><<

A/23/96226/MAJOR

Land at Astley Park Way, Worsley

Proposal: 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

Update following publication of Committee Report

Following the publication of the committee report, Officers wish to draw Members attention to some typos within the design, layout, scale and appearance section and the amenity section (pg 138, 140 and 141). Please note the publicised plans are correct and Officers have assessed the development on the basis of the correct dimensions. See amendments in red below:

*The unit proposed as 'Unit 1' measures **158m x 84m** (the report stated 15.8m x 8.4m) with a total height of 18.3 metres and located close to the northern boundary of the site.*

*Unit 2 as proposed is located to the west of the site and would measure **136m x 90m** (the report stated 13.6m x 9m) with a maximum height of 18.3 metres.*

*Units 3 and 4 as proposed are located to either side of the main accessway. Unit 3 measures **80m x 36m** (the report stated 8m x 3.6m) with a maximum height of 13.7m.*

*Unit 4 is the smallest of the proposed units, measuring **76m x 37m** (the report stated 7.6m x 3.7m) with a maximum height of 13.6 metres.*

*The proposed unit [Unit 1] will be set in approximately **30 metres** (the report stated 5m) from the northern boundary and **25 metres** (the report stated 4m) from the eastern boundary*

The side elevation of Unit 2, which will be blank, will face towards these neighbouring properties and a gap of approximately 30 metres (the report stated 5m) will be remain between the site boundary and the edge of the building.

Site Location – Local context



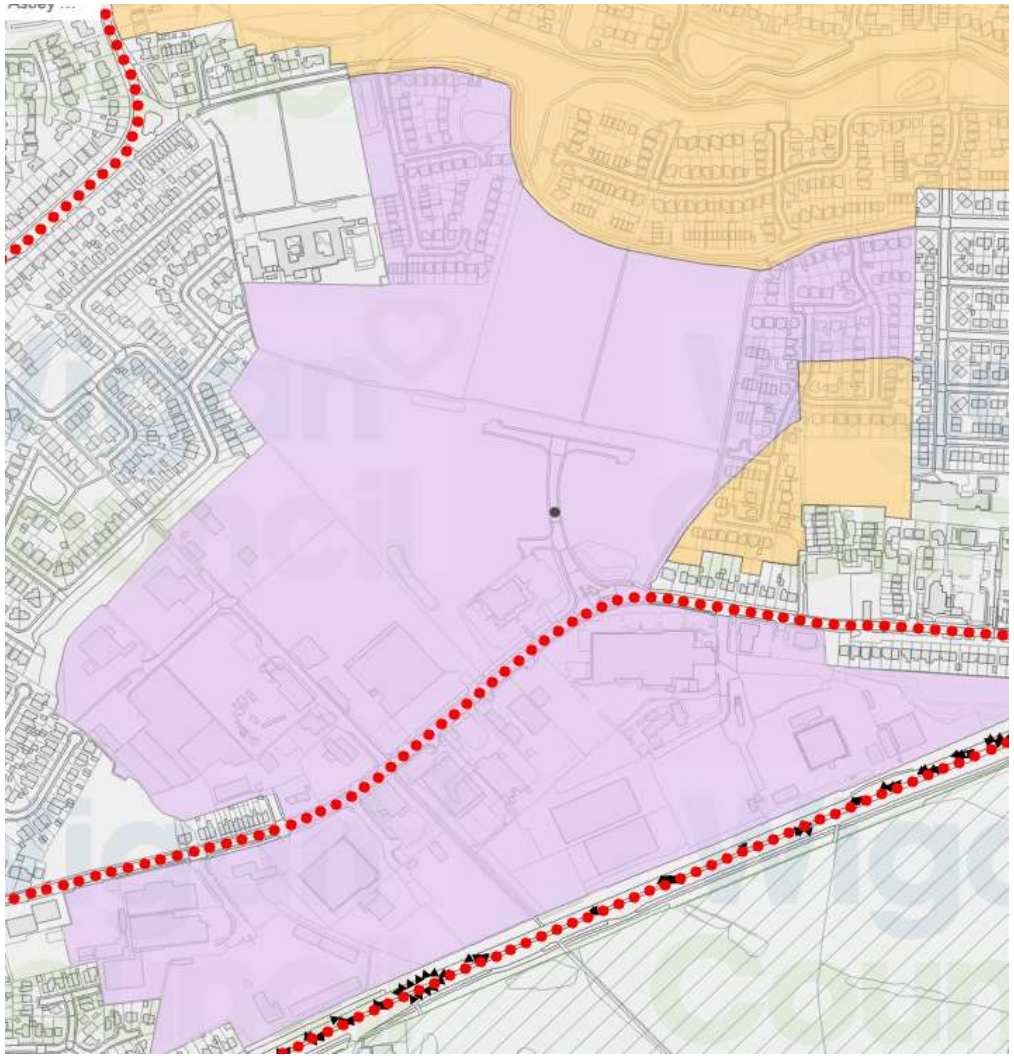
Our People Our Place Our Future

Site Location – Wider context

Aerial Image



Local Plan Allocations



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Photographs:

Existing access road (looking north)



Photographs:

Existing access road (looking west)



Photographs:

Existing access road (looking east)



Photographs:
View from access road towards houses in Daisyfield



Photographs:
View from edge of footpath adj to Tanhouse Ave (west of site)



Photographs:

View from footpath adj to Garett Hall Road



Development proposal

Proposed Site Plan



Our People Our Place Our Future

Development proposal

Proposed Site Plan



PROW FOOTPATH 014/145/10 TO BE STOPPED UP

PROW FOOTPATH 014/152/10 TO BE STOPPED UP

PROW FOOTPATH 014/154/10 TO BE STOPPED UP

PROW FOOTPATH 014/155/10 TO BE STOPPED UP

PROW FOOTPATH 014/159/10 TO BE STOPPED UP

PROPOSED NEW 3m WIDE FOOTHPATH ROUTES BEING PROGRESSED AS PART OF THE SECTION 247 & 248 APPLICATION

EXISTING BRIDLEWAY TO REMAIN

EXISTING FOOTPATH TO REMAIN

SITE BOUNDARY

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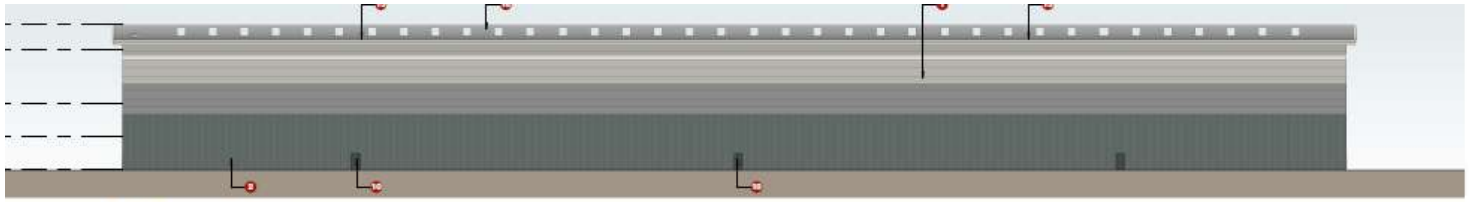
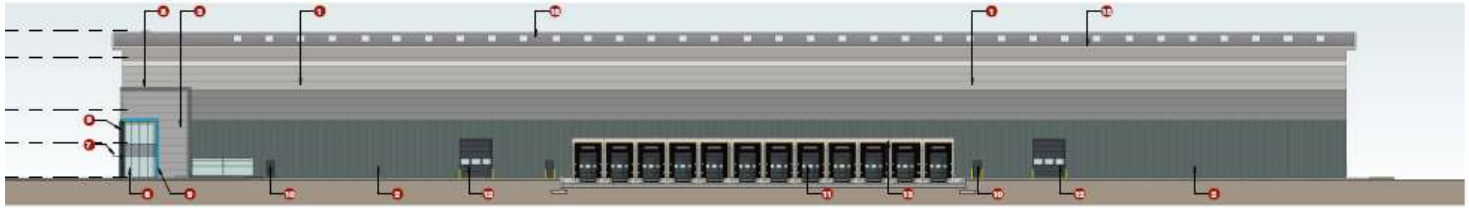
Development proposal

Unit 1



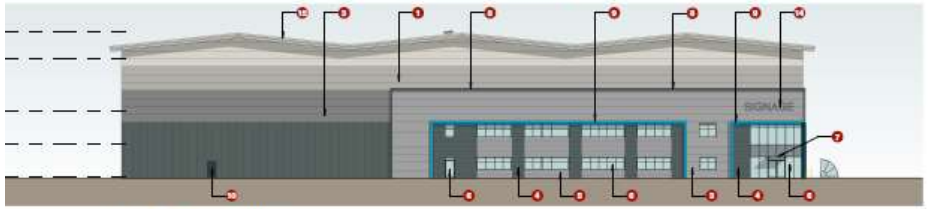
GA Elevation - North
1 : 250



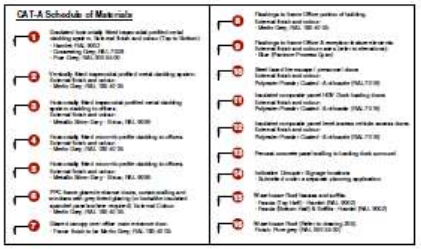
GA Elevation - South
1 : 250



GA Elevation - East
1 : 250



GA Elevation - West
1 : 250


CAT-A Schedule of Materials


Astley, Wigan
Unit 1
Building Elevations
WIG-PHP-01-ZZ-DR-A-4557-300 P6

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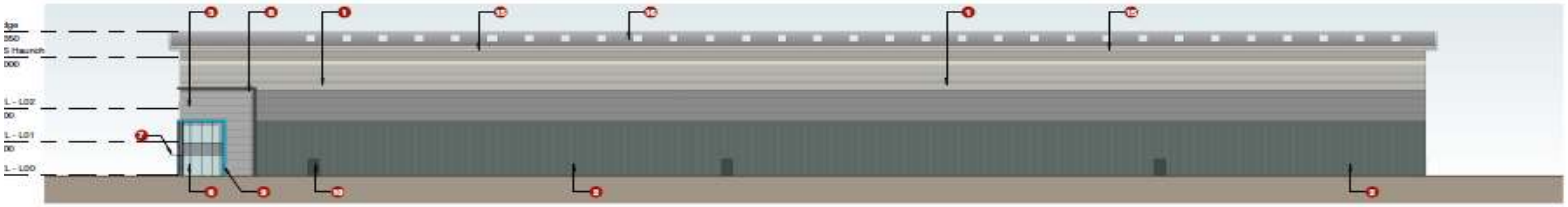
Development proposal

Unit 2



GA Elevation - North
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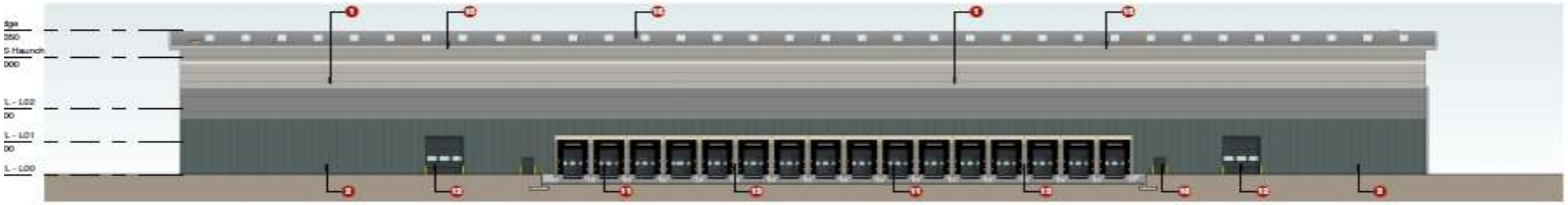

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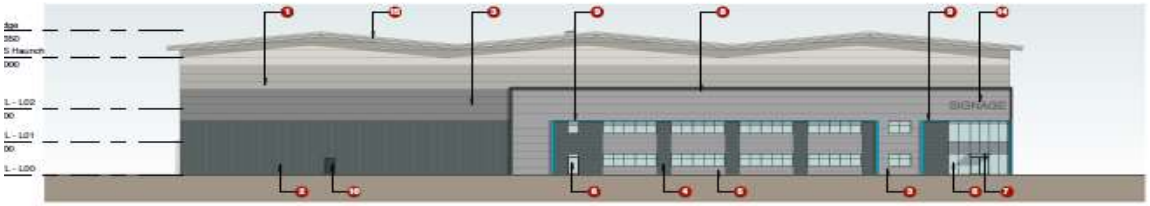

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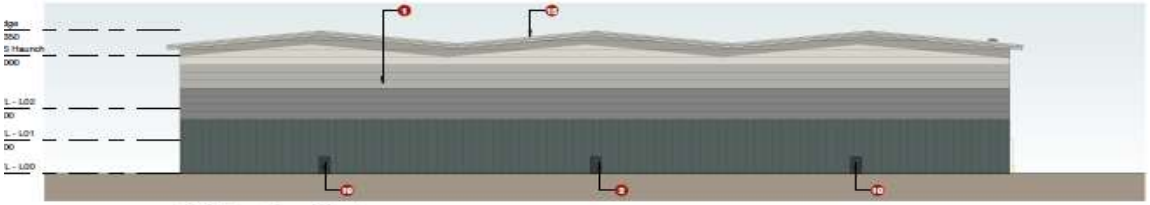


GA Elevation - West
1 : 250

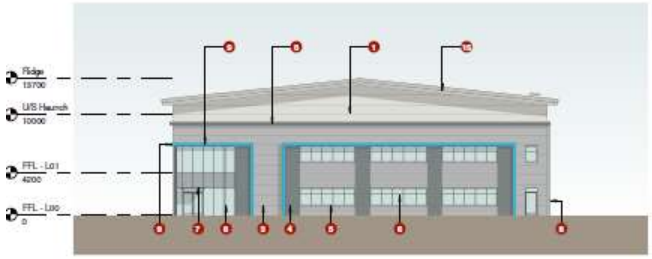




Our People Our Place Our Future

Development proposal

Unit 3



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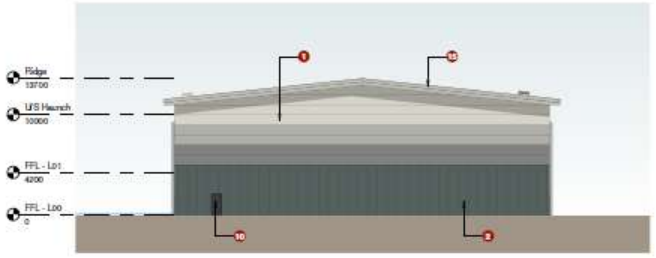

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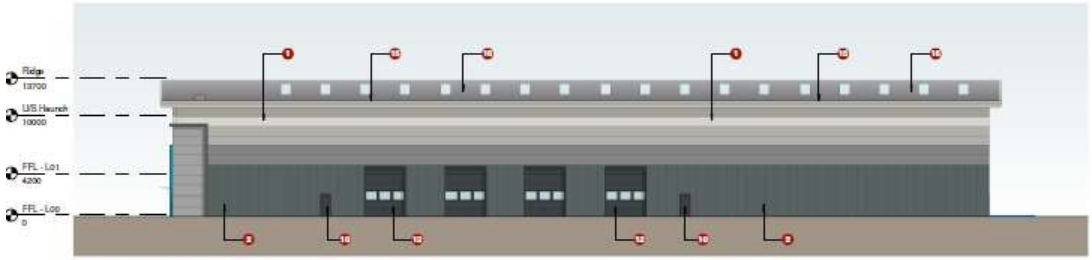

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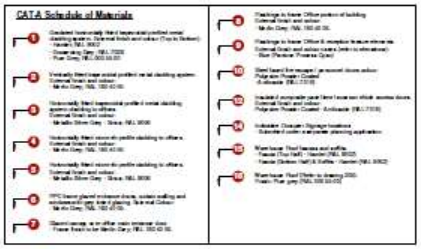
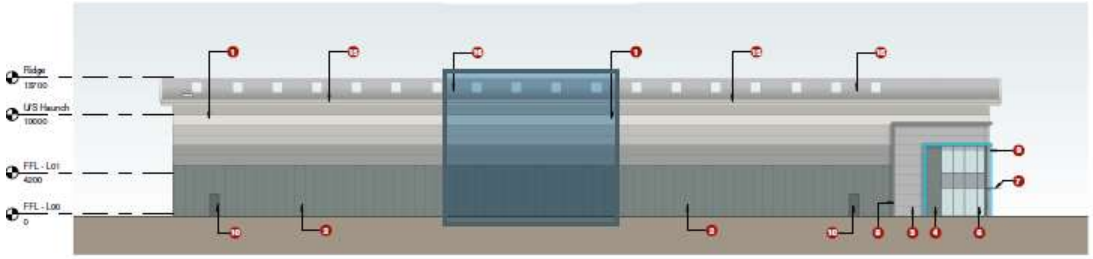




GA Elevation - West
1 : 200



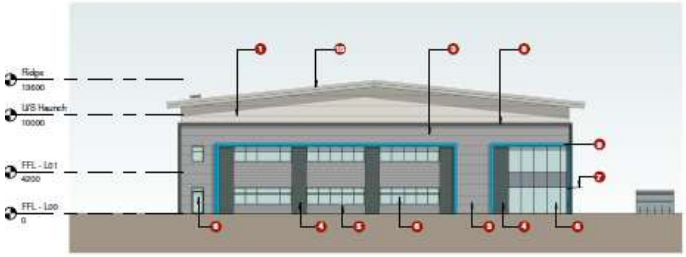
Our People

Our Place

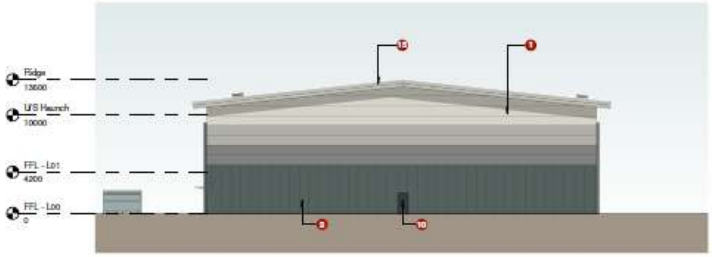
Our Future

Development proposal

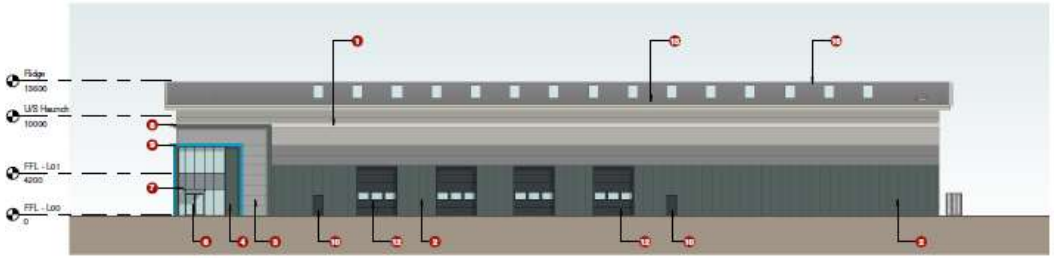
Unit 4



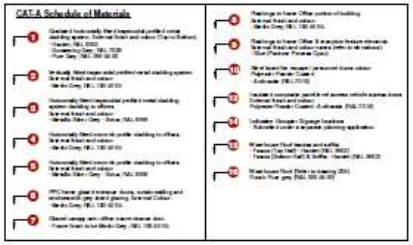
North East Elevation
1 : 200

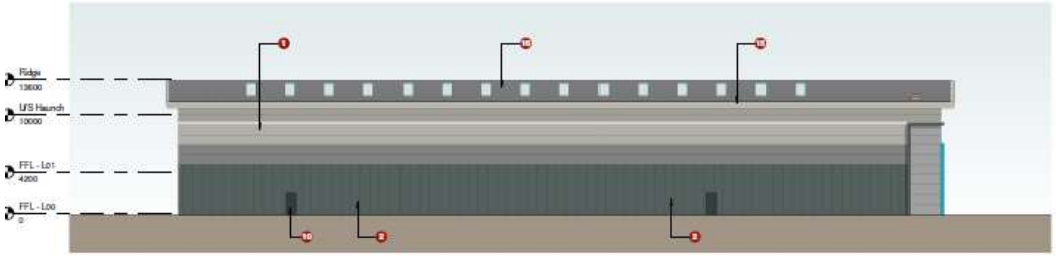


South West Elevation
1 : 200



North West Elevation
1 : 200





South East Elevation
1 : 200



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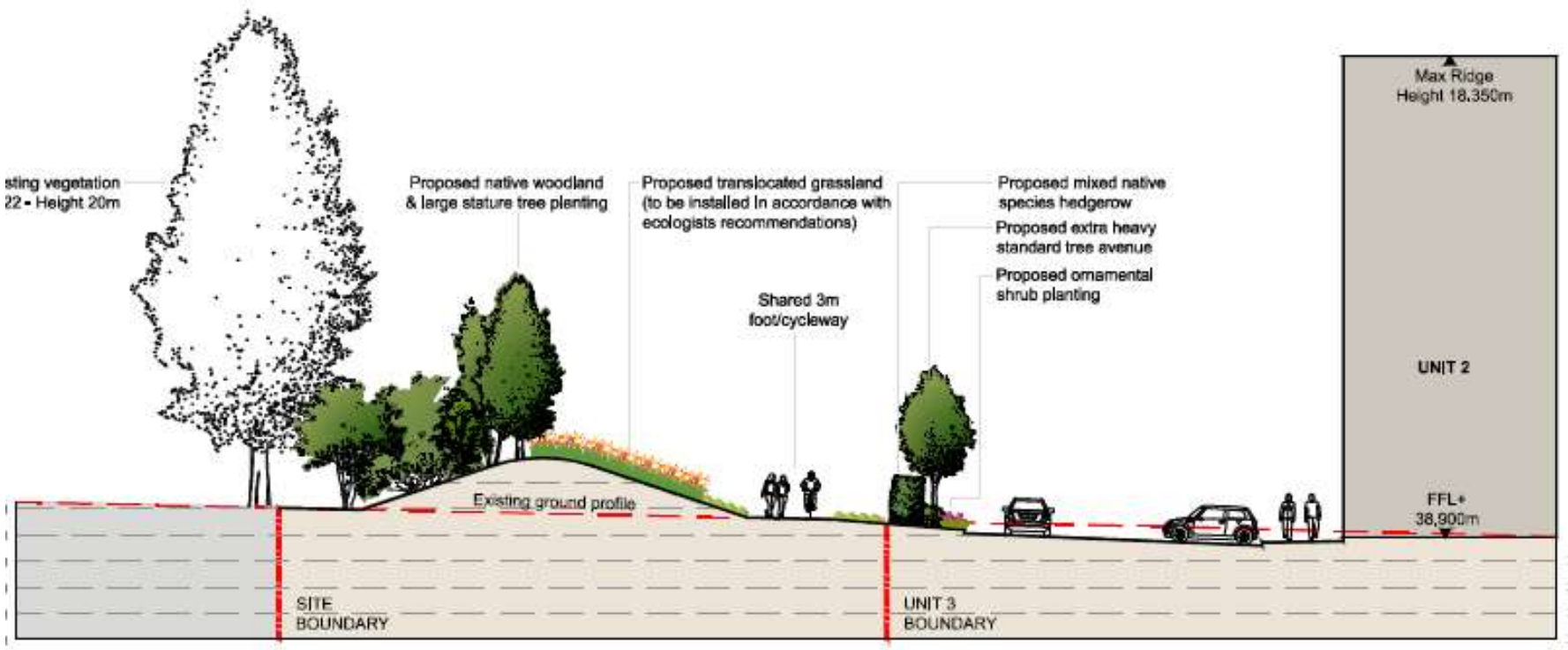
Development proposal

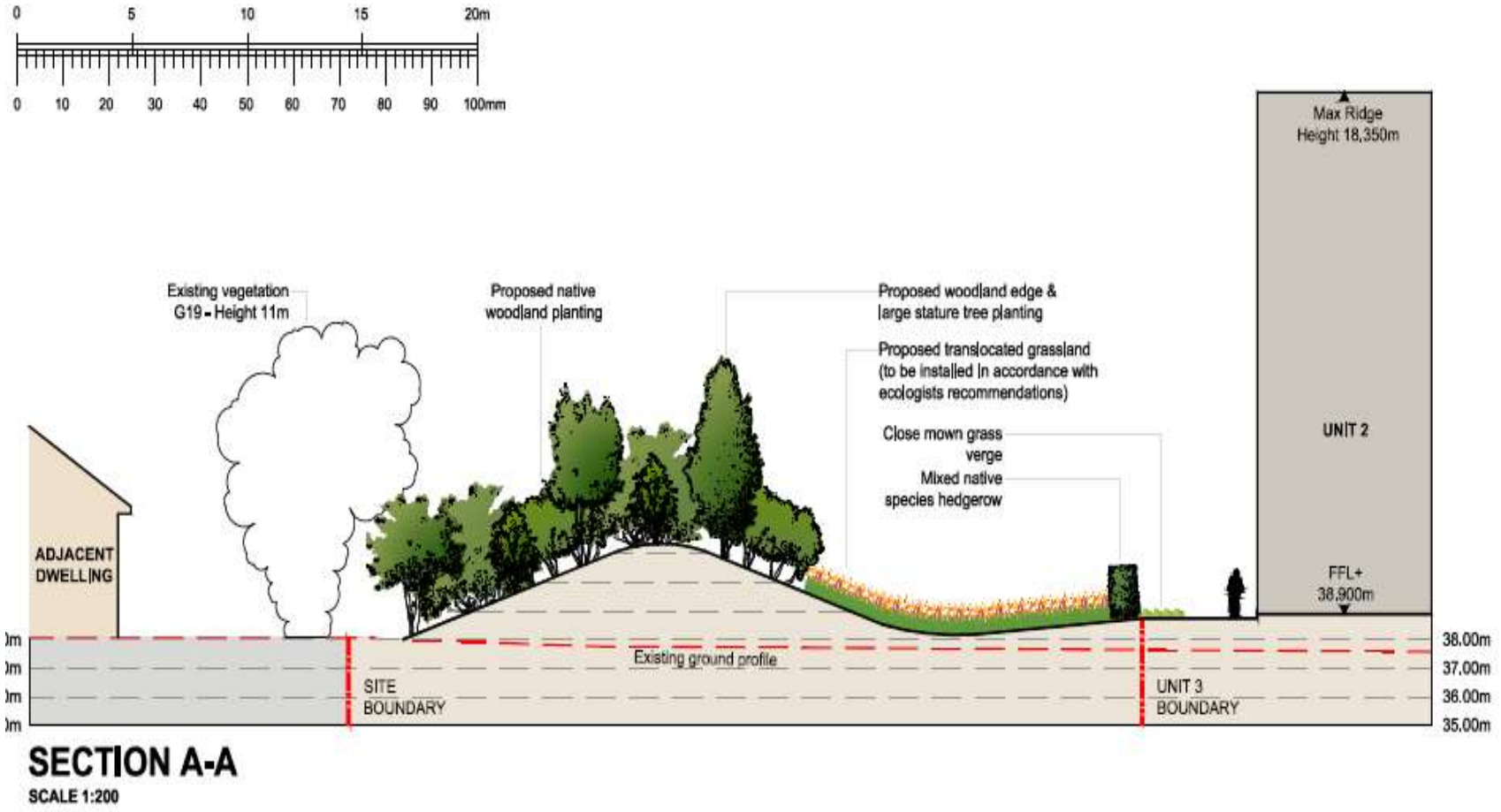
Unit 2 (Garett Hall School)



Our People Our Place Our Future

Development proposal

Unit 2 (adj dwelling in Tanhouse Lane)



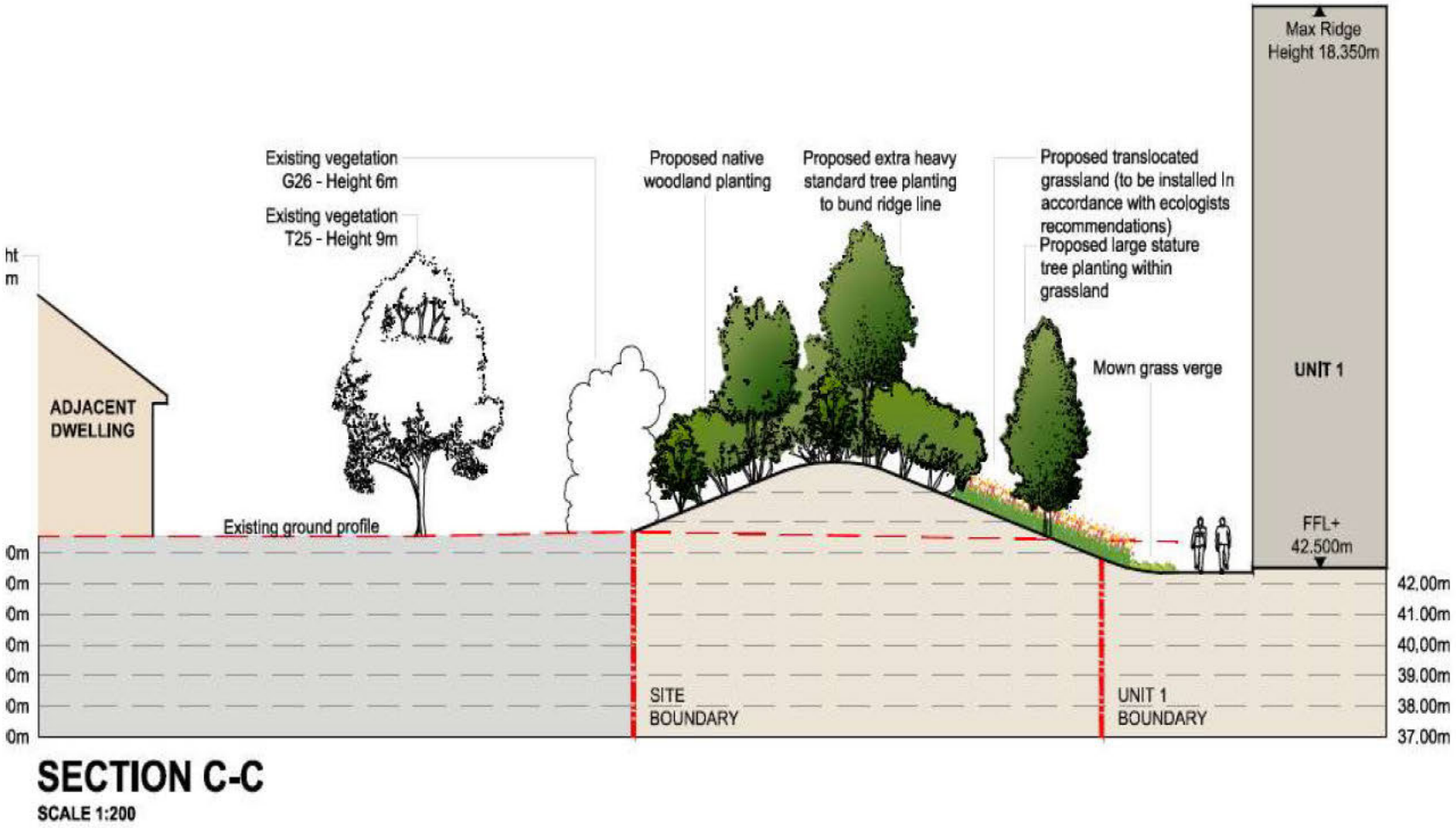
SECTION A-A

SCALE 1:200

Our People Our Place Our Future

Development proposal

Unit 1 – Adj Norton Nook



SECTION C-C

SCALE 1:200

Our People Our Place Our Future

Public Representations

Planning was undertaken in accordance with the Council's Code of Publicity for planning applications, statutory legislation – press, site and neighbour letters.

Circa 70 representations of objection were received up to 18th January 2024.

Details of the letters of representation are contained within the Committee Report. These include but are not limited to need; neighbouring amenity, impact on highway network and parking, infrastructure and services, wildlife, flooding and drainage, loss of greenspace, health, crime, climate change and land stability

Two additional letters have been received since the publication of the committee report. One reiterates their concerns relating to the above issues and the second asks whether the Officer recommendation will be accepted or if Members of the Planning Committee can take an alternative decision.

Public Representations

Furthermore, James Grundy MP (former) has objected to the development for the following reason:

- The warehousing units should not be built in such close proximity to the residential properties and schools.
- There will be an increase in pollution from ancillary vehicles and an increase in noise and lights 24 hours a day.
- Detrimental health effects on local residents and on local school children could arise.
- This area lacks the infrastructure for such development and it would cause congestion on the roads. The access road to this area is a single track and already very congested at certain times of the day.
- The local wildlife should be considered as this will take away more green space.
- The submitted site plan is not accurate, I have been informed that it does not reflect the residential aspects of the developments.

Assessment – Principle of Development

- **Sustainable Development** – Site lies within East-West core, complies with Policy SD1
- **Primary Employment Land** – Compliant with Saved Policy EM1A, PfE Policies JP-J2 and JP-J4
- **Planning Contributions** –Total contributions of £214,000 to be paid towards a mix of highway improvements and BNG; to be secured through a s106 Agreement.
- **Scheme benefits** – Investment into the borough during both the construction and operational phases, BNG enhancements, highway improvements and promotion of training and employment opportunities for local people.

Assessment

- **Design and layout –** 4 units of significant scale with individual parking and manoeuvring areas. The scale is commensurate with the designation of the land and is accompanied by a detailed landscaping scheme inclusive of boundary bunding.

- **Amenity considerations –** Impact on surrounding residential properties acceptable subject to the mitigation measures which include a landscaping scheme with bund and acoustic fencing.

- **Highways, access and parking provision –** Sustainable location with existing access road. Internal road layout is acceptable. Parking provision is acceptable. Public rights of way diverted but retained with continuation of existing links to adjacent bridle ways.

- **Trees, ecology and Biodiversity Net Gain –** Loss of informal open space (non-designated). Net gain for trees on site and significant landscaping scheme proposed including a buffer zone to adjacent dwellings. No harm to protected species; impact on wildlife dealt with by condition. Net gain for biodiversity delivered off –site.

Assessment – Technical Matters

- **Air Quality –** Dust control measures during construction will be obtained via CEMP, EVC points to be provided along with extensive tree planting. Development impacts not significant.

- **Noise** – Mitigated by design and siting of units, landscape bunds and use of acoustic fencing in certain areas. CEMP includes controls for construction noise.

- **Flooding and Drainage –** Site is within Flood Zone 1. Principle of proposed drainage scheme is acceptable. Further details are required through conditions.

- **Ground conditions –** Site lies within a Development High Risk Area in relation to coal mining. Standard conditions relating to remedial measures are required.

- **Low Carbon Development -** Energy Statement submitted which evidence the means through which the development will utilise low carbon sources.

Observations on representations

Loss of open/amenity space

- The site is not allocated as open space or located within the Green Belt, but within an allocated Primary Employment Area.

Proposal does not match that approved under the Outline scheme in 2017

- The Outline permission granted for this site in 2017 did not include details of the industrial element of the development as the scheme was in outline form only with only details of the access fully approved. The linked residential schemes obtained reserved matters which determined their scale, size and appearance. The industrial element of the outline scheme never received such an approval, hence the need for this application.

No site notice displayed by the applicant

- It is the responsibility of the LPA to display site notices. Two were displayed, one near the existing access and the other within the Thistlecroft estate.

Conclusion and Recommendation

- Proposals assessed on its merits against national and local policy
- No significant or unacceptable issues.
- Developer has agreed financial contributions totalling £214,000.
- Materials considerations indicate the application should be approved as it is line with the development plan when taken as a whole.
- It is recommended that Committee resolve to grant planning permission subject to the conditions contained and reasons detailed within the report and subject to the s106 Agreement to secure the financial contributions as detailed within the report.

[redacted]

From: Proctor, David
Sent: 19 September 2025 15:58
To: Thatcher, Aidan; Mckenzie-Folan, Alison
Cc: [redacted]
Subject: Fw: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi both,

Would be good to get a steer on this on Monday. I'm concerned that if we attend we'll be put in a position of contradicting our Councillors in front of Andy.

Thanks
David

From: Proctor, David
Sent: Friday, September 19, 2025 3:42:39 PM
To: [redacted]
Cc: [redacted]@wigan.gov.uk ; [redacted] ; Thatcher, Aidan ; Mckenzie-Folan, Alison ; [redacted] ; [redacted]
Subject: Re: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi [redacted], if this is a political meeting between the Mayor and ward members then I'd suggest it is arranged and we will confirm later whether officer attendance is needed.

The details you've got for the ward councillors are correct.

Regards
David

From: [redacted]
Sent: Friday, September 19, 2025 3:27:10 PM
To: Proctor, David
Cc: [redacted].gov.uk ; [redacted] ; Thatcher, Aidan ; Mckenzie-Folan, Alison ; [redacted] ; [redacted]
Subject: RE: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

You don't often get email from [redacted]@greatermanchester-ca.gov.uk. Learn why this is important

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

Hi David
Thank you for coming back to me.
Andy has made a public commitment to meet with the Councillors, so I think we need to get that arranged if that's OK please.
Can you confirm the details below are correct and I'll send an invite out. If you feel one of your officers needs to be present, please let me know.
Many thanks,
[redacted]

Astley

- Cllr Christine Roberts (Labour)
  - Christine.Roberts@wigan.gov.uk
- Cllr Barry John Taylor (Labour)
  - Barry.Taylor@wigan.gov.uk
- Cllr Paula Wakefield (Labour)
  - P.Wakefield@wigan.gov.uk

Tyldesley and Mosley Common

- Cllr Jess Eastoe (Labour)
  - J.Eastoe1@wigan.gov.uk
- Cllr James Fish (Independent)
  - J.Fish2@wigan.gov.uk
- Cllr Joanne Marshall (Labour)

joanne.marshall@wigan.gov.uk

[redacted]

Mayor's Office

Tel: [redacted]

From: Proctor, David
Sent: 19 September 2025 15:16
To: [redacted]
Cc: [redacted]@wigan.gov.uk; [redacted] ; Thatcher, Aidan ; Mckenzie-Folan, [redacted] ; [redacted]
Subject: Re: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi [redacted]

We met all 6 of the ward Councillors last week (the site spans two wards), and a further meeting with the residents' steering group and Michael Wheeler MP is in the process of being arranged.

Mindful to avoid duplication so we wondered if a briefing just with Wigan officers and the Mayor might be a helpful first step.

If you could let us know how you want to proceed with the above in mind.

Thanks

David

From: [redacted]@greatermanchester-ca.gov.uk>
Sent: Friday, September 19, 2025 1:56:37 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk ; [redacted] [redacted]@greatermanchester-ca.gov.uk>
Subject: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

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Hi David

Thank you for providing the attached information.

Andy's asked that a arrange a meeting with the relevant councillors on Monday to discuss this issue.

I'm looking at 6 – 6.30 pm on Monday, 22nd September via teams.

Could you let me know who I should invite?

Many thanks,

[redacted]
Greater Manchester Combined Authority
Broadhurst House
1st Floor, 56 Oxford Street
Manchester
M1 6EU
[redacted]



From: [redacted]@greatermanchester-ca.gov.uk>
Sent: 11 September 2025 18:56
To: [redacted]@greatermanchester-ca.gov.uk>
Subject: Fw: Industrial units in Astley

[redacted],
Response from Wigan is that there are no concerns about the process (below). The decision was made a long time ago. I have attached some slides which have been sent to councillors and residents. These hopefully provide context for the Mayor but get back to me if there are any questions.
Many thanks,
[redacted]
Sent from Outlook for iOS

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Thursday, September 11, 2025 5:24 pm
To: [redacted]@greatermanchester-ca.gov.uk>
Subject: RE: Industrial units in Astley
Thanks,
Residents certainly disagree with the decision (taken by Planning Committee), but there are no concerns here whatsoever about due process, and the timeframe for JR elapsed months ago.
The attached set of slides gives a bit more background (the ward members have this already and I've just agreed for them to send it on to residents), perhaps if you have a look at this and then give me a shout if you need a further catch up.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

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[redacted]

From: [redacted]
Sent: 29 August 2025 10:18
To: [redacted] (Planning); Thatcher, Aidan
Cc: [redacted]
Subject: FW: URGENT: Withington Drive, Astley- Warehouses
Attachments: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

Importance: High

Hello,

To update- they are also planning to run this piece on lunchtime news today, so we need to provide a statement asap.

[redacted] - Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?

Aidan for info- original enquiry attached and this is the full address given- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

I've assumed these are the warehouses that [redacted] helpfully shared a member enquiry response about (below) and drafted up this as a starting point:

Aidan Thatcher, director of place at Wigan Council, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.
"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.
"Details re consultation…
"We will continue to monitor the site throughout construction."

Ends

Thanks,

[redacted]

[redacted]
Wigan Council
[redacted]

From: [redacted]
Sent: 29 August 2025 10:12
To: [redacted] (Planning)
Cc: [redacted] ; Proctor, David

Subject: URGENT: Withington Drive, Astley- Warehouses
Importance: High

Hi all

Sorry to chase- I've been given a deadline of noon today to respond to this enquiry and it's for BBC North West this evening.

I've attached the original query.

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 28 August 2025 16:00
To: [redacted] (Planning) [redacted]s@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Hello,

Assuming this is the same site, please find first draft of a statement below:

XXX, said: "We fully appreciate the concerns raised by residents living close to the site, especially during construction when the unfinished development can appear stark and intrusive.
"Out Planning and Enforcement teams have been on site, and have verified that the building is in the right location and being built to the height as approved in the plans. The final plans include landscaping which will help to screen and soften the appear, and mitigate the impact on nearby properties.
"Details re consultation…
"We will continue to monitor the site throughout construction."

Ends

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 28 August 2025 14:22
To: [redacted] (Planning) [redacted]@wigan.gov.uk>

Cc: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

This is the address- Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

Assuming it's the same ones?

Thanks

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 28 August 2025 14:18
To: [redacted] (Planning) [redacted]@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Thanks [redacted] I've had a contact from BBC North West- attached.

Do we recognise anything in the allegation that the units have completely changed, or are we content that they are as expected- it sounds like we are from the below, but just checking?

Is there any additional info about any consultation that was carried out please?

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted] (Planning) [redacted]@wigan.gov.uk>
Sent: 28 August 2025 13:27
To: [redacted]@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: Withington Drive, Astley- Warehouses

Afternoon [redacted]

If it's the same development I believe it is, Planning and Regeneration have received correspondence from elected Members on the matter.

The below is the body of text taken form one of those responses – given it was personal to a constituent please do not share or pass on the below. If any queries do come up, we'll be happy to engage with a response, but hopefully the below gives you a bit of context at this stage:

Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.

I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.

In direct response to your request, I have attached the following approved documents for reference:

- *The site layout plan, showing the location of all approved units.*
- *The elevational drawing for Unit 1.*
- *The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.*

While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.

In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:

Search and comment on planning applications

Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.

I hope this response provides clarity and reassurance to both you and your constituents that the Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.

Hope this helps, regards,

[redacted]

[redacted] Development Management & Building Control
Place Directorate
Wigan Council

From: [redacted]@wigan.gov.uk>
Sent: 28 August 2025 13:05
To: [redacted] (Planning) [redacted]@wigan.gov.uk>
Subject: Withington Drive, Astley- Warehouses

Hi [redacted]

We've been tagged into a facebook post about warehouses on Withington Drive- it's getting a lot of engagement so I'm expecting an enquiry on it.

The general jist is that people feel they are bigger and closer than on the plans, and they were not consulted.

Is there any background to this one please?

Thanks

[redacted]
Wigan Council
Tel: [redacted]

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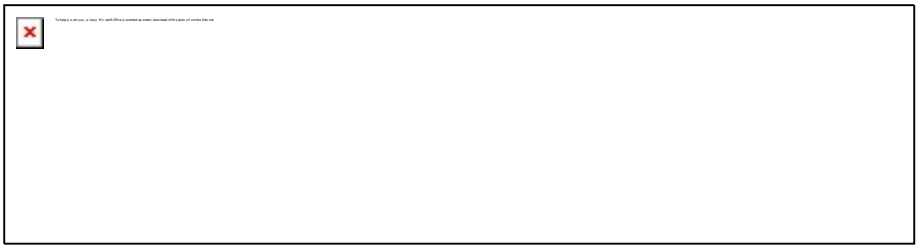

[redacted]

From: [redacted]@bbc.co.uk>
Sent: 28 August 2025 13:55
To: Chief Exec - Public Relations
Subject: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello there, I hope you're well?

We'd like to request an interview/statement from Wigan Council about concerns residents have raised about planning permission that's been granted for four warehouses in Astley. Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods.

Please can we request an interview or statement tomorrow.

[redacted] @Sal9594
Multi-platform BBC Journalist
BBC North West Tonight Planning Producer
UK's First Miniature Guide Horse User

[redacted]

From: [redacted]@parliament.uk>
Sent: 17 October 2025 12:08
To: Proctor, David; Thatcher, Aidan
Subject: Fw: Astley Warehouses - Chaddock Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi both

Further to my email below on behalf of Michael, please can I add an extra question following enquiries from residents at a community meeting this week:

- There is some concern that Whistl, which has taken on a lease for one of the buildings, will have on site fuel storage to service it's vehicles. Residents are concerned about the safety impacts of this, if true, on neighbouring properties. Please can you let me know if you are aware if there are any plans for this. Could you also please comment on whether there are any additional planning requirements for storing fuel on a site, or if the planning already granted would allow this.

Many thanks

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk

From: [redacted]
Sent: Wednesday, October 15, 2025 11:53 AM
To: Proctor, David
Cc: Thatcher, Aidan
Subject: Re: Astley Warehouses - Chaddock Lane
Dear David and Aidan

Thank you for coming back with information on the enforcement visits. Michael has asked if you can provide further clarification on the following:

- More detailed information on your findings in the most recent enforcement visits and particularly the methods used to assess compliance with the Construction Environmental Management Plan
- Precise information on where the bunding work is complete, including confirmation of the height of the bund which is in place

- Confirmation of where the bunding is not complete, and an agreed date of when it will be completed by
- Precise information on the planting - what kind of planting will take place e.g. will it be a mixture of saplings and mature trees, a mixture of evergreen trees and other kinds of trees, and what height will the trees be
- Following reports of children developing asthma since the site began construction, please can you confirm whether air quality meters can be installed to measure the impact of the build on air quality in the area

Michael would find it very useful to walk the perimeter of the site with you and discuss the issues. Please can you provide some dates of when this can be arranged. Thursdays or Fridays are better for Michael due to the requirement for him to be in Westminster earlier in the week.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

Dear [redacted],

Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather
- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements
- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.
- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November ’25.
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I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.

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
[www.wigan.gov.uk]www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David
Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.
In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.
Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
Kind regards

[redacted]
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Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
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Follow Up Flag: Follow up
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Kind regards

[redacted]

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Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

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I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.
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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www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David
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Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
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From: [redacted]@parliament.uk>
Sent: 17 October 2025 12:08
To: Proctor, David; Thatcher, Aidan
Subject: Fw: Astley Warehouses - Chaddock Lane

Follow Up Flag: Follow up
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T: [redacted]@parliament.uk

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[redacted]

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- Following reports of children developing asthma since the site began construction, please can you confirm whether air quality meters can be installed to measure the impact of the build on air quality in the area

Michael would find it very useful to walk the perimeter of the site with you and discuss the issues. Please can you provide some dates of when this can be arranged. Thursdays or Fridays are better for Michael due to the requirement for him to be in Westminster earlier in the week.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

Dear [redacted]
Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather
- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements
- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.
- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November '25.
- 30/09/2025 (with Environmental Protection air quality specialist present) – to check compliance with the CEMP and get input on whether there were any other measures that the contractor should have in place. Content that they were complying with their CEMP and had extra mitigation measures in place that weren't required by the CEMP. No areas witnessed on site which could lead to the wider dispersal of materials.

I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.
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.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David
Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.
In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.
Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.
Kind regards
[redacted]

Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk
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[redacted]

From: [redacted]
Sent: 04 September 2025 16:29
To: Thatcher, Aidan; Proctor, David; [redacted]
Subject: GB News: Warehouses

Hello,

Just sharing the GB News enquiry:
I'm just reaching out as am hoping to obtain a comment regarding the Astley Business Park plans/ building work. I know there's been a lot of speculation and coverage both online and in the news, but was just wondering if it might be possible to interview someone from the council about this? Would be looking to do this on Friday afternoon if so! If not, could you please provide a statement responding to the following: - why was planning permission given? - what are you doing to support those residents who say their lives have been affected and are concerned about ever selling their homes?

Are you happy if I send the extended version of our response?
[redacted] – just confirming this is accurate? I know the report says 70 representations, but if it was 104 from individual people that's what I've used in the below if that's OK.

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

For context:

- *This land has been allocated as employment land since 2006*
- *The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.*
- *This application did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.*
- *The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 responses.*
- *The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.*

Thanks,

[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: 15 October 2025 16:35
To: Mckenzie-Folan, Alison; Molyneux, David Trevor CLLR; Prescott, Paul CLLR
Cc: Thatcher, Aidan
Subject: ITV Granada: Astley warehouses

Good afternoon,

We have had the enquiry in the email below from ITV Granada. This is our statement:

A Wigan Council spokesperson said: "Local authority officers - including environmental protection air quality specialists - have been on-site and are in close communication with the developer and their construction partners.
"This is to ensure that all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, both for the development itself and while it is being built.
"We would encourage any residents who are concerned about any aspects of how the site is being delivered to report via our website."

Further information:

- *If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.*
- *The construction company has responsibilities to monitor conditions on site and will therefore be better placed to comment on day-to-day issues.*

ends

This piece is expected to be on the 6pm news this evening.

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations
Subject: Astley warehouses

Some people who received this message don't often get email from [redacted]@itv.com. Learn why this is important

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Hello,
I work for Granada Reports, the ITV regional news programme in the North West and we're returning to the subject of the Asley Warehouses tomorrow,
We have spoken to a number of residents who tell us they are now suffering with breathing difficulties and asthma since the building work began.
You may be aware that this matter is also being investigated by the Environment Agency.
Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
Let me know your thoughts,
[redacted]

--
[redacted] | Granada Reports | ITV News
Tel: [redacted] | Newsroom, ITV Granada, Media City UK, Salford M50 2HE
[redacted]@itv.com | granada.reports@itv.com | http://www.itv.com/news/granada/ | **itv.com**
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[redacted]

From: [redacted]
Sent: 03 September 2025 09:02
To: Thatcher, Aidan; Proctor, David
Subject: ITV This Morning: Warehousing

Hello,

We've had this from ITV:

> Hello, I'm from ITV's This Morning. I'm getting in touch because on today's show, we are speaking to [redacted], a resident in Wigan who is living nearby the warehouse construction site developed by PLP. During the item, [redacted] is likely to make the following claims: + [redacted] says locals were initially aware of small lever industrial units being built in the area, however 12 months ago - new updated plans for the building site were sent and residents were astonished at the sheer size of the plans. +It has largely affected their daily lives. [redacted] says during the hot UK summer, residents on the streets couldn't have their windows open due to fumes and dust pollution getting into the house. At its peak, they would have to clean their home twice a day because of all the dust that got in. +Unfortunately, [redacted] has lost hope that it would be possible to undo the plans already set in place for the construction. However, they hope they can push back on plans that the warehouse is currently set to operate 24/7 - as this would hugely disturb locals during the night with light pollution and noises of trucks going up and down their roads. + [redacted] believes the plans for this construction between PLP and Wigan Council was a done deal, and any objections brought forward by residents were scoffed away. I wanted to see if Wigan Council would like to provide a statement that we can fairly reflect during the item today? The item is taking place at 10am today, and we would need a response by 09:45am today in order to ensure we can include it during the item. Thank you, [redacted]

Just letting you know, and I can send the existing statement?

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

>><<

[redacted]

From: Eastoe, Jess CLLR
Sent: 03 September 2025 08:13
To: Thatcher, Aidan
Subject: PLP industrial site
Attachments: IMG_2455.jpeg; IMG_2457.jpeg; IMG_2456.jpeg; IMG_2458.jpeg; IMG_2459.jpeg

Hi Aidan

I am really concerned about the scale of the industrial site on Astley Business park. I'm concerned the trees won't have the effect you're looking for due to how large and tall the buildings are, and how close they are to some of the houses.
What's most concerning is the damage that's been done to people's houses. When we had the first heatwave the dust was across Tyldesley and Astley.
I also had to ask for vibration equipment for the houses near by - and the council so called went to the site about the two issues.
Amongst the press releases you'll see a few houses have big cracks on their house and flooring has cracked.

What can be done about this?
Are PLP and/or the council going to fix the damaged to houses or offer compensation?

I understand the route of insurances, but surely if this build was an appropriate distance away this wouldn't happen in the first place.
I don't think residents are taken seriously enough within this planning approval - and I'm disappointed in the lack of consultation considering how close it is.
I gather the planning permission on acknowledged its connections to the rest of the business park on Chaddock Lane and failed to make appropriate measures or care about the houses on the other side, just a few feet away.

What is going to be done to mitigate the issues?

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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[redacted]

From: Thatcher, Aidan
Sent: 24 October 2025 15:47
To: astleyactiongroup@gmail.com
Cc: michael.wheeler.mp@parliament.uk; Wakefield, Paula, Cllr; Taylor, Barry CLLR; Roberts, Christine CLLR; Eastoe, Jess CLLR; Fish, James CLLR; Marshall, Joanne, CLLR; [redacted]@parliament.uk
Subject: Questions from Astley Action Group
Attachments: message_v2.rpmsg

Sensitivity: Confidential

[redacted]

From: Thatcher, Aidan
Sent: 03 September 2025 08:39
To: [redacted]; Proctor, David
Subject: RE: 5 News: Warehousing

Yes, I think lets just keep it consistent.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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From: [redacted]
Sent: 03 September 2025 08:37
To: Thatcher, Aidan ; Proctor, David
Subject: 5 News: Warehousing

Hello,

We've had another enquiry on this one:

Hello, Hope you are well I am from 5 news and we are covering the story about how Families who are living in the shadow of two gigantic warehouses have likened the experience to having a "cruise ship" land in their back gardens. The enormous steel structures, part of a 350,000 sq ft industrial site, tower over fences and hedges, completely overshadowing homes just meters away from the development. This would be for our program today I was wondering if we could get a right of reply from Wigan Council about the above, it would be used in tonight's program at 5 pm We would appreciate it if we can get a response by latest 2pm Thanks Hayford

Are you happy for me to send the same statement?:

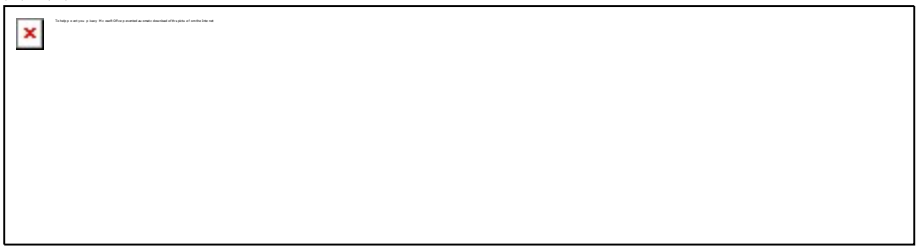
Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

>><<



[redacted]

From: Thatcher, Aidan
Sent: 13 June 2024 15:33
To: [redacted] (Planning); Proctor, David
Cc: [redacted]
Subject: RE: A/23/96226/MAJOR - Astley Business Park

Well done to all those involved – you offer a great service and its so nice to see this being recognised!

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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From: [redacted] (Planning)
Sent: Thursday, June 13, 2024 3:18 PM
To: Thatcher, Aidan ; Proctor, David
Cc: [redacted]
Subject: FW: A/23/96226/MAJOR - Astley Business Park
Importance: High

Afternoon Aidan, David,

Quite a bit of technical detail in the email below - *relating to a large-scale planning application for B2/B8 units at Astley Business Park that Therese has been dealing with & which received a Committee resolution for approval this week* – but I'd just like to draw your attention the comments I've highlighted in green below from the agent.

Big thank you from me to [redacted] and [redacted] for their work on this one, along with the wider Teams, it hasn't been easy at times, but the hard work and commitment they've put in allows for comments like *'overwhelming support for the scheme'* to be made.

Best regards,

[redacted] Development Management & Building Control
Place Directorate

From: [redacted]@wsp.com>
Sent: Thursday, June 13, 2024 9:44 AM
To: [redacted]@wigan.gov.uk>
Cc: [redacted] (Planning) [redacted]@wigan.gov.uk>; [redacted]@plproperty.com) [redacted]@plproperty.com>

Subject: RE: A/23/96226/MAJOR - Astley Business Park
Importance: High

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Good Morning [redacted]

First and foremost, thank you for your Committee presentation on Tuesday, which we felt was excellent and clearly dealt with Members' queries and lead to the overwhelming support for the scheme. We were also really pleased with [redacted] and the Environmental Protection Officer's fielding of questions from the Committee. It was an excellent Committee experience overall, so we wanted to thank you and fellow officers for that in particular, as well as the support throughout the pre-application and application determination stages to get us to this point.

We are now naturally keen to get the S106 finalised and the decision notice released. PLP's solicitors should be in touch imminently (if not already) with the Council's solicitors to finalise the numbers and obligations for the highways and BNG contributions.

Whilst that is progressing in the background, there are two pressing matters that we would be grateful for your assistance with:

Issue 1 - Footpath diversion/closure orders

As you know, we are concurrently progressing (via the Government Officer North East) applications for the various footpath diversions and closure orders required as part of the development. We have an outstanding single objection that is causing issues in terms of progressing the orders, which I think I have mentioned previously.

The Government Office case worker suggests that until evidence of a permission is provided this single objection cannot be overruled.

Whilst I appreciate, we only have a resolution to grant at this stage, we were going to send any documentation we could provide to the Government Office that confirmed the Committee's resolution in writing. To my mind, only the minutes of the Committee will provide such formal documentation of the Committee resolution. Assuming this is the case, please can you advise when the minutes of the Committee are typically published?

Issue 2 - Condition 5

As per the email trail below, I have raised concerns that the team has regarding condition 5 and specifically the requirement for additional gas monitoring requirement and the trigger point for undertaking such works (essentially parts 1 and 2 of condition 5). I appreciate your and the EP Officer's position but perhaps I haven't made the timing issue fully clear and so I set this out below so that we can discuss the matter further and establish what options are available to us post-Committee to resolve the trigger point issue.

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.

As mentioned in my emails previously, the trigger point will affect construction programme – I understand this impact would potentially be severe if not resolved.

The condition, as drafted, would allow the on-site pressure grouting to take place, which is fine. The subsequent requirement to provide an updated site investigation scheme following the on-site pressure grouting is also fine. **However,** the updated site investigation scheme has to include results of subsequent additional gas monitoring – only once such gas monitoring is complete could the updated site investigation scheme be submitted for approval and then subsequent discharge. The issue is that gas monitoring is likely to be a 3-month period (this is a requirement of guidance/legislation I understand and cannot be undertaken for a shorter period). There will also then be additional time required to prepare the report with the results/evidence and submit the report to discharge the condition and await formal approval – potentially a further 2 months. This would lead to a potentially 4-6 month period where the contractors can't progress anything on site if the gas monitoring elements of condition 5 parts 1 and 2 remain as a 'Pre-commencement' condition.

In summary, if the condition remains as pre-commencement then basically the earthworks has to pause after the grouting until the condition is satisfied via the submission and approval of the gas monitoring results/report, which could mean a minimum 6 month period from commencement of on-site pressure grouting and a commencement of the development, which will have a significant impact on build programme overall.

Hopefully, the illustration below will assist with this issue we have currently:

1. <u>Pre-commencement (as per current trigger point)</u>

Grouting works undertaken and completed -> Gas monitoring following grouting (c.3 months) -> Gas monitoring report prepared and submitted to discharge condition (c.2-4 weeks following end of gas monitoring) -> discharge condition (potentially up to 2 months) -> Start of construction (c. 6 months from grouting works being completed)

2. <u>Pre-occupation (if trigger point amended)</u>

Grouting works undertaken and completed -> Gas monitoring (c.3 months) concurrent with start of construction -> Gas monitoring report prepared and submitted to discharge condition -> discharge condition -> Occupation of development

The amended trigger point for submission and approval of the gas monitoring results prior to occupation (as per option 2 above) would enable construction to commence and not impede build programme. **Crucially**, it would still ensure that prior to **any** occupation of the development, the results of the additional ground gas monitoring would have been submitted, reviewed and signed-off by the Environmental Protection Officer before any building is occupied, thereby ensuring the buildings future users would not be at risk (which ultimately is the purpose of the condition and further monitoring).

I'm not sure what bandwidth you have following the Committee resolution to grant in terms of adjusting trigger points, however if we can agree (whether through an amendment now prior to the decision notice issued or via a subsequent amendment application) that the relevant parts of condition 5 are linked to occupation (or at the very least prior to commencement of / installation of floor slab) then we can at least commence the earthworks during the c.3 month gas monitoring period.

<u>Please could we arrange a meeting with you, potentially [redacted] and the Environmental Protection Officer ASAP</u> that to discuss this further and ascertain what options we have to amend the trigger point for the condition to ensure that the build programme is not unduly impeded and the scheme can be implemented as soon as feasibly possible. We are happy to meet in person or via Teams – whichever is quicker and more feasible for all parties – in order to resolve this matter.

Thanks again for your help and hopefully we can get this issue resolved soon.

Kind regards

[redacted]

M +44 [redacted]

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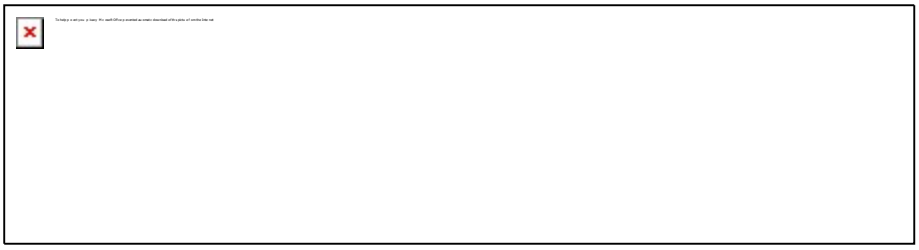

[redacted]

From: Proctor, David
Sent: 30 September 2025 16:35
To: [redacted]
Cc: Thatcher, Aidan; [redacted]
Subject: RE: Air Quality Concerns
Attachments: RE: Astley Warehouses

Sorry, reading emails in reverse order – just seen that you've already visited re this topic (attached for those not originally copied in).

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
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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 30 September 2025 16:14
To: [redacted]
Cc: Thatcher, Aidan ; [redacted]
Subject: FW: Air Quality Concerns

Thanks [redacted],

Can you and [redacted] pick this up please as regards compliance with the CEMP as part of our proactive monitoring of this site – need to consider whether the developer is deploying all reasonable measures to control dust etc.

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
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From: [redacted]@wigan.gov.uk>
Sent: 30 September 2025 15:52
To: [redacted] (Planning) [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Air Quality Concerns

Hi David and [redacted]

Please see attached form post that reg services has received. Just wanted to make you aware ahead of your meeting on Thursday.

I'm also going to forward to [redacted] so he is aware.

Thanks

[redacted]

[redacted]
Wigan Council – Resident Services
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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Please be aware that I work flexible hours. So while this is a convenient time for me to email you, I don't expect a response outside your normal working hours.

From: Regulatory Services <Regulation@wigan.gov.uk>
Sent: 30 September 2025 13:23
To: [redacted]@wigan.gov.uk>
Subject: Air Quality Concerns

Hi [redacted]

Please find attached formpost regarding air quality concerns. Would this be for EP and possibly other departments in the Council?

Many Thanks

[redacted]
Business Support Team – Regulatory Services

[redacted]

From: [redacted]
Sent: 30 September 2025 15:23
To: Proctor, David
Cc: Thatcher, Aidan; [redacted] (Planning); [redacted]; [redacted], [redacted]
Subject: RE: Astley Warehouses

Hi David

[redacted] and I visited the site this morning and met with [redacted], site manager. Here is a summary of our findings:

No particular high risk dust sources of concern at this point in construction. The earth mounds around the boundary are mostly compact and vegetated. One mound that is currently being added to will be compacted with priority after our suggestion (this is the section of the bund in the south east corner of the site which has not yet been complete) . This should minimise wind whipping of loose materials on the mound to the adjacent residential. No visual evidence of any dusts settled in the residential areas beyond the boundary, site was well dampened and trackout minimal. Aggregate piles are mostly stones, so not highly dust generating. I did notice one sand aggregate pile near the office that was in use for concrete mixing. I have advised that all fine particulate aggregates and other similar stocks are covered with sheeting. This was agreed.

The site manager produced evidence of daily visual inspections and PM10 monitoring was shown. This is being done three times a day (morning, midday, and afternoon). The Dust Management Plan was also shown to us. All other logs as per the CEMP are being kept and updated. A copy of the IAQM Risk Assessment recommendations (taken from the applicants AQ assessment submitted as part of the planning application) was discussed and this highlighted that, where practical, the stated measures are being undertaken. We discussed that the site has incorporated measures to control AQ and dust beyond and in addition to those in the CEMP – e.g the PM10 monitoring. On this basis, it was advised that the IAQM RA is reviewed and all measures that are being used on site are inserted into the CEMP as a revision of the live document via condition discharge.

We discussed the recent request for extended hours of operation for the specific purpose of power floating operations. The site manager confirmed that the activities would be internal only, carried out by two operatives using a machine which makes a similar sound to a generator. The wagons bringing the concrete on site would arrive during permitted hours (i.e. before 6pm) but the power floating operation would continue until midnight Monday-Friday for a period of 5 weeks, depending on site conditions. The site manager advised that the operators could park outside of the site so that no vehicles would enter or leave during the extended hours. From what we were told this morning, it sounds like the activities would have very little impact on the amenities of local residents and I was satisfied that the site manager had explored all other alternatives but given the nature of the process, none avoid working beyond the permitted hours. My view on this is to invite this amendment to be included in the application to discharge the CEMP again (as outlined above). Does this sound reasonable?

[redacted] and I were satisfied that there are no further measures required to minimise the stated impacts at this time. Furthermore, it was noted that the majority of higher risk works have been completed, and it is more a case of keeping on top of the measures in place, stepping up control measures where applicable, when direct/detailed complaints are received, and being vigilant during the remaining earthworks and concreting. The site manager was asked if they

had received direct complaints on this subject and they confirmed they had but they weren't specific to location/time etc but more of a general complaint. Also, the site manager confirmed that they had received no direct complaints from the local school.

Apologies for the detailed response but I hope this helps in advance of your meeting on Thursday.

Regards,

[redacted]

Place Directorate

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

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted] ; [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

Our meeting is Thursday so before that please, let me know if any issues.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 26 September 2025 09:45
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Fw: Astley Warehouses

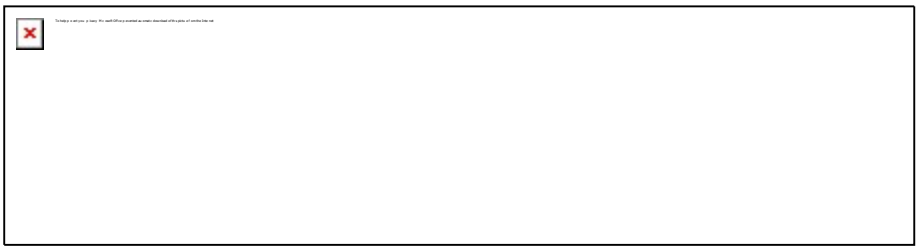
Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@btinternet.com>
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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

Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<



[redacted]

From: [redacted]@parliament.uk>
Sent: 15 September 2025 16:38
To: Thatcher, Aidan
Subject: Re: Astley Action Group (Case Ref: MW06575)

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Dear Aidan

Many thanks, and thank you for getting back to me on this so quickly.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

From: Thatcher, Aidan
Sent: Monday, September 15, 2025 4:36 PM
To: [redacted]
Subject: RE: Astley Action Group (Case Ref: MW06575)
Dear [redacted]
Thanks for sending this on, as I had not received it directly.
We'll arrange a response and will cc Michael into this.
Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 September 2025 15:18
To: Thatcher, Aidan
Subject: Astley Action Group (Case Ref: MW06575)

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Dear Mr Thatcher

Further to the last Wigan MPs meeting at the Town Hall, Michael has received the below email from the Action Group representing the residents impacted by the PLP development in Astley.

Please can you confirm that the residents will be receiving a response as soon as possible.

Please can I also ask that Michael be sent a copy of this response.

Kind regards

[redacted]

[redacted]
Labour Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

From: Astley Action Group < astleyactiongroup@gmail.com >
Sent: 15 September 2025 12:42
To: Aidan.Thatcher@wigan.gov.uk
Cc: WHEELER, michael.wheeler.mp@parliament.uk, A.Mckenzie-Folan@wigan.gov.uk, Leader@wigan.gov.uk, Marie.Morgan@wigan.gov.uk
Subject: Awaiting response to Open Letter

Aidan,
On Wednesday last week, we published an open letter to Wigan Council accompanied by a video highlighting just some of the issues we have faced in the planning and construction at Astley Business Park.
With more than half a million views and thousands of supportive comments / likes, it's very alarming that the one comment or reply we haven't received is from Wigan Council.
Can you please address our letter, which is as follows:
Open Letter to Wigan Council & PLP
Wigan Council and PLP, you have betrayed us.
Our community is being forced to live in the shadow of four giant warehouses, 18 metres high, dumped next to our homes and our schools.
It is destroying people's lives.

Neighbours who never needed medication are now on anti-depressants. People are lying awake at night from stress. Families sit at the kitchen table in tears because their homes cannot be sold. Children breathing in dust clouds are already suffering with health problems, and they will now grow up under floodlights, with diesel lorries thundering past 24 hours a day, seven days a week.
And you let this happen.
The maps given to the Planning Committee did not even show many of our houses. It was as if we did not exist. Ninety-six objections were submitted, yet the officer's report claimed there were only 70.
A field full of wildlife and mature trees has been ripped apart, and the warehouses are now dangerously close to homes, raising serious fire safety issues.
And the worst thing. At the planning meeting, those who spoke up to object were publicly laughed at by the councillors who are supposed to represent them. One even suggested 'ask them to turn the noise down after 8pm'.
You have left us without any communication or support to deal with the impending 24/7 HGV noise, reversing alarms and pollution. Floodlights blasting into bedrooms. There have been cracks in homes, sales falling through, house values hit, and for what? A Whistl factory powered by automated robots, which will supposedly bring jobs to the area.
To add insult to injury, nearly £200,000 of "biodiversity money" from PLP, has gone to Bedford Colliery, miles away. Not a penny of it in our area. We have lost our fields and wildlife, and are left with grey prison walls and a concrete jungle.
We want answers. We demand accountability from the people who signed this off and not simply the suggestion of planting some saplings that may make a small difference in 30 years' time.
We want to know why our objections disappeared, why our houses were missing from the maps, why the consultation was rushed and handled so badly.
We want proper fire safety and environmental checks.
And finally, we want a real solution going forward.
We are not going away. We are over a thousand strong, and have the nation backing us.
You can bulldoze fields.
You will not bulldoze us.
Astley Warehouses Action Group
In case you missed the post in which Wigan Council were tagged, you can find it here:
https://www.instagram.com/reel/DOa0xHgCK4B/?igsh=N3huZnBlNjI4MjEy
Thanks,
Astley Action Group
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This footnote also confirms that this email has been swept for the presence of computer viruses.

[redacted]

From: Thatcher, Aidan
Sent: 15 September 2025 16:37
To: [redacted]
Subject: RE: Astley Action Group (Case Ref: MW06575)

Dear [redacted]

Thanks for sending this on, as I had not received it directly.

We'll arrange a response and will cc Michael into this.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 September 2025 15:18
To: Thatcher, Aidan
Subject: Astley Action Group (Case Ref: MW06575)

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Please can you confirm that the residents will be receiving a response as soon as possible.

Please can I also ask that Michael be sent a copy of this response.

Kind regards

[redacted]

[redacted]
Labour Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

From: Astley Action Group < astleyactiongroup@gmail.com >
Sent: 15 September 2025 12:42
To: Aidan.Thatcher@wigan.gov.uk
Cc: WHEELER, michael.wheeler.mp@parliament.uk, A.Mckenzie-Folan@wigan.gov.uk, Leader@wigan.gov.uk, Marie.Morgan@wigan.gov.uk
Subject: Awaiting response to Open Letter

Aidan,
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It is destroying people's lives.
Neighbours who never needed medication are now on anti-depressants. People are lying awake at night from stress. Families sit at the kitchen table in tears because their homes cannot be sold. Children breathing in dust clouds are already suffering with health problems, and they will now grow up under floodlights, with diesel lorries thundering past 24 hours a day, seven days a week.
And you let this happen.
The maps given to the Planning Committee did not even show many of our houses. It was as if we did not exist. Ninety-six objections were submitted, yet the officer's report claimed there were only 70.
A field full of wildlife and mature trees has been ripped apart, and the warehouses are now dangerously close to homes, raising serious fire safety issues.
And the worst thing. At the planning meeting, those who spoke up to object were publicly laughed at by the councillors who are supposed to represent them. One even suggested 'ask them to turn the noise down after 8pm'.

You have left us without any communication or support to deal with the impending 24/7 HGV noise, reversing alarms and pollution. Floodlights blasting into bedrooms. There have been cracks in homes, sales falling through, house values hit, and for what? A Whistl factory powered by automated robots, which will supposedly bring jobs to the area.

To add insult to injury, nearly £200,000 of "biodiversity money" from PLP, has gone to Bedford Colliery, miles away. Not a penny of it in our area. We have lost our fields and wildlife, and are left with grey prison walls and a concrete jungle.

We want answers. We demand accountability from the people who signed this off and not simply the suggestion of planting some saplings that may make a small difference in 30 years' time.

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Astley Warehouses Action Group

In case you missed the post in which Wigan Council were tagged, you can find it here: https://www.instagram.com/reel/DOa0xHgCK4B/?igsh=N3huZnBlNjI4MjEy

Thanks,

Astley Action Group

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[redacted]

From: [redacted]
Sent: 16 September 2025 09:18
To: Thatcher, Aidan; Proctor, David; [redacted] (Planning)
Cc: Mckenzie-Folan, Alison
Subject: Re: Astley Action Group (Case Ref: MW06575)

Sure, I'll ask [redacted] to send over everything we've said publicly.

From: Thatcher, Aidan
Sent: Monday, September 15, 2025 16:38
To: Proctor, David ; [redacted] (Planning) ; [redacted]
Cc: Mckenzie-Folan, Alison
Subject: FW: Astley Action Group (Case Ref: MW06575)

Hi Team
Another email in on this. Please can we pull together a draft response in the next 2 days - @[redacted]s [redacted] is it worth using what we have in the public domain already as a first stab at this, which then @[redacted] (Planning) could add to based on the queries set out below?
Thanks

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 September 2025 15:18
To: Thatcher, Aidan
Subject: Astley Action Group (Case Ref: MW06575)

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[redacted]

[redacted]
Labour Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

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To: Aidan.Thatcher@wigan.gov.uk
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https://www.instagram.com/reel/DOa0xHgCK4B/?igsh=N3huZnBlNjI4MjEy
Thanks,
Astley Action Group
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[redacted]

From: Proctor, David
Sent: 17 September 2025 18:48
To: [redacted]; [redacted]
Cc: Thatcher, Aidan; [redacted]
Subject: RE: Astley Business Park

Thanks [redacted]t,

Appreciate you setting out the position which is what we anticipated.

A short catch up at 10 on Friday would be useful however. @[redacted] my other meeting can be cancelled please as it isn't needed, I'm fine to cover this if Aidan cannot join.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 17 September 2025 18:37
To: Proctor, David
Cc: Thatcher, Aidan ; [redacted] ; [redacted]
Subject: Re: Astley Business Park

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Hi David,

The head of marketing and PR at PLP is [redacted] but she is presently on maternity leave.

You will probably already have established that PLP have not made any public comment regarding the current media interest as we have made the decision to continue to focus on delivering the scheme in line with the planning consent and any specific site enquires have been dealt with through TanRo our main contractor who we believe are doing a good job in the circumstances.

Whilst I would of course be happy to catch up I think it is useful to understand our position on this in advance.

I could do 10 am on Friday on Teams if this works.

Thanks,

[redacted]

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Wednesday, September 17, 2025 10:58
To: [redacted]@plproperty.com>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: Astley Business Park

-External communication-
[redacted],

I'm reaching out regarding the ongoing press and public attention re PLP's scheme at Astley Business Park. If you aren't the right person to approach about this please feel free to pass it on as appropriate.

The contractor's site team have been extremely helpful which we are grateful for, but given the level of interest currently I was hoping we could also get half an hour in the diary on Teams over the next few days, for a higher-level check in on our respective approaches / responses.

If that is doable please could you liaise with my PA [redacted], copied in. From our side it would be myself, our Place Director Aidan Thatcher, and our media lead [redacted].

Many thanks in advance.

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
www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

>><<

[redacted]

From: [redacted] (Resources)
Sent: 20 October 2025 08:41
To: Proctor, David; Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Thanks David

Do we have any idea of timescales for responses?

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 20 October 2025 08:38
To: [redacted] (Resources) ; Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi both,

I think we'll need to hold off responding to this until we know what the external stakeholder support is going to look like, and how messages are going to be landed with the residents going forward. At present the fundamental ask here is for the permission to be revoked and the warehouses taken down.

Happy to discuss.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] (Resources) [redacted]@wigan.gov.uk>
Sent: 20 October 2025 08:00
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see further email from David Gerrard – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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www.twitter.com/wigancouncil
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From: [redacted]@yahoo.co.uk>
Sent: 19 October 2025 19:24
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Response from Residents' Group Regarding the Astley Warehousing Development

Dear Alison McKenzie Folan OBE

Thank you for your letter regarding the Astley warehousing development. I have read it carefully and to make my response as clear as possible I have addressed the key points you raised. I apologise for the length of this email but every point is relevant to understanding the full context and concerns of residents.

The residents' group wants a fair outcome. These warehouses are far too large and should never have been approved in this location. Their sheer scale and proximity to homes and the school have devastated people's lives. No rational person could consider it acceptable to build such massive industrial buildings so close to family housing. We want clarity on what will replace them. We are not opposed to development of the land but we are opposed to 18.3 metre high 24 hour industrial units being built in our back gardens.

Planning permission was granted on 11 June 2024. We now know there was a six week window for a judicial review. Only 99 consultation letters were issued and several were sent to businesses rather than residents. Many of us myself included were told we had received a letter but never did. The only public notices were a small announcement in the Leigh Journal which many households do not receive and two A4 notices on lampposts. For a development of this scale that cannot be described as meaningful consultation.

In September 2015 Barton Willmore, one of the UK's leading planning and design consultancies, carried out an assessment on behalf of Peel Investments and stated:

"There is no demand for the type of large units originally proposed for the site because of its location away from the key M6 Corridor, the congestion which exists on the A580, and its close relationship with adjacent residential areas."

A decade later congestion on the A580 has worsened, traffic pressures have intensified, and several hundred new houses have been built in the area which were not present in 2015, further increasing congestion. Yet large scale warehouse developments have now been approved on the same site. If Barton Willmore's professional assessment deemed the location unviable and unsuitable in 2015 what has materially changed in the intervening years to justify these proposals?

Many residents on the Rowlands, Redrow, and Eccleston estates bought their homes through the Help to Buy: Equity Loan and Shared Ownership schemes which are UK Government initiatives administered by Homes England. These schemes were intended to help families invest in long term homes within stable residential communities. The construction of 18.3 metre high warehouses directly behind these estates has severely reduced property values leaving some residents at risk of negative equity. Many are now struggling to sell their homes with sales falling through or potential buyers deterred by the prospect of living with large industrial buildings dominating their back gardens. This outcome undermines the purpose of the schemes and raises serious concerns about planning transparency and consideration for existing homeowners.

The construction disruption has been horrendous. Although the contractor claims to be part of the Considerate Constructors Scheme, behaviour on site shows otherwise. Noise levels are extreme, work has taken place outside agreed hours, radios are constantly blaring, and there have even been

confrontations with residents. At the start of construction workers drew water from the local mains leaving homes with little or no water pressure.

We keep being told that the Council is “monitoring the site” and is satisfied that work complies with planning permission. With respect that is not what residents see. I have worked in construction for 30 years and raised concerns with the site manager [redacted] in May before the steelwork went up that the bunds were not the correct height. The approved plans show they should be three to four metres high; they are currently just under two. The height directly affects both visual impact and noise mitigation. The Tetra Tech noise assessment specifies this clearly. Planting a few shrubs does not achieve the same result.

I therefore request proof, actual measured data, showing that the bunds meet the approved design. If the Council is satisfied please share the evidence and measurements. Without that we cannot accept that proper monitoring has taken place.

When the site first began operating around January or February one of the first works completed was a new footpath running behind my property. Shortly afterwards there was a break in, someone drove a vehicle down that new path to access the site and steal materials. The following Monday I visited the site office to inform the manager [redacted] and suggested they check for missing tools and strengthen the fencing. During our chat I asked what was being built as I had never received a consultation letter. His reply was “Don’t worry, you will only see the roof of these warehouses from your bedroom window.”

That was completely untrue. From my garden patio I can see the entire warehouses including the main entrance. Multiple residents have asked [redacted] what will be planted on the bunds; he gives different answers each time, “trees”, “wildflowers”, and so on. It is clear he has not checked the plans. The soil being used also does not meet the specification of 600 mm subsoil plus 300 mm topsoil. It appears to be dumped material from May. Yet we are told the Council is satisfied with progress which cannot be correct.

You mentioned that residents have been given information on how to report breaches. I have not received any such guidance and have had to chase everything myself. I have contacted Andy Burnham, [redacted] the site manager, local councillors, Michael Wheeler MP, PLP the architects who did not respond, Tetra Tech who carried out the noise assessment, Tanro, your good self, BCA the landscaping contractors responsible for planting on the bunds who could not provide any information about what they were planting, Greater Manchester Fire and Rescue who initially did not even know the site existed when I contacted them in July, Socotec the building inspectors who provided very little help, Wigan Building Control and the Building Safety Regulator. Despite reaching out to so many parties I have received very little meaningful response or action.

Regarding Garrett Hall Primary School the Council should actively visit and speak with the Headteacher rather than leaving it to her to make contact. The school sits beside the site and the children face the same noise and disturbance as nearby residents. It is inconceivable that she would not wish to discuss the issue unless constrained by her employment with the Council.

Although the Planning Committee decision was made in a public meeting most affected residents did not know it was taking place. The consultation process failed to engage the community. Of the roughly 50 to 55 thousand words submitted in objection residents’ views were reduced to a few bullet points. That is not a fair reflection of public sentiment. Consultation may not be a referendum but when the impact is literally in our back gardens proper effort should have been made to inform and involve us.

We are calling for an independent review because residents have no confidence that internal discussions with the same officers who approved the scheme, namely David Proctor and Aidan Thatcher, will produce a fair outcome. An independent review would bring transparency, accountability, and reassurance that the process has been properly scrutinised.

I also invite you personally to visit the site and walk along the residential boundaries on the Rowland, Eccleston, Withington, and Tanhouse estates. Please do not just tour the industrial side. Come and see what residents live with daily.

When Aidan and David met with us they gave us 45 minutes of their time. While we appreciated the meeting one question stood out: why did residents have to form a group and organise a meeting rather than the Council engaging proactively before work began? Had there been an open meeting in a community hall residents could have understood the plans and acted within the six week judicial review period. Instead by the time most of us learned of the plans it was too late.

Our position remains clear: these warehouses are completely out of scale with their surroundings and have had an unacceptable impact on our community. We are asking for the warehouses to be removed and for future projects to not be allowed to operate 24 hours a day seven days a week.

Thank you for taking the time to read this response. The residents' group would welcome a meeting with you directly or your visit to the site to see first hand the scale and impact of this development. We hope the Council will now take meaningful steps to review the situation and work toward a fair and just resolution.

Kind regards
[redacted]
On behalf of the Astley Residents' Action Group

> On 17 Oct 2025, at 15:46, Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk> wrote:
>
> Dear [redacted]
>
> Thank you for emailing me regarding the warehousing development in Astley. I understand the level of interest that this development has prompted, and I am sorry that I have not had the opportunity to reply until now. I have read the emails that you sent as well as a number of the enquiries submitted by other people, and I have also spoken with Aidan and David following their meeting with the residents' steering group.
>
> I understand that the group have submitted a list of questions for the Council to answer, and I hope that you will find the answers useful when this has been done. I also pick up some key points from your email below.
>
> Before turning to these points however, I did want to seek clarification as to the outcome that the group is asking for. Planning permission was granted for the development last summer and was not challenged legally at that time, so as far as I am aware the group are not asking for it to be revoked at this stage. If my understanding on this point is correct, then I would be grateful if the group could set out what it wants to achieve, as that will help the Council to respond with appropriate information and advice going forward.

I am sorry to hear about the disruption that residents are experiencing while the development is under construction. Regrettably a degree of disruption can never be completely avoided, however it is important that the developer is held accountable for complying with the conditions on their planning permission. The Council has been proactively monitoring the development and has liaised closely with the site manager to ensure that the conditions are being complied with. The site is still under construction as you know, but I can confirm that at this stage we are satisfied that the development, including the bunds, is being built in accordance with the planning permission. We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.

Turning to the decision to grant planning permission, this was taken by the Council's Planning Committee made up of elected Councillors, in a meeting that was open to (and attended by) the public. The issues that had been raised through consultation on the application were reported to Committee, who had the opportunity to ask questions of officers before debating the proposal and voting on a decision. The Committee operates on a quasi-judicial basis and is tasked to consider whether planning applications conform to the Council's adopted policies; if they do then the default position set out in national policy is that applications should be approved. The role of public consultation in this process is to identify areas where particular attention needs to be paid to whether a proposal complies with policy; it is not a referendum, although the number of comments on a particular topic is relevant and forms part of officers' reports to Committee. I entirely respect the fact that you disagree with the decision and the steps that the Council took in consulting on the application, however in line with my earlier comments I would welcome the group's view on what it would like an independent review to achieve, so that we can determine next steps.

In relation to engagement and communication with the group, I am aware that Aidan and David met them and have committed to responding to a list of questions that the group would collate. This is an important next step and I have asked to be kept informed on progress and the key points that emerge.

Thank you again for taking the time to write to me. I hope you will find this useful in understanding how the Council is responding to the concerns being raised, while also being open and honest about where we are in the process given Committee's decision last summer. Our specific next steps will be informed by the questions that the group wants to ask, as well as the confirmation of the outcomes it is seeking, so I look forward to my team receiving both of those in the near future.

Kind regards

Alison

Alison Mckenzie-Folan OBE
Chief Executive of Wigan Council and
Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

---

From: [redacted]@yahoo.co.uk>
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

The lack of meaningful communication and consultation from the council and the planning department has only deepened the community's frustration. For a development of this magnitude classified as a major planning application, it is astonishing that only 99 letters were sent out and a few A4 notices were placed on lampposts. That cannot be considered proper public engagement. Surely a development of this scale should have involved a public meeting, perhaps in a local community hall or church, where residents could ask questions and express their concerns directly.

When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the

responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

Please could you acknowledge receipt of this email and advise whether such an independent review can be commissioned.

With best regards,

[redacted]

Astley Action Group

On 4 Oct 2025, at 17:16, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

I am following up on my previous email regarding the B8 warehouses on Astley Parkway. We have not yet received a response, and the community remains deeply concerned about the ongoing impact of this development.

We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable

to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

On 1 Oct 2025, at 09:48, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

The B8 warehouses currently under construction on Astley Parkway have taken residents completely by surprise. While the land was allocated for development, few of us anticipated the scale of what is being built, leaving residents with far more questions than answers.

The rapid construction, combined with weeks of choking dust over the school summer holidays when children should have been able to play safely outdoors, this has caused significant distress. Alongside the loss of natural light, property values have been adversely affected. Despite raising our concerns, residents feel largely ignored.

We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also

tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic consequences. Construction noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

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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.

[redacted]

From: Proctor, David
Sent: 20 October 2025 08:38
To: [redacted] (Resources); Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi both,

I think we'll need to hold off responding to this until we know what the external stakeholder support is going to look like, and how messages are going to be landed with the residents going forward. At present the fundamental ask here is for the permission to be revoked and the warehouses taken down.

Happy to discuss.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] (Resources)
Sent: 20 October 2025 08:00
To: Thatcher, Aidan ; Proctor, David
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see further email from [redacted] – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@yahoo.co.uk>
Sent: 19 October 2025 19:24
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Response from Residents' Group Regarding the Astley Warehousing Development

Dear Alison McKenzie Folan OBE

Thank you for your letter regarding the Astley warehousing development. I have read it carefully and to make my response as clear as possible I have addressed the key points you raised. I apologise for the length of this email but every point is relevant to understanding the full context and concerns of residents.

The residents' group wants a fair outcome. These warehouses are far too large and should never have been approved in this location. Their sheer scale and proximity to homes and the school have devastated people's lives. No rational person could consider it acceptable to build such massive industrial buildings so close to family housing. We want clarity on what will replace them. We are not opposed to development of the land but we are opposed to 18.3 metre high 24 hour industrial units being built in our back gardens.

Planning permission was granted on 11 June 2024. We now know there was a six week window for a judicial review. Only 99 consultation letters were issued and several were sent to businesses rather than residents. Many of us myself included were told we had received a letter but never did. The only public notices were a small announcement in the Leigh Journal which many households do not receive and two A4 notices on lampposts. For a development of this scale that cannot be described as meaningful consultation.

In September 2015 Barton Willmore, one of the UK's leading planning and design consultancies, carried out an assessment on behalf of Peel Investments and stated:

"There is no demand for the type of large units originally proposed for the site because of its location away from the key M6 Corridor, the congestion which exists on the A580, and its close relationship with adjacent residential areas."

A decade later congestion on the A580 has worsened, traffic pressures have intensified, and several hundred new houses have been built in the area which were not present in 2015, further increasing congestion. Yet large scale warehouse developments have now been approved on the same site. If Barton Willmore's professional assessment deemed the location unviable and unsuitable in 2015 what has materially changed in the intervening years to justify these proposals?

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The construction disruption has been horrendous. Although the contractor claims to be part of the Considerate Constructors Scheme, behaviour on site shows otherwise. Noise levels are extreme, work has taken place outside agreed hours, radios are constantly blaring, and there have even been confrontations with residents. At the start of construction workers drew water from the local mains leaving homes with little or no water pressure.

We keep being told that the Council is "monitoring the site" and is satisfied that work complies with planning permission. With respect that is not what residents see. I have worked in construction for 30 years and raised concerns with the site manager [redacted] in May before the steelwork went up that the bunds were not the correct height. The approved plans show they should be three to four metres high; they are currently just under two. The height directly affects both visual impact and noise mitigation. The Tetra Tech noise assessment specifies this clearly. Planting a few shrubs does not achieve the same result.

I therefore request proof, actual measured data, showing that the bunds meet the approved design. If the Council is satisfied please share the evidence and measurements. Without that we cannot accept that proper monitoring has taken place.

When the site first began operating around January or February one of the first works completed was a new footpath running behind my property. Shortly afterwards there was a break in, someone drove a vehicle down that new path to access the site and steal materials. The following Monday I visited the site office to inform the manager [redacted] and suggested they check for missing tools and strengthen the fencing. During our chat I asked what was being built as I had never received a consultation letter. His reply was "Don't worry, you will only see the roof of these warehouses from your bedroom window."

That was completely untrue. From my garden patio I can see the entire warehouses including the main entrance. Multiple residents have asked [redacted] what will be planted on the bunds; he gives different answers each time, "trees", "wildflowers", and so on. It is clear he has not checked the plans. The soil being used also does not meet the specification of 600 mm subsoil plus 300 mm topsoil. It appears to be dumped material from May. Yet we are told the Council is satisfied with progress which cannot be correct.

You mentioned that residents have been given information on how to report breaches. I have not received any such guidance and have had to chase everything myself. I have contacted Andy Burnham, [redacted] the site manager, local councillors, Michael Wheeler MP, PLP the architects who did not respond, Tetra Tech who carried out the noise assessment, Tanro, your good self, BCA the landscaping contractors responsible for planting on the bunds who could not provide any information about what they were planting, Greater Manchester Fire and Rescue who initially did not even know the site existed when I contacted them in July, Socotec the building inspectors who provided very little help, Wigan Building Control and the Building Safety Regulator. Despite reaching out to so many parties I have received very little meaningful response or action.

Regarding Garrett Hall Primary School the Council should actively visit and speak with the Headteacher rather than leaving it to her to make contact. The school sits beside the site and the children face the same noise and disturbance as nearby residents. It is inconceivable that she would not wish to discuss the issue unless constrained by her employment with the Council.

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We are calling for an independent review because residents have no confidence that internal discussions with the same officers who approved the scheme, namely David Proctor and Aidan Thatcher, will produce a fair outcome. An independent review would bring transparency, accountability, and reassurance that the process has been properly scrutinised.

I also invite you personally to visit the site and walk along the residential boundaries on the Rowland, Eccleston, Withington, and Tanhouse estates. Please do not just tour the industrial side. Come and see what residents live with daily.

When Aidan and David met with us they gave us 45 minutes of their time. While we appreciated the meeting one question stood out: why did residents have to form a group and organise a meeting rather than the Council engaging proactively before work began? Had there been an open meeting in a community hall residents could have understood the plans and acted within the six week judicial review period. Instead by the time most of us learned of the plans it was too late.

Our position remains clear: these warehouses are completely out of scale with their surroundings and have had an unacceptable impact on our community. We are asking for the warehouses to be removed and for future projects to not be allowed to operate 24 hours a day seven days a week.

Thank you for taking the time to read this response. The residents' group would welcome a meeting with you directly or your visit to the site to see first hand the scale and impact of this development. We hope the Council will now take meaningful steps to review the situation and work toward a fair and just resolution.

Kind regards

[redacted]

On behalf of the Astley Residents' Action Group

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Dear [redacted]

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I understand that the group have submitted a list of questions for the Council to answer, and I hope that you will find the answers useful when this has been done. I also pick up some key points from your email below.

Before turning to these points however, I did want to seek clarification as to the outcome that the group is asking for. Planning permission was granted for the development last summer and was not challenged legally at that time, so as far as I am aware the group are not asking for it to be revoked at this stage. If my understanding on this point is correct, then I would be grateful if the group could set out what it wants to achieve, as that will help the Council to respond with appropriate information and advice going forward.

I am sorry to hear about the disruption that residents are experiencing while the development is under construction. Regrettably a degree of disruption can never be completely avoided, however it is important that the developer is held accountable for complying with the conditions on their planning permission. The Council has been proactively monitoring the development and has liaised closely with the site manager to ensure that the conditions are being complied with. The site is still under construction as you know, but I can confirm that at this stage we are satisfied that the development, including the bunds, is being built in accordance with the planning permission. We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.

Turning to the decision to grant planning permission, this was taken by the Council's Planning Committee made up of elected Councillors, in a meeting that was open to (and attended by) the public. The issues that had been raised through consultation on the application were reported to Committee, who had the opportunity to ask questions of officers before debating the proposal and voting on a decision. The Committee operates on a quasi-judicial basis and is tasked to consider whether planning applications conform to the Council's adopted policies; if they do then the default position set out in national policy is that applications should be approved. The role of public consultation in this process is to identify areas where particular attention needs to be paid to whether a proposal complies with policy; it is not a referendum, although the number of comments on a particular topic is relevant and forms part of officers' reports to Committee. I entirely respect the fact that you disagree with the decision and the steps that the Council took in consulting on the application, however in line with my earlier comments I would welcome the group's view on what it would like an independent review to achieve, so that we can determine next steps.

In relation to engagement and communication with the group, I am aware that Aidan and David met them and have committed to responding to a list of questions that the group would collate. This is an important next step and I have asked to be kept informed on progress and the key points that emerge.

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last summer. Our specific next steps will be informed by the questions that the group wants to ask, as well as the confirmation of the outcomes it is seeking, so I look forward to my team receiving both of those in the near future.

Kind regards

Alison

Alison Mckenzie-Folan OBE
Chief Executive of Wigan Council and
Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

---

From: [redacted]@yahoo.co.uk>
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

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When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

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With best regards,

[redacted]

Astley Action Group

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Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

> On 1 Oct 2025, at 09:48, [redacted] wrote:
>
> Dear Allison Mackenzie Folen, OBE,
>
> The B8 warehouses currently under construction on Astley Parkway have taken residents completely by surprise. While the land was allocated for development, few of us anticipated the scale of what is being built, leaving residents with far more questions than answers.

The rapid construction, combined with weeks of choking dust over the school summer holidays when children should have been able to play safely outdoors, this has caused significant distress. Alongside the loss of natural light, property values have been adversely affected. Despite raising our concerns, residents feel largely ignored.

We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic consequences. Construction noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

>><<

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.

[redacted]

From: Thatcher, Aidan
Sent: 07 October 2025 19:08
To: Proctor, David; [redacted] (Resources)
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Thanks David

[redacted], I'm happy with this for Alison's agreement.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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From: Proctor, David
Sent: 07 October 2025 17:27
To: [redacted] (Resources) ; Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi, try the attached. Aidan hasn't seen it in advance so may have comments himself 😊

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 07 October 2025 16:34

To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Thanks David

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 07 October 2025 15:49
To: [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

On with it this aft, should have a draft later.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] (Resources) [redacted]@wigan.gov.uk>
Sent: 07 October 2025 10:34
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see latest email from [redacted] regarding the above development. I have sent an acknowledgement and confirmed that Alison will respond as soon as possible.

David – I understand that you're arranging a response to the emails from [redacted] I would be grateful if you could please send the draft response through to Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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From: [redacted]@yahoo.co.uk>
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

The lack of meaningful communication and consultation from the council and the planning department has only deepened the community's frustration. For a development of this magnitude classified as a major planning application, it is astonishing that only 99 letters were sent out and a few A4 notices were placed on lampposts. That cannot be considered proper public engagement. Surely a development of this scale should have involved a public meeting, perhaps in a local community hall or church, where residents could ask questions and express their concerns directly.

When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

Please could you acknowledge receipt of this email and advise whether such an independent review can be commissioned.

With best regards,

[redacted]

Astley Action Group

On 4 Oct 2025, at 17:16, [redacted] wrote:

Dear Allison Mackenzie Folen, OBE,

I am following up on my previous email regarding the B8 warehouses on Astley Parkway. We have not yet received a response, and the community remains deeply concerned about the ongoing impact of this development.

We would greatly appreciate it if you could let us know when we might expect a response. Our goal is simply to work with you and the planning team to find a way forward, as the current development is not acceptable to residents. We hope to come to some arrangement that addresses these serious concerns.

Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

On 1 Oct 2025, at 09:48, [redacted] wrote:

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development, few of us anticipated the scale of what is being built, leaving residents with far more questions than answers.

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We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

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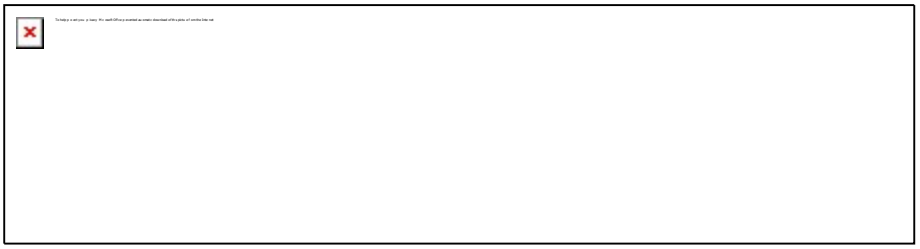
With best regards,

[redacted]

Astley Action Group

>><<



[redacted]

From: Thatcher, Aidan
Sent: 20 October 2025 08:51
To: [redacted] (Resources); Proctor, David
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Shall we catch up tomorrow in the office – we probably need to touch base following the input from Alison and Sonia on Friday and consider the practicalities of the third party input.

I think we will still need to respond to the residents group by 24th as we have committed to.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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From: [redacted] (Resources)
Sent: 20 October 2025 08:41
To: Proctor, David ; Thatcher, Aidan
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Thanks David

Do we have any idea of timescales for responses?

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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www.facebook.com/WiganCouncilOnline

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 20 October 2025 08:38
To: [redacted] (Resources) [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: RE: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi both,

I think we'll need to hold off responding to this until we know what the external stakeholder support is going to look like, and how messages are going to be landed with the residents going forward. At present the fundamental ask here is for the permission to be revoked and the warehouses taken down.

Happy to discuss.

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
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted] (Resources) [redacted]t@wigan.gov.uk>
Sent: 20 October 2025 08:00
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

Hi Aidan and David

Please see further email from [redacted] – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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From: [redacted]@yahoo.co.uk>
Sent: 19 October 2025 19:24
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Response from Residents' Group Regarding the Astley Warehousing Development

Dear Alison McKenzie Folan OBE

Thank you for your letter regarding the Astley warehousing development. I have read it carefully and to make my response as clear as possible I have addressed the key points you raised. I apologise for the length of this email but every point is relevant to understanding the full context and concerns of residents.

The residents' group wants a fair outcome. These warehouses are far too large and should never have been approved in this location. Their sheer scale and proximity to homes and the school have devastated people's lives. No rational person could consider it acceptable to build such massive industrial buildings so close to family housing. We want clarity on what will replace them. We are not opposed to development of the land but we are opposed to 18.3 metre high 24 hour industrial units being built in our back gardens.

Planning permission was granted on 11 June 2024. We now know there was a six week window for a judicial review. Only 99 consultation letters were issued and several were sent to businesses rather than residents. Many of us myself included were told we had received a letter but never did. The only public notices were a small announcement in the Leigh Journal which many households do not receive and two A4 notices on lampposts. For a development of this scale that cannot be described as meaningful consultation.

In September 2015 Barton Willmore, one of the UK's leading planning and design consultancies, carried out an assessment on behalf of Peel Investments and stated:

“There is no demand for the type of large units originally proposed for the site because of its location away from the key M6 Corridor, the congestion which exists on the A580, and its close relationship with adjacent residential areas.”

A decade later congestion on the A580 has worsened, traffic pressures have intensified, and several hundred new houses have been built in the area which were not present in 2015, further increasing congestion. Yet large scale warehouse developments have now been approved on the same site. If Barton Willmore’s professional assessment deemed the location unviable and unsuitable in 2015 what has materially changed in the intervening years to justify these proposals?

Many residents on the Rowlands, Redrow, and Eccleston estates bought their homes through the Help to Buy: Equity Loan and Shared Ownership schemes which are UK Government initiatives administered by Homes England. These schemes were intended to help families invest in long term homes within stable residential communities. The construction of 18.3 metre high warehouses directly behind these estates has severely reduced property values leaving some residents at risk of negative equity. Many are now struggling to sell their homes with sales falling through or potential buyers deterred by the prospect of living with large industrial buildings dominating their back gardens. This outcome undermines the purpose of the schemes and raises serious concerns about planning transparency and consideration for existing homeowners.

The construction disruption has been horrendous. Although the contractor claims to be part of the Considerate Constructors Scheme, behaviour on site shows otherwise. Noise levels are extreme, work has taken place outside agreed hours, radios are constantly blaring, and there have even been confrontations with residents. At the start of construction workers drew water from the local mains leaving homes with little or no water pressure.

We keep being told that the Council is “monitoring the site” and is satisfied that work complies with planning permission. With respect that is not what residents see. I have worked in construction for 30 years and raised concerns with the site manager [redacted] in May before the steelwork went up that the bunds were not the correct height. The approved plans show they should be three to four metres high; they are currently just under two. The height directly affects both visual impact and noise mitigation. The Tetra Tech noise assessment specifies this clearly. Planting a few shrubs does not achieve the same result.

I therefore request proof, actual measured data, showing that the bunds meet the approved design. If the Council is satisfied please share the evidence and measurements. Without that we cannot accept that proper monitoring has taken place.

When the site first began operating around January or February one of the first works completed was a new footpath running behind my property. Shortly afterwards there was a break in, someone drove a vehicle down that new path to access the site and steal materials. The following Monday I visited the site office to inform the manager [redacted] and suggested they check for missing tools and strengthen the fencing. During our chat I asked what was being built as I had never received a consultation letter. His reply was “Don’t worry, you will only see the roof of these warehouses from your bedroom window.”

That was completely untrue. From my garden patio I can see the entire warehouses including the main entrance. Multiple residents have asked [redacted] what will be planted on the bunds; he gives different answers each time, “trees”, “wildflowers”, and so on. It is clear he has not checked the plans. The soil being used also does not meet the specification of 600 mm subsoil plus 300 mm

topsoil. It appears to be dumped material from May. Yet we are told the Council is satisfied with progress which cannot be correct.

You mentioned that residents have been given information on how to report breaches. I have not received any such guidance and have had to chase everything myself. I have contacted Andy Burnham, [redacted] the site manager, local councillors, Michael Wheeler MP, PLP the architects who did not respond, Tetra Tech who carried out the noise assessment, Tanro, your good self, BCA the landscaping contractors responsible for planting on the bunds who could not provide any information about what they were planting, Greater Manchester Fire and Rescue who initially did not even know the site existed when I contacted them in July, Socotec the building inspectors who provided very little help, Wigan Building Control and the Building Safety Regulator. Despite reaching out to so many parties I have received very little meaningful response or action.

Regarding Garrett Hall Primary School the Council should actively visit and speak with the Headteacher rather than leaving it to her to make contact. The school sits beside the site and the children face the same noise and disturbance as nearby residents. It is inconceivable that she would not wish to discuss the issue unless constrained by her employment with the Council.

Although the Planning Committee decision was made in a public meeting most affected residents did not know it was taking place. The consultation process failed to engage the community. Of the roughly 50 to 55 thousand words submitted in objection residents' views were reduced to a few bullet points. That is not a fair reflection of public sentiment. Consultation may not be a referendum but when the impact is literally in our back gardens proper effort should have been made to inform and involve us.

We are calling for an independent review because residents have no confidence that internal discussions with the same officers who approved the scheme, namely David Proctor and Aidan Thatcher, will produce a fair outcome. An independent review would bring transparency, accountability, and reassurance that the process has been properly scrutinised.

I also invite you personally to visit the site and walk along the residential boundaries on the Rowland, Eccleston, Withington, and Tanhouse estates. Please do not just tour the industrial side. Come and see what residents live with daily.

When Aidan and David met with us they gave us 45 minutes of their time. While we appreciated the meeting one question stood out: why did residents have to form a group and organise a meeting rather than the Council engaging proactively before work began? Had there been an open meeting in a community hall residents could have understood the plans and acted within the six week judicial review period. Instead by the time most of us learned of the plans it was too late.

Our position remains clear: these warehouses are completely out of scale with their surroundings and have had an unacceptable impact on our community. We are asking for the warehouses to be removed and for future projects to not be allowed to operate 24 hours a day seven days a week.

Thank you for taking the time to read this response. The residents' group would welcome a meeting with you directly or your visit to the site to see first hand the scale and impact of this development. We hope the Council will now take meaningful steps to review the situation and work toward a fair and just resolution.

Kind regards

[redacted]

On 17 Oct 2025, at 15:46, Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk> wrote:

Dear [redacted]

Thank you for emailing me regarding the warehousing development in Astley. I understand the level of interest that this development has prompted, and I am sorry that I have not had the opportunity to reply until now. I have read the emails that you sent as well as a number of the enquiries submitted by other people, and I have also spoken with Aidan and David following their meeting with the residents' steering group.

I understand that the group have submitted a list of questions for the Council to answer, and I hope that you will find the answers useful when this has been done. I also pick up some key points from your email below.

Before turning to these points however, I did want to seek clarification as to the outcome that the group is asking for. Planning permission was granted for the development last summer and was not challenged legally at that time, so as far as I am aware the group are not asking for it to be revoked at this stage. If my understanding on this point is correct, then I would be grateful if the group could set out what it wants to achieve, as that will help the Council to respond with appropriate information and advice going forward.

I am sorry to hear about the disruption that residents are experiencing while the development is under construction. Regrettably a degree of disruption can never be completely avoided, however it is important that the developer is held accountable for complying with the conditions on their planning permission. The Council has been proactively monitoring the development and has liaised closely with the site manager to ensure that the conditions are being complied with. The site is still under construction as you know, but I can confirm that at this stage we are satisfied that the development, including the bunds, is being built in accordance with the planning permission. We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.

Turning to the decision to grant planning permission, this was taken by the Council's Planning Committee made up of elected Councillors, in a meeting that was open to (and attended by) the public. The issues that had been raised through consultation on the application were reported to Committee, who had the opportunity to ask questions of officers before debating the proposal and voting on a decision. The Committee operates on a quasi-judicial basis and is tasked to consider whether planning applications conform to the Council's adopted policies; if they do then the default position set out in national policy is that applications should be approved. The role of public consultation in this process is to identify areas where particular attention needs to be paid to whether a proposal complies with policy; it is not a referendum, although the number of comments on a particular topic is relevant and forms part of officers' reports to Committee. I entirely respect the fact that you disagree with the decision and the steps that the Council took in consulting on the application, however in line with my earlier comments I would welcome the group's view on what it would like an independent review to achieve, so that we can determine next steps.

In relation to engagement and communication with the group, I am aware that Aidan and David met them and have committed to responding to a list of questions that the group would collate. This is an important next step and I have asked to be kept informed on progress and the key points that emerge.

Thank you again for taking the time to write to me. I hope you will find this useful in understanding how the Council is responding to the concerns being raised, while also being open and honest about where we are in the process given Committee's decision last summer. Our specific next steps will be informed by the questions that the group wants to ask, as well as the confirmation of the outcomes it is seeking, so I look forward to my team receiving both of those in the near future.

Kind regards

Alison

Alison Mckenzie-Folan OBE
Chief Executive of Wigan Council and
Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

---

From: [redacted]@yahoo.co.uk>
Sent: 06 October 2025 19:23
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: Astley Business Park B8 warehouses, Planning Ref A/23/96226/MAJOR

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Subject: Follow-up: Request for Acknowledgment and Independent Review of Astley Parkway Development

Dear Alison Mackenzie Folen, OBE,

I hope you are well. I am writing again to follow up on my previous emails regarding the B8 warehouses on Astley Parkway. I completely understand that you may not have had the opportunity to respond yet, but I would be very grateful if you could at least confirm that my messages have been received.

As residents of the Astley Action Group, we continue to be deeply concerned about the way this development has been handled. In our recent Teams meeting with Aidan Thatcher, David Proctor, and several councillors, residents were told we had only 45 minutes to discuss this issue of major importance. Although the meeting slightly overran, 25 minutes were taken up by a slideshow one that we had previously requested not to be shown because we knew time would

be limited. As a result, we were left with very little opportunity to ask even a fraction of the hundreds of questions gathered from residents.

The lack of meaningful communication and consultation from the council and the planning department has only deepened the community's frustration. For a development of this magnitude classified as a major planning application, it is astonishing that only 99 letters were sent out and a few A4 notices were placed on lampposts. That cannot be considered proper public engagement. Surely a development of this scale should have involved a public meeting, perhaps in a local community hall or church, where residents could ask questions and express their concerns directly.

When a planning application receives over 90 objections, this should trigger a deeper review, not simply be noted and set aside. What was the purpose of asking for residents' feedback if those objections were effectively ignored? Why was it left to volunteers like us to form an Action Group and act as the go between for the entire community? We are ordinary residents trying to represent our neighbours, yet the responsibility for engagement and transparency should rest squarely with the council.

Adding to this, we are still being asked to direct our concerns to Aidan Thatcher and David Proctor the very individuals most closely involved in the planning process. This cannot produce the independent or transparent answers that residents deserve. It feels as though we are being asked to seek accountability from those who have the most to defend.

For all these reasons, we are calling for a fully independent review of the planning process, the communication with residents, and the decision to allow warehouses of this scale to be built so close to family homes.

Please could you acknowledge receipt of this email and advise whether such an independent review can be commissioned.

With best regards,

[redacted]

Astley Action Group

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Thank you for your attention, and we look forward to your reply.

With best regards,

[redacted]

Astley Action Group

> On 1 Oct 2025, at 09:48, [redacted] wrote:
>
> Dear Allison Mackenzie Folen, OBE,
>
> The B8 warehouses currently under construction on Astley Parkway have taken residents completely by surprise. While the land was allocated for development, few of us

anticipated the scale of what is being built, leaving residents with far more questions than answers.

The rapid construction, combined with weeks of choking dust over the school summer holidays when children should have been able to play safely outdoors, this has caused significant distress. Alongside the loss of natural light, property values have been adversely affected. Despite raising our concerns, residents feel largely ignored.

We are particularly alarmed by the lack of respect shown by the builders. Dust suppression has been ineffective, and heavy machinery has routinely operated far outside the permitted hours of 9:00 a.m. to 3:30 p.m., running from 7:00 a.m. until 6:00 p.m., as our video evidence confirms. Builders have also tapped into the water supply, leaving residents without access in the mornings and preventing children from completing basic routines such as brushing their teeth before school. In some cases, verbal exchanges between builders and residents have increased stress and tension in the community.

The bunding around the warehouses does not align with the original plans. These bunds were intended to reduce noise and mitigate the visual impact on gardens and the estate. Without them, residents face unacceptable noise levels and a lasting negative effect on the character of the neighbourhood.

Safety is a further serious concern. The warehouses are constructed extremely close to residents' homes and just 30 metres from the school playground. In the event of a fire, particularly at night, the lack of adequate space for emergency services could have catastrophic consequences. Construction

noise is also negatively affecting children's learning and well-being.

This development has attracted significant public attention, including coverage on television, in newspapers, and on the radio. The Astley Residence Action Group maintains a Facebook page with over 2,000 members, with posts reaching millions online. The whole country is watching, as B8 warehouses have never before been built so close to residential homes.

We also wish to flag serious concerns about the planning process itself. Some plans submitted to councillors appear inconsistent, and Councillor Stuart Gerrard requested a stop notice due to these concerns.

As Chief Executive, you are ultimately responsible for ensuring planning processes are robust, transparent, and enforceable. In light of the issues outlined above, we respectfully request an immediate independent review of the planning process and any enforcement failures. We also ask that the planning team increase support and meaningful communication with the community, rather than relying solely on public statements about landscaping.

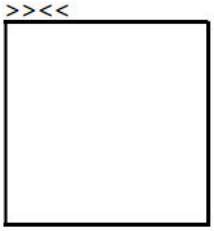
This Thursday, the Astley Residence Action Group will be meeting via Zoom with David Proctor to discuss these concerns further. We would greatly value your insight and support and hope to keep you informed of the discussion and any outcomes. Your leadership is crucial to ensuring that the concerns of local residents are taken seriously and acted upon.

With best regards,

[redacted]

Astley Action Group

>><<



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

[redacted]

From: [redacted]@plproperty.com>
Sent: 17 September 2025 18:37
To: Proctor, David
Cc: Thatcher, Aidan; Ashurst, Kate; [redacted]
Subject: Re: Astley Business Park

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Hi David,

The head of marketing and PR at PLP is [redacted].

You will probably already have established that PLP have not made any public comment regarding the current media interest as we have made the decision to continue to focus on delivering the scheme in line with the planning consent and any specific site enquires have been dealt with through TanRo our main contractor who we believe are doing a good job in the circumstances.

Whilst I would of course be happy to catch up I think it is useful to understand our position on this in advance.

I could do 10 am on Friday on Teams if this works.

Thanks,

[redacted]

From: Proctor, David
Sent: Wednesday, September 17, 2025 10:58
To: [redacted]
Cc: Thatcher, Aidan ; [redacted]
Subject: Astley Business Park

-External communication-

[redacted],

I'm reaching out regarding the ongoing press and public attention re PLP's scheme at Astley Business Park. If you aren't the right person to approach about this please feel free to pass it on as appropriate. The contractor's site team have been extremely helpful which we are grateful for, but given the level of interest currently I was hoping we could also get half an hour in the diary on Teams over the next few days, for a higher-level check in on our respective approaches / responses.

If that is doable please could you liaise with my [redacted], copied in. From our side it would be myself, our Place Director Aidan Thatcher, and our media lead [redacted].

Many thanks in advance.

Regards

David

David Proctor
Assistant Director, Planning and Regeneration
Place Directorate

[redacted]

From: Fish, James CLLR
Sent: 03 September 2025 16:18
To: Thatcher, Aidan
Cc: Proctor, David
Subject: Re: Astley Business Park

Have you a copy of the minutes from the committee meeting that agreed the application?

Thanks

James

Sent from Outlook for Android

From: Fish, James CLLR
Sent: Wednesday, September 3, 2025 4:06:07 PM
To: Thatcher, Aidan
Cc: Proctor, David
Subject: Re: Astley Business Park

Thank you. I look forward to hearing from you.

Sent from Outlook for Android

From: Thatcher, Aidan
Sent: Wednesday, September 3, 2025 3:41:32 PM
To: Fish, James CLLR
Cc: Proctor, David
Subject: RE: Astley Business Park

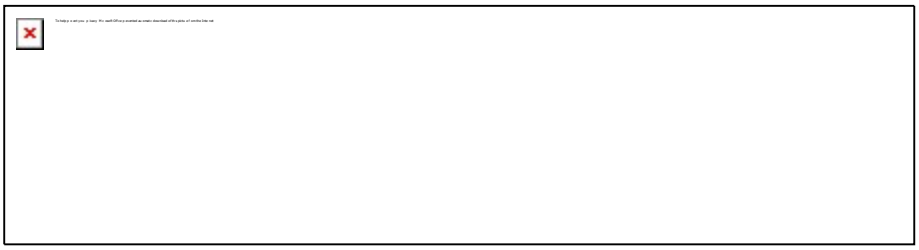
Dear Cllr Fish
We have an internal meeting to discuss the requests from many interested parties on this site. David Proctor or I will get back to you on your request.
Many thanks

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Fish, James CLLR
Sent: 03 September 2025 15:32

To: Thatcher, Aidan
Subject: Astley Business Park
Hi Aidan
Hope you are well?
Can a meeting be organised with yourself, David Proctor, planning officer, legal, landowners or agent do discuss a number of issues around the particular site and how we can resolve things moving forward.
Thanks
James
Sent from Outlook for Android
>><<



[redacted]

From: [redacted]@plproperty.com>
Sent: 17 September 2025 19:04
To: Proctor, David; [redacted]
Cc: Thatcher, Aidan; [redacted]
Subject: Re: Astley Business Park

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Noted and thanks David.

Sent from Outlook for Android

From: Proctor, David
Sent: Wednesday, September 17, 2025 6:48:26 PM
To: [redacted]
Cc: Thatcher, Aidan [redacted]
Subject: RE: Astley Business Park

-External communication-

Thanks [redacted],

Appreciate you setting out the position which is what we anticipated.

A short catch up at 10 on Friday would be useful however. @[redacted] my other meeting can be cancelled please as it isn't needed, I'm fine to cover this if Aidan cannot join.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 17 September 2025 18:37
To: Proctor, David
Cc: Thatcher, Aidan ; [redacted]
Subject: Re: Astley Business Park

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

Hi David,

The head of marketing and PR at PLP is [redacted] but she is presently on maternity leave.

You will probably already have established that PLP have not made any public comment regarding the current media interest as we have made the decision to continue to focus on delivering the

scheme in line with the planning consent and any specific site enquires have been dealt with through TanRo our main contractor who we believe are doing a good job in the circumstances.
Whilst I would of course be happy to catch up I think it is useful to understand our position on this in advance.
I could do 10 am on Friday on Teams if this works.
Thanks,
[redacted]

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Wednesday, September 17, 2025 10:58
To: [redacted] <mfitton@plproperty.com>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: Astley Business Park
-External communication-
[redacted],
I'm reaching out regarding the ongoing press and public attention re PLP's scheme at Astley Business Park. If you aren't the right person to approach about this please feel free to pass it on as appropriate.
The contractor's site team have been extremely helpful which we are grateful for, but given the level of interest currently I was hoping we could also get half an hour in the diary on Teams over the next few days, for a higher-level check in on our respective approaches / responses.
If that is doable please could you liaise with my [redacted], copied in. From our side it would be myself, our Place Director Aidan Thatcher, and our media lead [redacted].
Many thanks in advance.
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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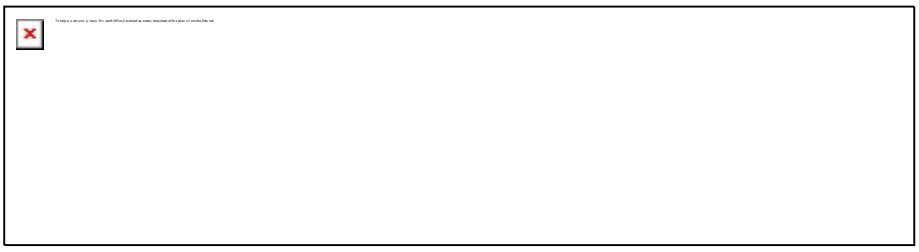

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[redacted]

From: Thatcher, Aidan
Sent: 01 September 2025 08:59
To: [redacted]; [redacted] (Planning)
Cc: Proctor, David
Subject: RE: Astley Coverage

Thanks [redacted] – lets keep it simple and issue the same again.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 01 September 2025 08:58
To: Thatcher, Aidan ; [redacted] (Planning)
Cc: Proctor, David
Subject: Astley Coverage

Hello,

Here is the written article: Wigan warehouse development 'soul-destroying' for locals - BBC News

It was also on BBC NW over the weekend. The news coverage says that the plans were 'amended' which I don't think is accurate? But whether it's worth getting into a discussion about the intricacies of this one at this point. PLP didn't comment. They took the first part of your comment out which refers to the consultation which is frustrating.

We have had another enquiry from a news agency:

Good morning, I'm a reporter at SWNS and have been speaking to residents in Tyldesley, Wigan, about concerns they have regarding the warehouse development being constructed by PLP behind the Henford Estate. For context, the BBC published this report on Friday - https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o Residents have raised concerns about the scale and impact of the development. Some have said that the industrial units are larger than the original plans, with many able to see the building work from their back gardens. They have commented on the visual impact of the site, which they said is affecting their enjoyment of outdoor spaces. It has also been said that noise, dust, and the expectation of hundreds of lorries have created distress. Some have reported difficulties selling their properties and feel the development has negatively impacted their long term plans. There were also concerns about insufficient consultation prior to approval, with residents feeling surprised by the scale of the final plans. We are putting together a report based on residents' concerns and would welcome a comment from Wigan Council addressing this issue. If possible, please send this to[redacted]@swns.com. Kind regards [redacted]

Are you happy if we send the same statement, unless there is anything additional to add:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

>><<



[redacted]

From: Proctor, David
Sent: 08 October 2025 11:43
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

Dear [redacted],

Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather

- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements

- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.

- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November '25.

- 30/09/2025 (with Environmental Protection air quality specialist present) – to check compliance with the CEMP and get input on whether there were any other measures that the contractor should have in place. Content that they were complying with their CEMP and had extra mitigation measures in place that weren't required by the CEMP. No areas witnessed on site which could lead to the wider dispersal of materials.

I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.

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

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David

Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.

In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.

Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles

Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

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>><<



[redacted]

From: [redacted]@parliament.uk>
Sent: 15 October 2025 11:53
To: Proctor, David
Cc: Thatcher, Aidan
Subject: Re: Astley Warehouses - Chaddock Lane

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Dear David and Aidan

Thank you for coming back with information on the enforcement visits. Michael has asked if you can provide further clarification on the following:

- More detailed information on your findings in the most recent enforcement visits and particularly the methods used to assess compliance with the Construction Environmental Management Plan
- Precise information on where the bunding work is complete, including confirmation of the height of the bund which is in place
- Confirmation of where the bunding is not complete, and an agreed date of when it will be completed by
- Precise information on the planting - what kind of planting will take place e.g. will it be a mixture of saplings and mature trees, a mixture of evergreen trees and other kinds of trees, and what height will the trees be
- Following reports of children developing asthma since the site began construction, please can you confirm whether air quality meters can be installed to measure the impact of the build on air quality in the area

Michael would find it very useful to walk the perimeter of the site with you and discuss the issues. Please can you provide some dates of when this can be arranged. Thursdays or Fridays are better for Michael due to the requirement for him to be in Westminster earlier in the week.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
[redacted]@parliament.uk

From: Proctor, David
Sent: Wednesday, October 8, 2025 11:42 AM
To: [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses - Chaddock Lane

Dear Jennifer,

Visits and actions have been undertaken as follows:

- 15/05/2025 – To check compliance with Construction Environmental Management Plan (CEMP) in relation to complaints about dust during period of very dry weather
- 29/05/2025 - Follow up visit to check compliance with CEMP again to ensure the site manager was continuing to adhere to its requirements
- 25/07/2025 – To check height of the frames of the larger units (Units 1 and 2). Laser equipment used to confirm max building height of 18.3m in accordance with planning permission.
- 11/09/2025 – walked around all of site, including site boundaries to check landscaping bund which was largely complete at this point. Checked general siting of the buildings, checked the spread of materials/dust on site, checked complaints log held on site by site manager (CEMP requirement). Discussed the planting of the bund and agreed a start on this in November '25.
- 30/09/2025 (with Environmental Protection air quality specialist present) – to check compliance with the CEMP and get input on whether there were any other measures that the contractor should have in place. Content that they were complying with their CEMP and had extra mitigation measures in place that weren't required by the CEMP. No areas witnessed on site which could lead to the wider dispersal of materials.

I trust this assists. We have received a Freedom of Information request on this topic as well and will be responding with the same information.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 07 October 2025 16:46
To: Thatcher, Aidan ; Proctor, David
Subject: Astley Warehouses - Chaddock Lane

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Dear Aidan and David

Further to the Teams meeting last week with the Astley Warehouses Action Group, and the response which Michael received from David last week, there are still a couple of outstanding pieces of information which we are waiting for.

In his letter to Councillor Molyneux, Michael asked for proactive enforcement action to be taken to address the concerns being raised by residents about the site. In your presentation to the group last week, you mentioned that you and other members of your team had visited the site on several occasions over the past couple of weeks. Please can we ask for reports on the actions you have taken, the inspections you have carried out and any proactive enforcement taking place.

Michael is happy to share this information with the residents to ensure that they have up to date and accurate information about the development and operation of the site.

Kind regards

[redacted]
Member of Parliament for Worsley & Eccles

[redacted]

From: [redacted]
Sent: 30 September 2025 15:23
To: Proctor, David
Cc: Thatcher, Aidan; Jones, [redacted]); [redacted]; [redacted] n
Subject: RE: Astley Warehouses

Hi David

[redacted] and I visited the site this morning and met with [redacted], site manager. Here is a summary of our findings:

No particular high risk dust sources of concern at this point in construction. The earth mounds around the boundary are mostly compact and vegetated. One mound that is currently being added to will be compacted with priority after our suggestion (this is the section of the bund in the south east corner of the site which has not yet been complete) . This should minimise wind whipping of loose materials on the mound to the adjacent residential. No visual evidence of any dusts settled in the residential areas beyond the boundary, site was well dampened and trackout minimal. Aggregate piles are mostly stones, so not highly dust generating. I did notice one sand aggregate pile near the office that was in use for concrete mixing. I have advised that all fine particulate aggregates and other similar stocks are covered with sheeting. This was agreed.

The site manager produced evidence of daily visual inspections and PM10 monitoring was shown. This is being done three times a day (morning, midday, and afternoon). The Dust Management Plan was also shown to us. All other logs as per the CEMP are being kept and updated. A copy of the IAQM Risk Assessment recommendations (taken from the applicants AQ assessment submitted as part of the planning application) was discussed and this highlighted that, where practical, the stated measures are being undertaken. We discussed that the site has incorporated measures to control AQ and dust beyond and in addition to those in the CEMP – e.g the PM10 monitoring. On this basis, it was advised that the IAQM RA is reviewed and all measures that are being used on site are inserted into the CEMP as a revision of the live document via condition discharge.

We discussed the recent request for extended hours of operation for the specific purpose of power floating operations. The site manager confirmed that the activities would be internal only, carried out by two operatives using a machine which makes a similar sound to a generator. The wagons bringing the concrete on site would arrive during permitted hours (i.e. before 6pm) but the power floating operation would continue until midnight Monday-Friday for a period of 5 weeks, depending on site conditions. The site manager advised that the operators could park outside of the site so that no vehicles would enter or leave during the extended hours. From what we were told this morning, it sounds like the activities would have very little impact on the amenities of local residents and I was satisfied that the site manager had explored all other alternatives but given the nature of the process, none avoid working beyond the permitted hours. My view on this is to invite this amendment to be included in the application to discharge the CEMP again (as outlined above). Does this sound reasonable?

[redacted] and I were satisfied that there are no further measures required to minimise the stated impacts at this time. Furthermore, it was noted that the majority of higher risk works have been completed, and it is more a case of keeping on top of the measures in place, stepping up control measures where applicable, when direct/detailed complaints are received, and being vigilant during the remaining earthworks and concreting. The site manager was asked if they

had received direct complaints on this subject and they confirmed they had but they weren't specific to location/time etc but more of a general complaint. Also, the site manager confirmed that they had received no direct complaints from the local school.

Apologies for the detailed response but I hope this helps in advance of your meeting on Thursday.

Regards,

[redacted]

Place Directorate

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

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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted] ; [redacted] ; [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

Our meeting is Thursday so before that please, let me know if any issues.

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: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 26 September 2025 09:45
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Fw: Astley Warehouses

Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@btinternet.com>
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<



[redacted]

From: [redacted]
Sent: 26 September 2025 13:04
To: Proctor, David; [redacted]
Cc: Thatcher, Aidan
Subject: RE: Astley Warehouses

Hi David

[redacted] and I are going to try and arrange to go to site on Tuesday to discuss this further with the site manager and to go through the CEMP and make sure all measures are in place.

The CEMP is a live document as you know that has only been partially discharged for reasons such as this. If any additional measures can be included to assist, we could request that these are appended to the CEMP.

Regards,

[redacted]

Place Directorate

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

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www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 26 September 2025 11:10
To: [redacted]
Cc: Thatcher, Aidan
Subject: FW: Astley Warehouses

Hi all,

See the latest below from the residents' group at Astley. Can we pick up with the contractor / site manager please about measures to control dust / wind-borne material leaving the site? We want to be able to provide assurance that the CEMP is being complied with.

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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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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 26 September 2025 09:45
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Fw: Astley Warehouses

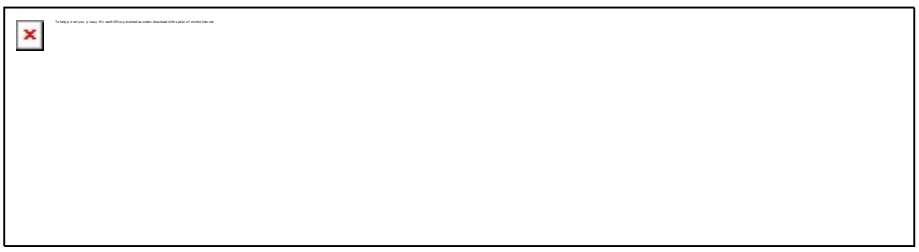
Please read below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@btinternet.com>
Sent: Friday, September 26, 2025 9:20:21 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Astley Warehouses

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

Good morning Christine.
I just wanted to keep you informed of trends developing via the residents complaints of late.
More and more complaints of rat infestation.
Several parents have notified us of breathing problems developing in children. Parent speaking to [redacted] (MEN) re her daughter's recently diagnosed asthma.
Lagging from the site (dangerous if inhaled or touched) being blown onto pathways and into peoples gardens. (TANRO informed)
Thanks again for all your support. We have a Teams meeting with Proctor / Thatcher scheduled for October 2nd.
Regards
[redacted]
Sent from my iPhone
>><<



[redacted]

From: Thatcher, Aidan
Sent: 26 September 2025 11:04
To: Roberts, Christine CLLR; Proctor, David
Subject: RE: Astley Warehouses

Dear Cllr Roberts

Thank you for sending this on, its useful to know so we are fully prepared for our meeting next week.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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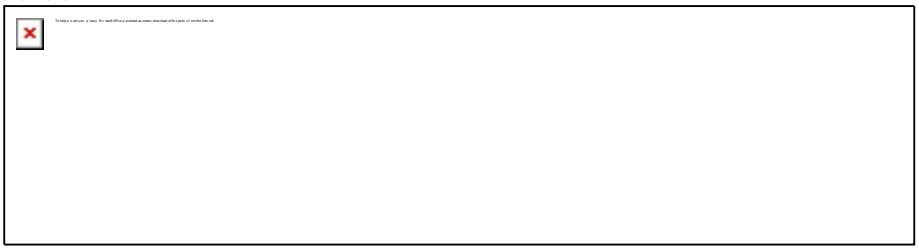

[redacted]

From: [redacted]
Sent: 15 October 2025 07:11
To: Proctor, David; [redacted]; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Astley warehouses

Morning David

I'm not aware of any contact from the EA regarding this.

Do you know the specific points the residents have raised with the EA? I don't know what, if any, their regulatory remit would be for this site.

Thanks

[redacted]

[redacted]
Wigan Council – Resident Services
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

Please be aware that I work flexible hours. So while this is a convenient time for me to email you, I don't expect a response outside your normal working hours.

From: Proctor, David
Sent: 14 October 2025 16:56
To: [redacted] ; [redacted] ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Astley warehouses

Thanks [redacted],

We were aware of [redacted]'s assistance at the visit, there's an additional query below though as there's reference to an EA investigation. It's highly likely the residents have reported the site to the EA themselves, but do we have any knowledge of this, and have EA approached us?

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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Subject: RE: Astley warehouses

Hi David

[redacted] is on leave for the rest of this week.

He attended site with Therese on 30th September to see how the CEMP was being implemented, and I understand that [redacted] felt that they were complying with the CEMP.

Thanks

[redacted]

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To: [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Astley warehouses

Thanks Paul,

That's OK with me. Do we need Environmental Protection to confirm re any Environment Agency approach before we go back though? Copied @[redacted] and @[redacted] in for any intel on 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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Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<



From: [redacted]@itv.com>
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley warehouses

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Let me know your thoughts,
[redacted]

--
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[redacted]

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Place Directorate
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[redacted]

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www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 14 October 2025 15:21
To: Proctor, David ; [redacted] ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Astley warehouses

Hi David

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He attended site with Therese on 30th September to see how the CEMP was being implemented, and I understand that [redacted] felt that they were complying with the CEMP.

Thanks

[redacted]

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David Proctor
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Subject: FW: Astley warehouses

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Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

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Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley warehouses

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Let me know your thoughts,

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[redacted]

From: Thatcher, Aidan
Sent: 14 October 2025 15:30
To: Proctor, David; [redacted]; [redacted]; [redacted]
Subject: RE: Astley warehouses

Thanks all, happy too, subject to the input from James and the EA.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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Sent: 14 October 2025 14:57
To: [redacted] ; Thatcher, Aidan ; [redacted]
Subject: RE: Astley warehouses

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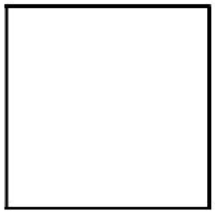

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[redacted]

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Cc: [redacted]
Subject: RE: Astley warehouses

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Subject: RE: Astley warehouses

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Place Directorate

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[redacted]

From: [redacted]
Sent: 14 October 2025 15:03
To: Proctor, David; Thatcher, Aidan; [redacted]
Subject: RE: Astley warehouses

Thanks David. @[redacted] was also contacting the EA comms office in relation to this.

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

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Sent: 14 October 2025 14:57
To: [redacted] ; Thatcher, Aidan ; [redacted]
Subject: RE: Astley warehouses

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You may be aware that this matter is also being investigated by the Environment Agency.
Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
Let me know your thoughts,
[redacted]

[redacted] | Granada Reports | ITV News
[redacted] | Newsroom, ITV Granada, Media City UK, Salford M50 2HE
[redacted]@itv.com | granada.reports@itv.com | http://www.itv.com/news/granada/ | itv.com
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[redacted]

From: Proctor, David
Sent: 14 October 2025 14:57
To: [redacted] Thatcher, Aidan; [redacted]
Subject: RE: Astley warehouses

Thanks [redacted],

That's OK with me. Do we need Environmental Protection to confirm re any Environment Agency approach before we go back though? Copied @[redacted] and @[redacted] in for any intel on 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
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 14 October 2025 14:50
To: Proctor, David ; Thatcher, Aidan
Subject: FW: Astley warehouses

Hi both,

Please see below the media enquiry we've received from Granada Reports re: the Astley warehouse. We've encouraged them to contact TanRo, but have also drafted the below from a council perspective. Would you be happy with this, or do you have any suggested amends?

A Wigan Council spokesperson said: "Local authority officers - including environmental protection air quality specialists - have been on-site and are in close communication with the developer and their construction partners.
"This is to ensure that all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, both for the development itself and while it is being built.
"We would encourage any residents who are concerned about any aspects of how the site is being delivered to report via our website."

Further information:

- *If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.*
- *The construction company has responsibilities to monitor conditions on site and will therefore be better placed to comment on day-to-day issues.*

Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]@itv.com>
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley warehouses

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Let me know your thoughts,
[redacted]

--
[redacted] | Granada Reports | ITV News
[redacted] | Newsroom, ITV Granada, Media City UK, Salford M50 2HE
[redacted]@itv.com | granada.reports@itv.com | http://www.itv.com/news/granada/ | itv.com

[redacted]

From: [redacted]
Sent: 29 August 2025 12:00
To: Prescott, Paul CLLR; Molyneux, David Trevor CLLR; Mckenzie-Folan, Alison; Thatcher, Aidan
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Good afternoon,

Just to follow up, here is the statement:

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 29 August 2025 10:45
To: Prescott, Paul CLLR ; Molyneux, David Trevor CLLR ; Mckenzie-Folan, Alison ; Thatcher, Aidan
Cc: [redacted]
Subject: TV: BBC North West- Astley Warehouses

Good morning,

For information, we have had an enquiry from BBC North West regarding the construction of four warehouses in Astley and resident's complaints that they are not reflective of what was agreed in the planning permission:

"Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods."

I am agreeing a statement with the Planning team and Aidan, which I will share once finalised but it is a tight deadline as they are planning to cover this on the news this lunchtime and tonight, so I wanted to let you know in advance.

Many thanks,

[redacted]

[redacted]

Wigan Council

Tel: [redacted]

>><<



[redacted]

From: [redacted]
Sent: 03 September 2025 09:29
To: Prescott, Paul CLLR; Molyneux, David Trevor CLLR; Mckenzie-Folan, Alison; Thatcher, Aidan
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Good morning,

Just to make you aware that we have had an enquiry from ITV's This Morning on this, and we are expecting this piece to be aired later today.

I understand there is also a public meeting this evening, with the Manchester Evening News attending.

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 01 September 2025 10:19
To: Prescott, Paul CLLR ; Molyneux, David Trevor CLLR ; Mckenzie-Folan, Alison ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Good morning,

Just an additional update, we have had an enquiry from SWNS- a news agency – on this story.

I've agreed with Aidan that we'll issue the same statement, and anticipating additional- potential national- coverage into this week.

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: 29 August 2025 12:00
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan

<Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Good afternoon,

Just to follow up, here is the statement:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

[redacted]
Tel: 07392 129890

From: [redacted]
Sent: 29 August 2025 10:45
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: TV: BBC North West- Astley Warehouses

Good morning,

For information, we have had an enquiry from BBC North West regarding the construction of four warehouses in Astley and resident’s complaints that they are not reflective of what was agreed in the planning permission:

“Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods.”

I am agreeing a statement with the Planning team and Aidan, which I will share once finalised but it is a tight deadline as they are planning to cover this on the news this lunchtime and tonight, so I wanted to let you know in advance.

Many thanks,

[redacted]

[redacted]

Wigan Council
Tel: [redacted]
>><<



[redacted]

From: Proctor, David
Sent: 03 October 2025 10:52
To: Thatcher, Aidan; [redacted]
Subject: RE: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Well it won't be my favourite thing to look forward to next week... But if the advice is that this may help get a straight story out there on a few things then let's do it.

Looks like @[redacted] we need a catch up Monday, then fit the journo in Tuesday - @[redacted] can you have a look at options 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]

d.proctor@wigan.gov.uk
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From: Thatcher, Aidan
Sent: 03 October 2025 10:22
To: [redacted] ; Proctor, David
Subject: RE: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Thanks [redacted]

Are you ok fronting this David? From the below, there won't be residents on the radio at the same time – as I think that could be a difficult process? If they are using pre-recorded clips of residents, then ideally we'd have sight (hearing) of them prior to ensure David knows what he is walking into.

Aidan Thatcher
Director of Place

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Library Street
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From: [redacted]@wigan.gov.uk>
Sent: 03 October 2025 09:26
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Hello,

Please see below for You and Yours on Radio 4- there is quite a long list of questions we've been asked to address.

[redacted] and David spoke yesterday- and agreed that we would put David up for interview- if you're still happy with that David? They are planning to air Wednesday, so please can you let me know a couple of times Monday/Tuesday that would be good for you?

Ahead of that though, I think there are quite a few of the questions we can push back on now which will hopefully help to clarify some issues ahead of the interview.

One thing I'm a bit confused on- he refers to a 2015 application, is that an error on his part?

Start of a suggested response, based on what we've said before below but theere are a few that are probably new questions to us- if there is anything else we can start to respond to today, or anything that came out of yesterday's meeting that we can include?

Happy to hop on a call if that would be easier.

Here is some background context for this site:

- *This land has been allocated as employment land since 2006.*
- *The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.*
- *The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.*
- *The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *We have met with representatives of the residents living nearby, alongside their local councillors and MP, to discuss the development, the point we are now at, and potential options moving forwards.*

ends

Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]@bbc.co.uk>
Sent: 02 October 2025 16:03
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Some people who received this message don't often get email from [redacted]@bbc.co.uk. Learn why this is important

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

Hi,
Hope this email finds you well.
I'm one of the team that works on BBC Radio 4's You & Yours, a consumer and lifestyle programme. We are working on an item around large warehouses, or mega sheds as they are also known, and plan on that being on air Wednesday 8th of October. The item will feature audio with residents from and around the Henford Estate in Tyldesley, discussing their concerns and issues around the current PLP warehouse development. This will be part of a larger item around warehouse development in the UK.

We would like to invite a spokesperson from Wigan Council on to the programme to discuss the development with us, as well as discussing the concerns of residents.
If there isn't a spokesperson available, could we please get a statement addressing the concerns of residents, as well as addressing the following areas – our deadline is 5pm Tuesday 7th October 2025:

1. When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?
2. Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?
3. How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?
4. Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?
5. How many complaints were issued against the granted 2015 PLP plans?
6. How many complaints did the current PLP development have?
7. In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?
8. The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan Council respond?

9. Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?
10. Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?
11. Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?
12. How are Wigan Council currently helping the residents impacted by the PLP development?

I am happy to discuss this over the phone if you wish.

Many thanks,

[redacted]

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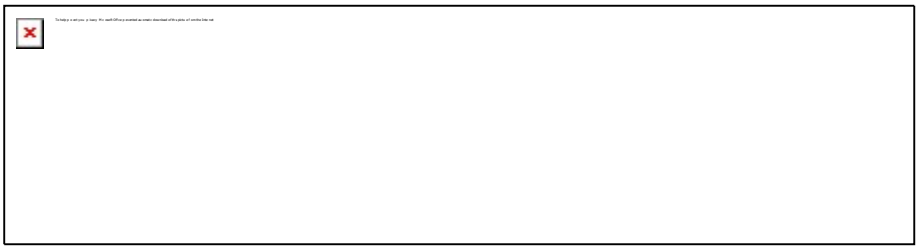

[redacted]

From: Proctor, David
Sent: 20 October 2025 08:20
To: Thatcher, Aidan
Subject: RE: Chaddock Lane warehouses

Thanks,

Just one thing – I know we said we'd take something to Planning Committee this time, but given the profile that this still has and the potential for Cllr G to use it as a platform again in front of the press, I've taken the view that we hold off until we've a clearer strategy. Trust that's OK. Deadline is today; Committee is next week which means I'm not there – [redacted] is happy to cover on the basis that it's business as usual.

From the emails last week it sounds as though we have some external advice being brought in – would be good to understand what that is and what we expect from it.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Thatcher, Aidan
Sent: 20 October 2025 08:14
To: [redacted] (Resources) ; Proctor, David
Subject: RE: Chaddock Lane warehouses

Morning David

If you want a chat about all these emails in, let me know.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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From: [redacted] (Resources) [redacted]@wigan.gov.uk>
Sent: 20 October 2025 08:02
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: Chaddock Lane warehouses

Hi Aidan and David

Please see email from Councillor Roberts – I would be grateful if you could please draft a response for Alison.

Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

[redacted]

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www.twitter.com/wigancouncil
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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 17 October 2025 22:31
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]@btinternet.com>
Subject: Chaddock Lane warehouses

Hi Alison
Please could you explain this as I don't recall hearing anything from you despite saying via ward councillors

We have provided residents with details of how to report any breaches, and my team have also (via ward Councillors) offered a discussion to the head of Garrett Hall Primary School – this offer has not been taken up to date but remains open.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

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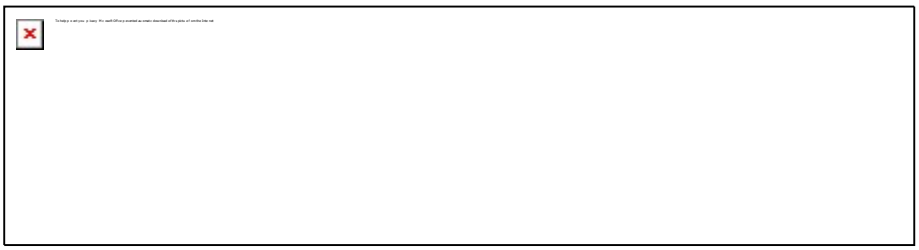

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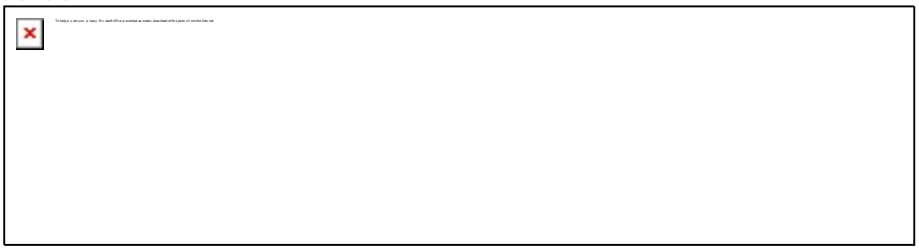

[redacted]

From: Thatcher, Aidan
Sent: 20 October 2025 08:22
To: Proctor, David
Subject: RE: Chaddock Lane warehouses

Yes that's fine.

[redacted]

[redacted]

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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Subject: RE: Chaddock Lane warehouses

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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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d.proctor@wigan.gov.uk
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From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 20 October 2025 08:14
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Subject: RE: Chaddock Lane warehouses

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Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
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Subject: FW: Chaddock Lane warehouses

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Kind regards

[redacted]

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council

Town Hall
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Wigan
WN1 1YN

[redacted]

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Sent: 17 October 2025 22:31
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Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]@btinternet.com>
Subject: Chaddock Lane warehouses

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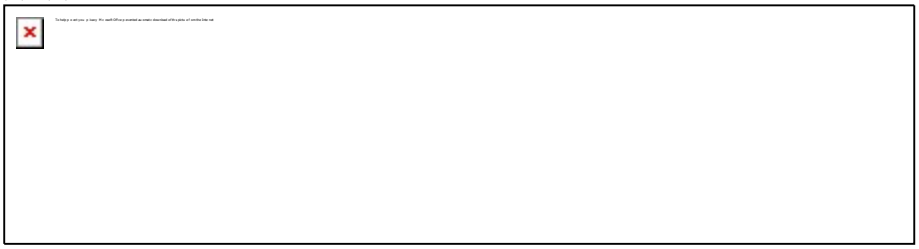

[redacted]

From: Thatcher, Aidan
Sent: 29 September 2025 09:59
To: Proctor, David; Mckenzie-Folan, Alison
Subject: RE: Chaddock Lane

Thanks

Unless Alson thinks otherwise, I'm happy for him to be invited – not sure he will be able to attend at that short notice – but I wouldn't want to delay any further to allow for his attendance as I think we just need to get this done.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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From: Proctor, David
Sent: 29 September 2025 09:42
To: Thatcher, Aidan ; Mckenzie-Folan, Alison
Subject: FW: Chaddock Lane
Importance: High

See below – not sure whether this changes anything?

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
www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

From: Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Sent: 26 September 2025 13:51
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@btinternet.com>
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: Re: Chaddock Lane

Please can we invite Andy Burnham Mayor of greater Manchester to the meeting.

Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Friday, September 19, 2025 6:12:31 PM
To: [redacted]@btinternet.com>
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Re: Chaddock Lane

Thank you, our colleagues are already liaising with Michael's office to identify a date that works, a confirmation will be sent out as soon as possible.

Regards
David

From: [redacted]@btinternet.com>
Sent: Friday, September 19, 2025 5:56:33 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Re: Chaddock Lane

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

Dear Mr Proctor.
I am writing to you in relation to a recent invitation I received to attend a Teams meeting on either 22nd or 24th September. Unfortunately both dates are not suitable for some members of the Steering Committee and Michael Wheeler MP, who we would like to attend but is on holiday next week. I have contacted his secretary and requested dates for w/b 29th September. Please note that several members of the Residents Steering Group would like to attend the meeting.
With Regards
[redacted].
Astley Business Park. Residents Action Group.
Sent from my iPhone

On 17 Sep 2025, at 10:22, Proctor, David <D.Proctor@wigan.gov.uk> wrote:

Councillor Roberts,

We are on with coordinating diaries this end, please bear with us and we will come back to you ASAP. The update on enquiries is well advanced, and we are looking to capture new ones coming in including the one you sent to me yesterday evening.

Regards
David

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

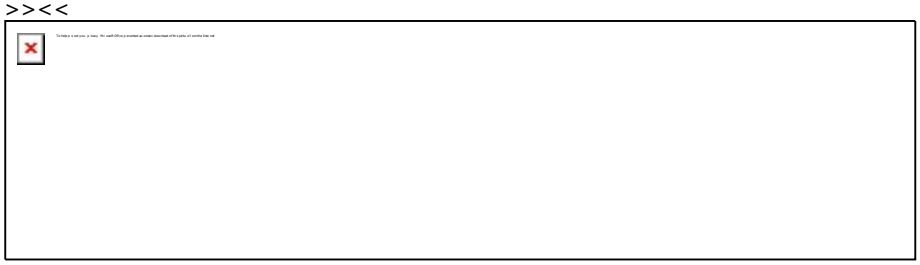
d.proctor@wigan.gov.uk
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 16 September 2025 17:46
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@btinternet.com>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>
Subject: Chaddock Lane

Hi David
We were informed that a meeting with the steering group would be arranged for this week but as yet, we have not heard anything.
Also, I have not had an answer to the points I raised after last week's meeting.
Please can you sort these issues as soon as possible.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



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

[redacted]

From: [redacted] ltps.limited@gmail.com>
Sent: 11 March 2025 19:16
To: [redacted] (Planning)
Cc: Proctor, David; Kenny, Paul, CLLR; Harding, John CLLR; Sahin, Kaan; [redacted]
Subject: Re: Wigan Planning Committee Training - Thank you
Attachments: 20250311_121251.PDF; 20250311_121414.PDF

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Hello [redacted]

Thank you for your kind words. I picked up the completed feedback forms and I have attached them for you. I don't have a double sided scanner, hence there are two attachments.

Kind regards

[redacted] **LTPS Limited**

Email: ltps.limited@gmail.com

Tel: [redacted]

On Tue, Mar 11, 2025 at 4:26 PM [redacted] (Planning) [redacted]@wigan.gov.uk> wrote:

> Afternoon [redacted],
>
> Just a quick email from me to say thank you again for yesterday, it was a very well presented & informative session that I believe our Committee Members (and Officers) would have taken a lot away from. If you could pass on my thanks again to [redacted] too, that would be great.
>
> I'll be asking for returns of the feedback form and will hopefully get the majority of these across to you by the end of the week.
>
> Thank you again on behalf of the Council for your work and support on this.
>
> Kind regards,
>
> [redacted]
>
> [redacted] **Development Management & Building Control**
>
> **Place Directorate**
>
> **Based:** Wigan Life Centre (South Site) – Second Floor
>
> **Internal extension:** [redacted]

Local Government Association

Planning Committee Training Wigan
10th March 2025

Without your completed form PAS cannot continue providing events like this.

Remember you can use this form to ask questions and make observations that you could not do on the day.

Name: Cllr Matt Barber

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so. N/A				

All information provided in this survey is confidential and will be treated in accordance with the provisions of the Data Protection Act 2018

Local Government Association

Planning Committee Training Wigan
10th March 2025

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Remember you can use this form to ask questions and make observations that you could not do on the day.

Name: COUNCILLOR PHYLL CULLEN

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Remember you can use this form to ask questions and make observations that you could not do on the day.

Name: S Greenwich CllR

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Name: Laura Flynn

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☐	Excellent ☑
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑

If not, please tell us what we could have done to make that so.

Some things could have been more Wigan specific but it was great.

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Name:

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Name: Anne Collins

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☐	Excellent ☑
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Name: James Fish.

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Name: FRED WALKER

Are you [✓] ☐ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

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Remember you can use this form to ask questions and make observations that you could not do on the day.

Name: Mike Smith

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☐	Excellent ☑
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

Without your completed form PAS cannot continue providing events like this.

Remember you can use this form to ask questions and make observations that you could not do on the day.

Name: DAVID HURST

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☑	Excellent ☐
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

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Local Government Association

Planning Committee Training Wigan
10th March 2025

Without your completed form PAS cannot continue providing events like this.

Remember you can use this form to ask questions and make observations that you could not do on the day.

Name:

Are you [✓] ☑ Member ☐ Officer

Overall, what did you think of the case study in-person training session?	Poor ☐	Fair ☐	Good ☐	Excellent ☑
Did these events help you in your role in decision making at Wigan?	No ☐			Yes ☑
If not, please tell us what we could have done to make that so.				

All information provided in this survey is confidential and will be treated in accordance with the provisions of the Data Protection Act 2018

What were the best bits of the training sessions (and why)?	GREAT TO GET VIEWS FROM OTHER LOCAL AUTHORITIES. AND A CHANCE TO GET MEMBERS TO FOCUS ON COMPLIANCE WITH POLICIES AND NAAE.
What could have been improved to make the events more beneficial for you?	NOTHING
If you had one ask for PAS support over the next year, what would it be?	WIDER COMMUNICATION ON OUTCOMES OF PLANNING CTTE MEETINGS + APPEALS ACCROSS THE COUNTY
How were we at organising the events and communicating with you? Was the venue good?	FIRST CLASS PRE-PLANNING AND DELIVERY
Anything else you'd like PAS to know?	THANK YOU FOR ALL THE INPUT

What were the best bits of the training sessions (and why)?	Role Play Worked Well.
What could have been improved to make the events more beneficial for you?	A Bit More Pacy.
If you had one ask for PAS support over the next year, what would it be?	—
How were we at organising the events and communicating with you? Was the venue good?	Organised Well.
Anything else you'd like PAS to know?	—

What were the best bits of the training sessions (and why)?	Case study
What could have been improved to make the events more beneficial for you?	Nothing
If you had one ask for PAS support over the next year, what would it be?	Nothing
How were we at organising the events and communicating with you? Was the venue good?	Yes
Anything else you'd like PAS to know?	everything fine

What were the best bits of the training sessions (and why)?	CASE STUDY Discussion
What could have been improved to make the events more beneficial for you?	Copy of Presentation before hand on the day
If you had one ask for PAS support over the next year, what would it be?	
How were we at organising the events and communicating with you? Was the venue good?	Yes
Anything else you'd like PAS to know?	

What were the best bits of the training sessions (and why)?	—
What could have been improved to make the events more beneficial for you?	—
If you had one ask for PAS support over the next year, what would it be?	—
How were we at organising the events and communicating with you? Was the venue good?	Good.
Anything else you'd like PAS to know?	—

What were the best bits of the training sessions (and why)?	The Presentation was excellent.
What could have been improved to make the events more beneficial for you?	No improvements necessary
If you had one ask for PAS support over the next year, what would it be?	I will consult the website.
How were we at organising the events and communicating with you? Was the venue good?	Event was well organised. Venue was appropriate to the subject matter.
Anything else you'd like PAS to know?	Not at this stage.

What were the best bits of the training sessions (and why)?	
What could have been improved to make the events more beneficial for you?	
If you had one ask for PAS support over the next year, what would it be?	
How were we at organising the events and communicating with you? Was the venue good?	
Anything else you'd like PAS to know?	

What were the best bits of the training sessions (and why)?	Questions in second part.
What could have been improved to make the events more beneficial for you?	More Wigan specific
If you had one ask for PAS support over the next year, what would it be?	Not sure. Hadn't heard of PAS before today, sorry.
How were we at organising the events and communicating with you? Was the venue good?	
Anything else you'd like PAS to know?	

What were the best bits of the training sessions (and why)?	information Given
What could have been improved to make the events more beneficial for you?	none
If you had one ask for PAS support over the next year, what would it be?	
How were we at organising the events and communicating with you? Was the venue good?	Good
Anything else you'd like PAS to know?	Thank you for all your time

What were the best bits of the training sessions (and why)?	IN DEPTH INFORMATION
What could have been improved to make the events more beneficial for you?	
If you had one ask for PAS support over the next year, what would it be?	
How were we at organising the events and communicating with you? Was the venue good?	I ENJOYED MORE USEFUL INFORMATION
Anything else you'd like PAS to know?	THANKYOU FOR YOUR HELP

What were the best bits of the training sessions (and why)?	Debate following the Inspectorate's decision, which gave us the opportunity to discuss the implications of decision-making (which we don't usually encounter after approving/declining an app).
What could have been improved to make the events more beneficial for you?	Providing the slides beforehand, to give a better idea of the application and to make it more interactive.
If you had one ask for PAS support over the next year, what would it be?	To provide regular guidance on new planning policies to help us as a Committee when making decisions.
How were we at organising the events and communicating with you? Was the venue good?	Yes - no complaints.
Anything else you'd like PAS to know?	No.

[redacted]

From: [redacted]
Sent: 17 October 2025 14:13
To: Mckenzie-Folan, Alison; Molyneux, David Trevor CLLR; Prescott, Paul CLLR
Cc: [redacted], [redacted]; Thatcher, Aidan; Proctor, David
Subject: RE: Enquiry: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

Thank you- updated response, as discussed with [redacted]:

On point one, we will not be commenting on this. Here is a statement regarding the application and the wider process:

A Wigan Council spokesperson, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

On point two and Cllr Eastoe's comments, here are a few points for context:

- *There were two new members of planning committee for 2024.*
- *All new members of the committee are required to undertake mandatory training prior to being able to participate in committee meetings.*
- *At the start of the 24/25 municipal year, existing members of the committee were offered the opportunity to attend a refresher training session.*

Ends

Many thanks,

[redacted]

[redacted]
Wigan Council
[redacted]

From [redacted]

[redacted]

[redacted]

[redacted]

From: Thatcher, Aidan
Sent: 30 September 2025 16:08
To: [redacted]; Proctor, David
Cc: [redacted]
Subject: Re: Enquiry: Tyldesley warehousing development

Sorry we've been in a meeting all afternoon.

I'm ok with that.

Aidan

From: [redacted]
Sent: Tuesday, September 30, 2025 3:43:40 PM
To: Thatcher, Aidan ; Proctor, David
Cc: [redacted]
Subject: Re: Enquiry: Tyldesley warehousing development

Hi guys,

Just checking you're both okay with the final statement before it's sent out this afternoon?

A Wigan Council spokesperson, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
"We will be meeting with residents later this week to discuss the development and their concerns."
For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties, but if residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times.
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

From: Thatcher, Aidan
Sent: Tuesday, September 30, 2025 12:40
To: [redacted]; Proctor, David
Cc: [redacted]
Subject: RE: Enquiry: Tyldesley warehousing development

We could put in 'local politicians' maybe? Covers all basis.

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 30 September 2025 12:39
To: Proctor, David ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Enquiry: Tyldesley warehousing development
Thanks David- just one thought, assuming Cllr Gerrard is at that meeting is it worth adding in ward councillors, just to show that they are also involved in the conversation?

Thanks
[redacted]
Wigan Council
Tel: [redacted]

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 30 September 2025 12:27
To: [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development
Thanks [redacted]
Councillors and MP Michael Wheeler (and possibly Andy Burnham) are also at the residents' meeting, but that's an unwieldy list and makes it sound political; I think it reads fine as it is just referring to residents.
On the breathing difficulties one, we don't want people to report breathing difficulties to us per se (surely they'd call 111 etc). What we want reported to us are any specific breaches of planning conditions, via our website. So could we adjust it to something like:

- We have had no reports of people experiencing breathing difficulties, but if residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times. [The page is https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Enforcement-and-breaches.aspx in case we wanted to give that].

Give me a shout if you need anything else.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 30 September 2025 12:10
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development

Got it, thanks

Slight edit:

A Wigan Council spokesperson, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.

"We will be meeting with residents *(anyone else at that mtg- cllrs/Peel?)* later this week to discuss the development and their concerns."

For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties- we would urge anyone experiencing this to get in touch with us at ***how?***
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

Ends

Thanks,

[redacted]
Wigan Council
Tel: [redacted]

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 30 September 2025 12:08
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development

Can we move away from a named person in media responses on this, and have it as a council spokesperson. [redacted]

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 30 September 2025 12:00
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: Enquiry: Tyldesley warehousing development

Hello,

Please find enquiry below regarding the warehousing development.

I've had a chat to James who I think has spoken to you about this David, here is a first draft of a response:

Aidan Thatcher, director for place at Wigan Council, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.

"Alongisde colleagues in our planning team, I will be meeting with representatives of nearby residents *(anyone else at that mtg- cllrs/Peel?)* later this week to discuss the development and their concerns."

For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties- we would urge anyone experiencing this to get in touch with us at ***how?***
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

Thanks,

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]@reachplc.com>
Sent: 30 September 2025 11:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehousing development

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Hi there, I understand that Cllr Stuart Gerrard has emailed Wigan council officers to request that a stop notice be put on the Tyldesley warehousing development as a number of families with young children are experiencing breathing difficulties.
He says: "The scale and size of the scheme are not what was presented in the original planning application, and the required bunds and screening have not been implemented in advance as stipulated."
He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.
Comment on this by 4pm today, please. If you need more time, please let me know.

--
MEN, [redacted]
IMPORTANT
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or attachments is strictly prohibited. Please notify the sender immediately by email if you have received this message by mistake and delete the email and all attachments.
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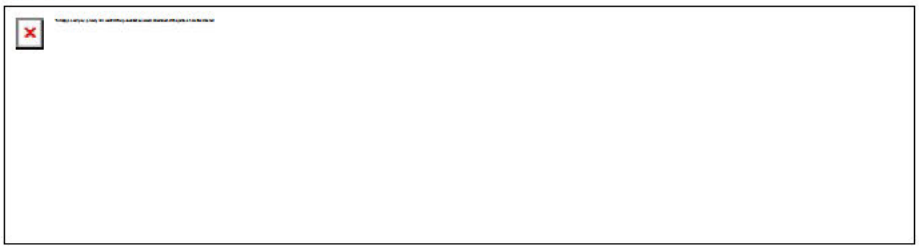

[redacted]

From: [redacted]
Sent: 30 September 2025 15:44
To: Thatcher, Aidan; Proctor, David
Cc: [redacted]
Subject: Re: Enquiry: Tyldesley warehousing development

Hi guys,

Just checking you're both okay with the final statement before it's sent out this afternoon?

A Wigan Council spokesperson, said: “Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
“We will be meeting with residents later this week to discuss the development and their concerns.”
For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties, but if residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times.
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

From: Thatcher, Aidan
Sent: Tuesday, September 30, 2025 12:40
To: [redacted] ; Proctor, David
Cc: [redacted]
Subject: RE: Enquiry: Tyldesley warehousing development
We could put in ‘local politicians’ maybe? Covers all basis.

Aidan Thatcher
Director of Place
Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN
01942 489 104
07918 223 640

www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 30 September 2025 12:39
To: Proctor, David ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Enquiry: Tyldesley warehousing development
Thanks David- just one thought, assuming Cllr Gerrard is at that meeting is it worth adding in ward councillors, just to show that they are also involved in the conversation?

Thanks

[redacted]
Wigan Council
Tel: [redacted]

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 30 September 2025 12:27
To: [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development
Thanks [redacted],
Councillors and MP Michael Wheeler (and possibly Andy Burnham) are also at the residents' meeting, but that's an unwieldy list and makes it sound political; I think it reads fine as it is just referring to residents.
On the breathing difficulties one, we don't want people to report breathing difficulties to us per se (surely they'd call 111 etc). What we want reported to us are any specific breaches of planning conditions, via our website. So could we adjust it to something like:

- We have had no reports of people experiencing breathing difficulties, but if residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times. [The page is https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Enforcement-and-breaches.aspx in case we wanted to give that].

Give me a shout if you need anything else.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 30 September 2025 12:10
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>

Cc: [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development
Got it, thanks
Slight edit:
A Wigan Council spokesperson, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
"We will be meeting with residents *(anyone else at that mtg- cllrs/Peel?)* later this week to discuss the development and their concerns."
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Ends
Thanks,
[redacted]
Wigan Council
Tel: [redacted]

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 30 September 2025 12:08
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development
Can we move away from a named person in media responses on this, and have it as a council spokesperson. [redacted].
Aidan Thatcher
Director of Place
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www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 30 September 2025 12:00
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: Enquiry: Tyldesley warehousing development

Hello,

Please find enquiry below regarding the warehousing development.

I've had a chat to [redacted] who I think has spoken to you about this David, here is a first draft of a response:

Aidan Thatcher, director for place at Wigan Council, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.

"Alongisde colleagues in our planning team, I will be meeting with representatives of nearby residents *(anyone else at that mtg- cllrs/Peel?)* later this week to discuss the development and their concerns."

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Thanks,

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]@reachplc.com>
Sent: 30 September 2025 11:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehousing development

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

Hi there, I understand that Cllr Stuart Gerrard has emailed Wigan council officers to request that a stop notice be put on the Tyldesley warehousing development as a number of families with young children are experiencing breathing difficulties.

He says: "The scale and size of the scheme are not what was presented in the original planning application, and the required bunds and screening have not been implemented in advance as stipulated."

He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.

Comment on this by 4pm today, please. If you need more time, please let me know.

[redacted]

From: Thatcher, Aidan
Sent: 30 September 2025 12:41
To: [redacted]; Proctor, David
Cc: [redacted]
Subject: RE: Enquiry: Tyldesley warehousing development

We could put in 'local politicians' maybe? Covers all basis.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
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From: [redacted]
Sent: 30 September 2025 12:39
To: Proctor, David ; Thatcher, Aidan
Cc: [redacted]
Subject: RE: Enquiry: Tyldesley warehousing development

Thanks David- just one thought, assuming Cllr Gerrard is at that meeting is it worth adding in ward councillors, just to show that they are also involved in the conversation?

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[redacted]
Wigan Council
Tel: [redacted]

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 30 September 2025 12:27
To: [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development

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Give me a shout if you need anything else.

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]@wigan.gov.uk>
Sent: 30 September 2025 12:10
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development

Got it, thanks

Slight edit:

A Wigan Council spokesperson, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
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Ends

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Tel: [redacted]

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 30 September 2025 12:08
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: Enquiry: Tyldesley warehousing development

Can we move away from a named person in media responses on this, and have it as a council spokesperson. [redacted]

Aidan Thatcher
Director of Place

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www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 30 September 2025 12:00
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: Enquiry: Tyldesley warehousing development

Hello,

Please find enquiry below regarding the warehousing development.

I've had a chat to [redacted] who I think has spoken to you about this David, here is a first draft of a response:

Aidan Thatcher, director for place at Wigan Council, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built. "Alongisde colleagues in our planning team, I will be meeting with representatives of nearby residents *(anyone else at that mtg- cllrs/Peel?)* later this week to discuss the development and their concerns."

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Thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]@reachplc.com>
Sent: 30 September 2025 11:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehousing development

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He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.

Comment on this by 4pm today, please. If you need more time, please let me know.

--
MEN, [redacted]

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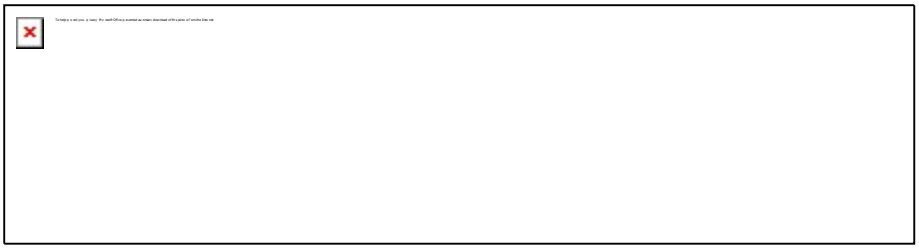

[redacted]

From: [redacted]@greatermanchester-ca.gov.uk>
Sent: 22 October 2025 13:23
To: Proctor, David
Cc: [redacted]; Thatcher, Aidan; Mckenzie-Folan, Alison
Subject: RE: Follow up query from the GM Mayor re Astley Warehouses

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Thanks very much Aidan,

Apologies for no notice of the meeting, it was organised at the very last minute, late on Thursday/Friday, the Mayor had been deliberating as to what to do for some time. As is common in these situations, we were not present at the meeting.

I will include the extra points you set out below, including amending the extract of the note accordingly (before resending to the Mayor's office), in particular to pick up your point about subsidence, but to reassure you, that has been an identified as an action from the meeting. However, I understand an action may be to contact Peel to request a meeting with the Mayor (and maybe the MP too), to discuss progress on the mitigation. It is unlikely that any officers will be invited and we may not even know it has happened until after the event, but I will say it would be good to be kept in the loop about any further meetings and I will update you if I hear anything.

Thanks again

[redacted]

[redacted] Place Directorate
[redacted]
Email [redacted]@greatermanchester-ca.gov.uk
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



From: Proctor, David
Sent: 22 October 2025 12:29
To: [redacted]
Cc: [redacted]; Aidan.Thatcher ; Mckenzie-Folan, Alison
Subject: RE: Follow up query from the GM Mayor re Astley Warehouses

Thanks [redacted]; copying Aidan and Alison in as I don't think we were aware this meeting was happening until it was referenced by a ward Councillor in a query to me yesterday.

The points in your email below are fine, a couple of extra bits:

- Q1 – we have committed to provide a response to a long list of questions compiled by the residents' group. This will be provided by the end of this week, and Michael Wheeler will be copied in. We'll send a copy to you as well.
- Property subsidence (mentioned in the note to the Mayor) – our position has been that the Council has no remit in relation to this issue and that residents need to raise any concerns through their insurance. The Council wouldn't instruct surveys.
- I'm told there were three sets of comments from GMEU, all on the website. The first provides an overview (dated 7/2/24), and the other two pick up issues identified in the first (dated 14/5/24 & 16/5/24). All three were summarised in our committee report.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 21 October 2025 18:21
To: Proctor, David
Cc: [redacted]
Subject: Follow up query from the GM Mayor re Astley Warehouses
Importance: High

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

Hello David,

I think you and [redacted] were in touch about the warehouses in Astley a few weeks ago and you kindly supplied the attached powerpoint which had been shared with your Members. We have briefed the Mayor and our CX a few times on this subject, most recently last week ahead of a meeting the Mayor had on 20th October (yesterday), with local councillors and Michael Wheeler MP (the body of that briefing note is attached for your information).

Further to that meeting, I have been asked for the following information and I propose to respond as set out under each question but, before I do, I wanted to check with you, if there is anything else I should include/be aware of? One thing it would be helpful for you to confirm is the GMEU reports, these seem to be emails, is that correct, was there nothing else?

I have sent a holding response back to the Mayor's office, to say I'm looking into this, but I will need to respond fully to them in the next day or so, so any comments you have would be appreciated asap, if possible,

1. Michael Wheeler MP would like a note on all available information regarding the warehouses do you have one to hand?
   We do not have such a note, other than the one provided to the Mayor last week. That said, I think the most appropriate document for us to supply in answer to this request is a copy of the officer report which summarises everything thoroughly. But, I have also attached a powerpoint presentation, which I understand was shared with Members and which Wigan officers agreed could be shared with local residents, so this could also be provided? It would also be worth pointing out to the MP that all the documents relating to the application can be found here: Planning Documents
2. Could we request a copy of the consultation process by Wigan Council that took place for the warehouses? The Cllrs do not believe this was followed.
   Wigan consultation process is set out in their Statement of Community Involvement: Statement of Community Involvement (September 2023) and is also governed by planning regulations.
   The consultation dates for this application are set out here: A/23/96226/MAJOR | 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
   For additional information, details of comments received are available here: A/23/96226/MAJOR | 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
   I am not aware of any evidence to suggest that the consultation was not carried out properly, no procedural challenge was brought in respect of the permission and as the note to the Mayor explains, that deadline has long since passed.
3. Do we have a copy of the report submitted by the Greater Manchester Ecology Unit? The Cllrs have requested to see it.
   There are two GMEU reports available via this link: Planning Documents (these will have been available to view by all, including planning committee members, before the application was determined at Committee)

Thanks

[redacted]

[redacted] Place Directorate
M: [redacted]
Email [redacted]@greatermanchester-ca.gov.uk

[redacted]

From: Proctor, David
Sent: 22 October 2025 12:29
To: [redacted]
Cc: [redacted]; Thatcher, Aidan; Mckenzie-Folan, Alison
Subject: RE: Follow up query from the GM Mayor re Astley Warehouses

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Regards
David

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[redacted]

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Sent: 21 October 2025 18:21
To: Proctor, David
Cc: [redacted]
Subject: Follow up query from the GM Mayor re Astley Warehouses
Importance: High

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   I am not aware of any evidence to suggest that the consultation was not carried out properly, no procedural challenge was brought in respect of the permission and as the note to the Mayor explains, that deadline has long since passed.
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   There are two GMEU reports available via this link: Planning Documents (these will have been available to view by all, including planning committee members, before the application was determined at Committee)

Thanks

[redacted]

[redacted], Place Directorate
M: [redacted]
Email [redacted]@greatermanchester-ca.gov.uk
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



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[redacted]

From: [redacted]@greatermanchester-ca.gov.uk>
Sent: 24 October 2025 10:48
To: Proctor, David
Cc: [redacted]; Thatcher, Aidan; Mckenzie-Folan, Alison
Subject: RE: Follow up query from the GM Mayor re Astley Warehouses

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Hello again

As per my voicemail earlier, I am about to provide the Mayor's office with the information below. However, we received yesterday, sight of claims in relation to the consultation (or lack thereof) on recent amendments to the plans. I am therefore including an additional bullet point explaining this is not within the Mayor's jurisdiction. Instead, if Councillors have procedural issues/concerns with how the planning consultation process has been run, they should raise these with Wigan's Monitoring Officer and/or Chief Planning Officer. This is similar to our advice in relation to their earlier request for the Mayor to undertake a review of Wigan's planning service more generally.

Finally I have been informed that it is very likely that the Mayor will be meeting with the local residents in the next week or so. Again, I am very unlikely to be at that meeting, but if I hear anything more, I will let you know and if and when you are able to share the note being sent to the residents, that would be very helpful, so that I can share it with the Mayor's office. In the meantime, it would be useful to know if one of the questions addresses consultation on the recent amendments to plans.

Thanks

[redacted]

[redacted], Place Directorate
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Email [redacted]@greatermanchester-ca.gov.uk
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



From: [redacted]
Sent: 22 October 2025 13:23
To: 'Proctor, David'
Cc: [redacted]; Aidan.Thatcher ; Mckenzie-Folan, Alison
Subject: RE: Follow up query from the GM Mayor re Astley Warehouses

Thanks very much Aidan,

Apologies for no notice of the meeting, it was organised at the very last minute, late on Thursday/Friday, the Mayor had been deliberating as to what to do for some time. As is common in these situations, we were not present at the meeting.

I will include the extra points you set out below, including amending the extract of the note accordingly (before resending to the Mayor's office), in particular to pick up your point about subsidence, but to reassure you, that has been an identified as an action from the meeting. However, I understand an action may be to contact Peel to request a meeting with the Mayor (and maybe the MP too), to discuss progress on the mitigation. It is unlikely that any officers will be invited and we may not even know it has happened until after the event, but I will say it would be good to be kept in the loop about any further meetings and I will update you if I hear anything.

Thanks again

[redacted]

[redacted], Place Directorate
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Email [redacted]@greatermanchester-ca.gov.uk
Greater Manchester Combined Authority
Tootal Buildings, 56 Oxford Street, Manchester, M1 6EU
Website: www.greatermanchester-ca.gov.uk



From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 22 October 2025 12:29
To: [redacted]@greatermanchester-ca.gov.uk>
Cc: [redacted]@greatermanchester-ca.gov.uk>; Aidan.Thatcher <Aidan.Thatcher@wigan.gov.uk>; Mckenzie-Folan, Alison <a.mckenzie-folan@wigan.gov.uk>
Subject: RE: Follow up query from the GM Mayor re Astley Warehouses

Thanks [redacted]; copying Aidan and Alison in as I don't think we were aware this meeting was happening until it was referenced by a ward Councillor in a query to me yesterday.

The points in your email below are fine, a couple of extra bits:

- Q1 – we have committed to provide a response to a long list of questions compiled by the residents' group. This will be provided by the end of this week, and Michael Wheeler will be copied in. We'll send a copy to you as well.

- Property subsidence (mentioned in the note to the Mayor) – our position has been that the Council has no remit in relation to this issue and that residents need to raise any concerns through their insurance. The Council wouldn't instruct surveys.
- I'm told there were three sets of comments from GMEU, all on the website. The first provides an overview (dated 7/2/24), and the other two pick up issues identified in the first (dated 14/5/24 & 16/5/24). All three were summarised in our committee report.

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
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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@greatermanchester-ca.gov.uk>
Sent: 21 October 2025 18:21
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@greatermanchester-ca.gov.uk>
Subject: Follow up query from the GM Mayor re Astley Warehouses
Importance: High

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

Hello David,

I think you and [redacted] were in touch about the warehouses in Astley a few weeks ago and you kindly supplied the attached powerpoint which had been shared with your Members. We have briefed the Mayor and our CX a few times on this subject, most recently last week ahead of a meeting the Mayor had on 20th October (yesterday), with local councillors and Michael Wheeler MP (the body of that briefing note is attached for your information).

Further to that meeting, I have been asked for the following information and I propose to respond as set out under each question but, before I do, I wanted to check with you, if there is anything else I should include/be aware of? One thing it would be helpful for you to confirm is the GMEU reports, these seem to be emails, is that correct, was there nothing else?

I have sent a holding response back to the Mayor's office, to say I'm looking into this, but I will need to respond fully to them in the next day or so, so any comments you have would be appreciated asap, if possible,

1. Michael Wheeler MP would like a note on all available information regarding the warehouses do you have one to hand?
   We do not have such a note, other than the one provided to the Mayor last week. That said, I think the most appropriate document for us to supply in answer to this request is a copy of the officer report which summarises everything thoroughly. But, I have also attached a powerpoint presentation, which I understand was shared with Members and which Wigan officers agreed could be shared with local residents, so this could also be provided? It would also be worth pointing out to the MP that all the documents relating to the application can be found here: Planning Documents
2. Could we request a copy of the consultation process by Wigan Council that took place for the warehouses? The Cllrs do not believe this was followed.
   Wigan consultation process is set out in their Statement of Community Involvement: Statement of Community Involvement (September 2023) and is also governed by planning regulations.
   The consultation dates for this application are set out here: A/23/96226/MAJOR | 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
   For additional information, details of comments received are available here: A/23/96226/MAJOR | 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
   I am not aware of any evidence to suggest that the consultation was not carried out properly, no procedural challenge was brought in respect of the permission and as the note to the Mayor explains, that deadline has long since passed.
3. Do we have a copy of the report submitted by the Greater Manchester Ecology Unit? The Cllrs have requested to see it.
   There are two GMEU reports available via this link: Planning Documents (these will have been available to view by all, including planning committee members, before the application was determined at Committee)

Thanks

[redacted]

[redacted] Place Directorate

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Website: www.greatermanchester-ca.gov.uk

[redacted]

From: Thatcher, Aidan
Sent: 05 September 2025 07:56
To: [redacted]
Cc: Proctor, David
Subject: RE: GB News: Warehouses

Thanks both – [redacted], I'm content with the additions Alison has made. I agree the clarification re number of representations is important.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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From: [redacted]
Sent: 04 September 2025 16:54
To: [redacted]
Cc: Thatcher, Aidan ; Proctor, David
Subject: RE: GB News: Warehouses

Hi [redacted]
I would suggest providing both figures (see below) so we don't appear to contradict the figure in the committee report.
I've also added in that the objections were fully considered but appreciate we might prefer to leave this for the more detailed briefing.

Kind regards

[redacted]

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

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From: [redacted]@wigan.gov.uk>
Sent: 04 September 2025 16:29
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: GB News: Warehouses

Hello,

Just sharing the GB News enquiry:
I'm just reaching out as am hoping to obtain a comment regarding the Astley Business Park plans/ building work. I know there's been a lot of speculation and coverage both online and in the news, but was just wondering if it might be possible to interview someone from the council about this? Would be looking to do this on Friday afternoon if so! If not, could you please provide a statement responding to the following: - why was planning permission given? - what are you doing to support those residents who say their lives have been affected and are concerned about ever selling their homes?

Are you happy if I send the extended version of our response?
Alison – just confirming this is accurate? I know the report says 70 representations, but if it was 104 from individual people that's what I've used in the below if that's OK.

Aidan Thatcher, director for place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

For context:

- *This land has been allocated as employment land since 2006*
- *The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.*
- *The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.*
- *The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100*

individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.

- *The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.*

Thanks,

[redacted]

[redacted]
Wigan Council
[redacted]

>><<



[redacted]

From: [redacted]
Sent: 03 September 2025 09:32
To: Thatcher, Aidan; Proctor, David
Cc: [redacted]
Subject: RE: ITV This Morning: Warehousing

Thanks Aidan

[redacted] is aware and has been in a couple of email chains

I did discuss with [redacted] yesterday if we needed to expand the statement to include details about responses to the planning application etc, but I'm not sure it would make much difference to the coverage.

Happy to jump on a call

Thanks

[redacted]
Wigan Council
[redacted]

From: Thatcher, Aidan
Sent: 03 September 2025 09:30
To: [redacted] ; Proctor, David
Subject: RE: ITV This Morning: Warehousing

Again, I'd say yes for now due to the limited time constraints.

Do we need to group, David, [redacted], you and I on this? As its getting a bit out of hand.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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[redacted]

From: Thatcher, Aidan
Sent: 24 October 2025 11:48
To: Greenwood, Lewis; [redacted]; Proctor, David; [redacted]; Mckenzie-Folan, Alison
Cc: [redacted]
Subject: RE: Letter
Attachments: Astley BP Council response WITH TC ATcomments.docx; 96226 neighbour report.docx

Importance: High

Hi all

Hopefully this is the final draft – everyone has now inputted.

I've kept track changes on, so you can see my amendments in blue.

Can you please all let [redacted] and I know that you are content with the content, so we can get this out ASAP. We'll send by email as PDF attachments.

I've also attached the list of 99 properties who were consulted, as this is referenced in the letter.

[redacted] – how are we dealing with getting this published and the press response when we inevitably get this in?

Thanks all for the help and support in pulling this together.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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From: Thatcher, Aidan
Sent: 24 October 2025 10:41
To: Greenwood, Lewis ; [redacted] ; Proctor, David ; [redacted] ; Mckenzie-Folan, Alison
Cc: [redacted]
Subject: RE: Letter

Thanks for this, I'm just going to go through it all too. Will circulate when done.

[redacted] is on standby to send it out once agreed – this has to go out by the end of today.

We are also responding to all the reminder emails from Cllrs, MPs and the residents that we have received.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

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07918 223 640

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From: Greenwood, Lewis <Lewis.Greenwood@wigan.gov.uk>
Sent: 23 October 2025 20:15
To: [redacted]@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: RE: Letter

Thanks so much [redacted] for this. I've attached a version with a few suggested amendments and a couple of questions I think we need to check and amend responses if we are ok with the questions I've posed. One is around formal PC minutes and one on parking permit only requests.

Around tomorrow to chat through any queries or further amends if helpful.

Many thanks
Lewis

Lewis Greenwood
Assistant Director Policy and Strategy

Wigan Council
Town Hall, Library Street, Wigan, WN1 1YN

Tel: 07880161645

From: [redacted]@wigan.gov.uk>
Sent: 23 October 2025 15:48
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Greenwood, Lewis <Lewis.Greenwood@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: Letter

Afternoon all

Following our discussion earlier I have drafted the letter attached.

Grateful for any feedback or comments.

I am on leave tomorrow but will keep an eye on emails.

[redacted]

[redacted] **Communications and Public Relations**
Customer Transformation, Wigan Council

[redacted]

>><<

[redacted]

From: [redacted]@rtpi.org.uk>
Sent: 21 October 2025 14:18
To: Proctor, David
Cc: Thatcher, Aidan
Subject: RE: Mediation / dispute resolution

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Hi David,

I am well thank you and hope you are too.

Thanks for running this by us and I'm not sure of the answer off the top of my head tbh. So, I've emailed my colleague at Planning Aid England and will revert back when they respond.

Interestingly, I've had quite a few conversations recently about this issue, where opposing residents groups become abusive and aggressive to Planners and it really is something that needs to be addressed. We've been discussing some kind of event to talk about the safety and handling of such situations. If you have any thoughts on this, please do share them with us.

Will come back re Planning Aid support.

Kind regards

[redacted]

+44 [redacted]
[redacted]@rtpi.org.uk
www.rtpi.org.uk

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From: Proctor, David
Sent: 21 October 2025 13:34
To: [redacted]
Cc: Thatcher, Aidan
Subject: Mediation / dispute resolution

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Hi [redacted],

Hope you're well.

We're trying to identify organisations or individuals that might be able to mediate / act as an independent interface between the Council and a residents' group, who are vehemently opposed to a development that the Council has granted planning permission for. The development in question is a warehouse development in Astley – you might have seen it in the news:
https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o

We've thought about whether Planning Aid would be a route but this seems a very tall ask for volunteers, so we were wondering if you could suggest anyone who might be able to do this on a more professional footing, or signpost us to any other bodies to ask?

Any pointers would be much appreciated. I'm happy for this email to be forwarded on if you need to seek wider views in the RTPI.

Thanks in advance
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]@rtpi.org.uk>
Sent: 22 October 2025 13:17
To: Proctor, David
Cc: Thatcher, Aidan
Subject: RE: Mediation / dispute resolution

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Hi David,

Planning Aid have come back to me to say that this isn't something that they would get involved with, however, have suggested that you contact PEBA or Advocate to see if there's someone willing to act as mediator.

Hope this helps.

Kind regards

[redacted]

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From: Proctor, David
Sent: 21 October 2025 13:34
To: [redacted]
Cc: Thatcher, Aidan
Subject: Mediation / dispute resolution

External Email: Do not click links or open attachments unless you recognise the sender.

Hi [redacted],

Hope you're well.

We're trying to identify organisations or individuals that might be able to mediate / act as an independent interface between the Council and a residents' group, who are vehemently opposed to a development that the Council has granted planning permission for. The development in question is a warehouse development in Astley – you might have seen it in the news:
https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o

We've thought about whether Planning Aid would be a route but this seems a very tall ask for volunteers, so we were wondering if you could suggest anyone who might be able to do this on a more professional footing, or signpost us to any other bodies to ask?

Any pointers would be much appreciated. I'm happy for this email to be forwarded on if you need to seek wider views in the RTPI.

Thanks in advance
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: 13 October 2025 13:47
To: Davies, Janet (Solicitors); [redacted]; Johnston, Sarah; Thatcher, Aidan; Mckenzie-Folan, Alison; [redacted]
Subject: RE: Planning Committee Formal Complaint
Attachments: 96226 Land at Astley Park Way.pptx

Hi Janet,

Thanks for this. The officer's presentation to Committee is attached, and the link here: https://democracy.wigan.gov.uk/documents/g5625/Public%20reports%20pack%2011th-Jun-2024%2014.00%20Planning%20Committee.pdf?T=10&a=1 is to the main Committee report (item 5c).

Catch up later.

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: Davies, Janet (Solicitors)
Sent: 13 October 2025 11:13
To: [redacted] ; Proctor, David ; Johnston, Sarah
Subject: FW: Planning Committee Formal Complaint

Hello
Just sharing this before we meet this afternoon so we can discuss this alongside the other matters .

Janet Davies
Assistant Director – Legal,Governance and Elections
Monitoring Officer
Legal, Governance and Elections Division
Resources and Legal Directorate
Wigan Council
PO BOX 100
WN1 3DS for postal correspondence (WN1 1YN for meetings)
Mobile: 07775228018

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From: [redacted] (Resources) [redacted]@wigan.gov.uk>
Sent: 10 October 2025 17:10
To: Davies, Janet (Solicitors) <Janet.Davies@wigan.gov.uk>
Subject: FW: Planning Committee Formal Complaint

Hi Janet

Can you please draft a response for Alison in relation to this formal complaint.

Kind regards

[redacted]

[redacted]
Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

Senior Management Support Team – Strategy and Innovation Directorate
Wigan Council
Town Hall
Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: 10 October 2025 16:56
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Cc: Watson, James CLLR <James.Watson@wigan.gov.uk>; Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Whyte, Tony (Councillor) <T.Whyte@wigan.gov.uk>; O'Bern, Maureen

CLLR <M.Obern1@wigan.gov.uk>; Hodgkinson, Jamie CLLR <Jamie.Hodgkinson@wigan.gov.uk>
Subject: Planning Committee Formal Complaint

Hi Alison

I write to you to express my concerns regarding the planning committee's conduct and process in relation to a planning application approved in June 2024, which has since attracted local and national media attention.

While I recognise that all legal procedures were followed by the Local Planning Authority and the Planning Officer, I have serious concerns about the functioning of the planning committee itself.

1) Understanding of Application Details During a meeting with the Mayor of Greater Manchester, ward colleagues, and councillors from Astley, it was raised by an Astley councillor that one of the planning committee members did not realise how tall the warehouses were. The councillor suggested that, had they understood the height, they would have objected. My concern is how a committee member could be unaware of the scale of the development when the officer's report and the verbal presentation clearly set out these dimensions. This raises the question of whether the member read the documents provided, and whether there may be complacency in evaluating material facts. Such complacency is a serious issue given the potential impact of the decision.

2) Conduct and Professionalism During Meetings It has been reported that certain members of the committee are not fully attentive during proceedings; some are described as falling asleep, arriving late, or not listening when the committee is in progress. This behaviour is unprofessional and undermines public confidence in the decision-making process. Given these points, I request that the matter be taken seriously and that an internal review be carried out to assess: The level of preparation and engagement of planning committee members with the documentation provided for the application. The overall conduct of committee meetings, including punctuality, attentiveness, and adherence to appropriate procedural standards. Any need for additional training or guidance to ensure robust, transparent, and accountable decision-making.

I appreciate your attention to these concerns and look forward to a formal response detailing any steps planned or taken in response to this inquiry.

Best regards,
Councilor James Fish
Tyldesley and Mosley Common

Sent from Outlook for Android
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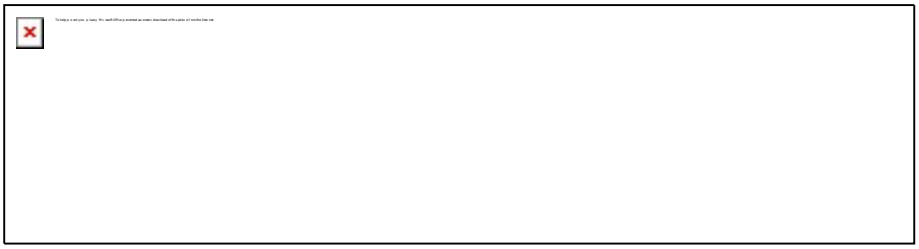

[redacted]

From: Thatcher, Aidan
Sent: 08 October 2025 09:28
To: [redacted] (Resources); Proctor, David
Subject: RE: PLP development Astley

Are you ok to pick up please David?

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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-----Original Message-----
From: [redacted] (Resources) [redacted]@wigan.gov.uk>
Sent: 08 October 2025 09:17
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: PLP development Astley

Hi Aidan and David

Please see email from [redacted] regarding the above development.

Alison responded to [redacted]s original email confirming that a meeting was being arranged. Can you please respond to Charlotte's email requesting further information.

Kind regards

[redacted]

[redacted]
Executive Assistant to Alison Mckenzie-Folan OBE Chief Executive of Wigan Council and Place Lead for Health and Care Integration (Wigan), NHS Greater Manchester Integrated Care

Senior Management Support Team – Strategy and Innovation Directorate Wigan Council Town Hall Library Street
Wigan
WN1 1YN

Telephone: [redacted]

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-----Original Message-----
From: [redacted]@outlook.com>
Sent: 08 October 2025 09:07
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
Subject: Re: PLP development Astley

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Alison, can you please share when this is?

Cladding and toxic materials (very easily picked up by children) landed in my garden over on the redrow estate. This meant it has had to travel past the local primary school. It’s a matter of time until the council has blood on its hands. Do the right thing please!

[redacted]
Sent from my iPhone

> On 19 Sep 2025, at 14:56, Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk> wrote:
>
> Dear[redacted]
>
> Thank you for your recent email regarding your concerns about the above development.
>
> I would like to confirm that a meeting is being arranged for the residents steering group, councillors, MP and officers from the Council.
>
> Kind regards
>
>
> Alison
>
> Alison Mckenzie-Folan OBE
> Chief Executive of Wigan Council and

> Place Lead for Health and Care Integration (Wigan), NHS Greater
> Manchester Integrated Care
>
>
> -----Original Message-----
> From: [redacted]@outlook.com>
> Sent: 15 September 2025 22:55
> To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>
> Subject: PLP development Astley
>
> [You don't often get email from [redacted]@outlook.com. Learn
> why this is important at https://aka.ms/LearnAboutSenderIdentification
>]
>
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> attachments and actioning requests. Think Before you Click
>
>
>
> Hi Alison
>
> I'm emailing to request your assistance in reviewing the processes and decisions made in granting planning permission for the above development.
>
> Residents lives have been ruined here, as a result of decisions made by the council. It is a matter of time before children at the school, a stones throw away, are fatally injured as a result of the close proximity. Cladding flying over the playground in high winds, wagons and lorrys on routes that were not intended for such traffic.
>
> I urge you to meet with the residents and review this decision ASAP. The locals want an inquest and will be contacting panorama to investigate this issue further.
>
> I look forward to hearing from you around how we can make this stop.
>
> Kind regards
> [redacted]
> Sent from my iPhone
>
>>> <<
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> .wigan.gov.uk%2Fpub%2Femailsignature%2Ffooter.png&data=05%7C02%7CAidan
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> _____
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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.
>

[redacted]

From: Thatcher, Aidan
Sent: 18 September 2025 08:55
To: Proctor, David
Subject: RE: PLP development.

Agreed, so we'll do the virtual first and consider we might need to do the in person following this.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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-----Original Message-----
From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 18 September 2025 08:40
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: RE: PLP development.

OK thanks. If we go out at present they'll have press, [redacted], etc etc.

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
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-----Original Message-----
From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 18 September 2025 08:37
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: PLP development.

Yes lets offer virtual still, but we might have to go out there I guess. Maybe then we could bring Alison?

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
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-----Original Message-----
From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 17 September 2025 16:31
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: FW: PLP development.

FYI, I still think we offer a virtual meeting but let's see what Alison wants to do.

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
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-----Original Message-----
From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 17 September 2025 16:02
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: PLP development.

See below

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

-----Original Message-----
From: [redacted]@btinternet.com>
Sent: 17 September 2025 12:43
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [redacted]@gmail.com>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Michael.wheeler.mp@parlement.uk; [redacted]@reachplc.com; [redacted]@gmail.com>
Subject: PLP development.

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Dear Councillor Roberts.
I have been copied into David Proctor's email where he states he's looking at coordinating diaries presumably to arrange a meeting with the residents.
Can you please inform him that after contacting the steering group , which is representative of all affected residents, that we have no intention of attending a meeting at the council offices if that is his intention.
The residents will only be satisfied if he walks around the affected areas and witnesses first hand the full impact and reality on people's houses that this decision has caused. After this we are more than willing to sit and meet at a suitable venue. Garrett Hall School or Holly Family School has been suggested.
Withington regards
[redacted]
On behalf of the Astley and Mosely common group against the warehouses.

[redacted]

From: Thatcher, Aidan
Sent: 18 September 2025 08:37
To: Proctor, David
Subject: RE: PLP development.

Yes lets offer virtual still, but we might have to go out there I guess. Maybe then we could bring Alison?

Aidan Thatcher
Director of Place

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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
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To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: FW: PLP development.

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Christine Roberts
Councillor for Astley
07931 308348

-----Original Message-----
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Sent: 17 September 2025 12:43
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [redacted]@gmail.com>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Michael.wheeler.mp@parlement.uk; [redacted]@reachplc.com; [redacted]@gmail.com>
Subject: PLP development.

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Dear Councillor Roberts.
I have been copied into David Proctor's email where he states he's looking at coordinating diaries presumably to arrange a meeting with the residents.
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On behalf of the Astley and Mosely common group against the warehouses.
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[redacted]

From: Proctor, David
Sent: 04 September 2025 09:54
To: Eastoe, Jess CLLR; Thatcher, Aidan
Subject: RE: PLP industrial site

Councillor Eastoe, my PA will come back to you later this morning with a time for a Teams meeting, for Monday if that works. This will be separate briefings one immediately after the other for you and Cllr Marshall, and then Cllr Fish.

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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Eastoe, Jess CLLR
Sent: 03 September 2025 21:44
To: Thatcher, Aidan
Cc: Proctor, David
Subject: Re: PLP industrial site

Ok. I'll look out for emails about it.
Myself and Joanne Marshall would like to request a meeting too without, asap.

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

Please note that I have a full time job in addition to my councillor role, so replies maybe slower than expected.
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From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: Wednesday, September 3, 2025 3:40:06 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>

Cc: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: RE: PLP industrial site

Dear Cllr Eastoe

We have so much going on with this site, due to the national press interest, that we will be able to respond more quickly than that, but its just so there is a record of the request and the response that we'll channel it through the ME system.

Many thanks

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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From: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Sent: 03 September 2025 10:56
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Re: PLP industrial site

Thanks, I'm not entirely sure it can wait for 2 weeks so can we try and get answers pretty quickly.

Have you managed to catch "this morning" earlier on?

Jess

Kind regards,
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(She/her)
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From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: Wednesday, September 3, 2025 8:32:38 AM

To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: RE: PLP industrial site

Dear Cllr Eastoe

Many thanks for the email. I'll get this added to the ME system and we'll get a response to you on the issues raised.

Aidan Thatcher
Director of Place

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From: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Sent: 03 September 2025 08:13
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: PLP industrial site

Hi Aidan

I am really concerned about the scale of the industrial site on Astley Business park. I'm concerned the trees won't have the effect you're looking for due to how large and tall the buildings are, and how close they are to some of the houses.
What's most concerning is the damage that's been done to people's houses. When we had the first heatwave the dust was across Tyldesley and Astley.
I also had to ask for vibration equipment for the houses near by - and the council so called went to the site about the two issues.
Amongst the press releases you'll see a few houses have big cracks on their house and flooring has cracked.

What can be done about this?
Are PLP and/or the council going to fix the damaged to houses or offer compensation?

I understand the route of insurances, but surely if this build was an appropriate distance away this wouldn't happen in the first place.
I don't think residents are taken seriously enough within this planning approval - and I'm disappointed in the lack of consultation considering how close it is.
I gather the planning permission on acknowledged its connections to the rest of the business park on Chaddock Lane and failed to make appropriate measures or care about the houses on the other side, just a few feet away.

What is going to be done to mitigate the issues?

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(She/her)
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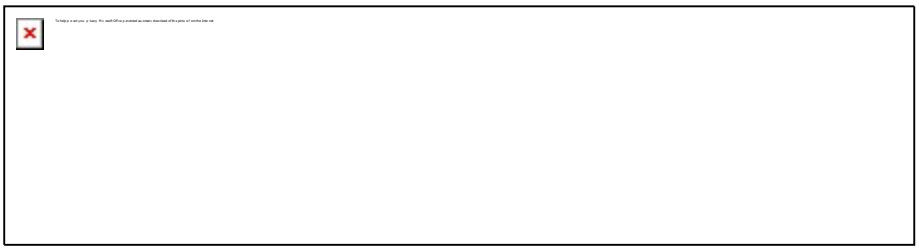

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[redacted]

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 24 October 2025 09:22
To: Proctor, David
Cc: Thatcher, Aidan; Mckenzie-Folan, Alison; Michael WHEELER; [redacted]@parliament.uk; Eastoe, Jess CLLR; Roberts, Christine CLLR
Subject: Re: Questions from Astley Action Group

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Hi David,

We hope you've had a good two weeks since we last heard from you on email.

As today is the deadline you gave yourself to respond to our questions (and let us know a date for site visit meeting), could you please either send over those responses, or let us know what time today you'll be sending them.

Thanks,
Astley Warehouse Action Group

On 13 Oct 2025, at 15:08, Proctor, David wrote:

Hello,
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We will provide the response no later than Friday 24th October.
Thank you again for getting in touch.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Astley Action Group
Sent: 13 October 2025 10:03
To: Thatcher, Aidan ; Proctor, David
Cc: Mckenzie-Folan, Alison ; Michael WHEELER ; [redacted]@parliament.uk; Eastoe, Jess CLLR ; Roberts, Christine CLLR ; j.fish@wigan.gov.uk
Subject: Re: Questions from Astley Action Group

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As a public body, the Council may be required to disclose this email or any response to

[redacted]

From: WHEELER, Michael (MP) <michael.wheeler.mp@parliament.uk>
Sent: 24 October 2025 09:14
To: Eastoe, Jess CLLR; Proctor, David
Cc: Thatcher, Aidan; Mckenzie-Folan, Alison; WHEELER, Michael (MP)
Subject: Re: Questions from Astley Action Group

You don't often get email from michael.wheeler.mp@parliament.uk. Learn why this is important

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Hi all

Many thanks Jess, I had intended to send a reminder over today.

Michael is also waiting for a response to his separate enquiries, made after the last meeting.

Kind regards

[redacted]

[redacted]
Member of Parliament for Worsley & Eccles
Constituency Office: Suite 10, Moorfield House, 2a Moorside Road, Swinton, M27 0EW
T: [redacted]@parliament.uk

From: Eastoe, Jess CLLR
Sent: Thursday, October 23, 2025 6:49 PM
To: Proctor, David
Cc: Thatcher, Aidan ; Mckenzie-Folan, Alison ; WHEELER, Michael (MP) ; [redacted]
Subject: Re: Questions from Astley Action Group

Hi
Just a reminder but your deadline date is tomorrow to answer the questions the steering group have asked.
If you need anything give me a ring.

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

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From: Astley Action Group
Sent: Monday, October 13, 2025 4:39:49 PM
To: Proctor, David
Cc: Thatcher, Aidan ; Mckenzie-Folan, Alison ; Michael WHEELER ; [redacted]@parliament.uk ; Eastoe, Jess CLLR ; Roberts, Christine CLLR
Subject: Re: Questions from Astley Action Group

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David,

It's disappointing to hear that while others cc'd into the email did receive it, that both yourself and Aidan did not.

We appreciate that you want to take the time to review the questions, but we hope you will prioritise our concerns given the daily impact the warehouses are having on our community and will respond well in advance of the deadline you have added.

Please let us know suitable dates for a meeting at the construction site.

In addition, we note you have updated the CEMP for the construction site, including 'loud radios not to be played', and yet they are still not following them. Please find attached video which shows radios being played by the builders this afternoon, which breaches the latest measures you have put in place.

Thanks,
Astley Warehouse Action Group

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> We will provide the response no later than Friday 24th October.
> Thank you again for getting in touch.
> 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
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Sent: 13 October 2025 10:03
To: Thatcher, Aidan ; Proctor, David
Cc: Mckenzie-Folan, Alison ; Michael WHEELER ; [redacted]@parliament.uk; Eastoe, Jess CLLR ; Roberts, Christine CLLR ; j.fish@wigan.gov.uk
Subject: Re: Questions from Astley Action Group

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[redacted]

From: Eastoe, Jess CLLR
Sent: 23 October 2025 18:50
To: Proctor, David
Cc: Thatcher, Aidan; Mckenzie-Folan, Alison; Michael WHEELER; [redacted]@parliament.uk
Subject: Re: Questions from Astley Action Group

Hi
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Cc: Thatcher, Aidan ; Mckenzie-Folan, Alison ; Michael WHEELER ; [redacted]@parliament.uk ; Eastoe, Jess CLLR ; Roberts, Christine CLLR
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This footnote also confirms that this email has been swept for the presence of computer viruses.

[redacted]

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 13 October 2025 16:40
To: Proctor, David
Cc: Thatcher, Aidan; Mckenzie-Folan, Alison; Michael WHEELER; [redacted]@parliament.uk; Eastoe, Jess CLLR; Roberts, Christine CLLR
Subject: Re: Questions from Astley Action Group
Attachments: Video.mov

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[redacted]

From: Eastoe, Jess CLLR
Sent: 13 October 2025 15:59
To: Proctor, David; Astley Action Group; Thatcher, Aidan
Cc: Mckenzie-Folan, Alison; Michael WHEELER; [redacted]@parliament.uk; Roberts, Christine CLLR; Fish, James (Councillor)
Subject: Re: Questions from Astley Action Group

You are copied into the email sent on the 7th.

Kind regards,
Councillor Jess Eastoe
(She/her)
Tyldesley & Mosley Common ward

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> As requested, please find attached outstanding questions from the Astley Action Group.
>
> There's a request, amongst the list of questions, for you both to meet a selected group at the development on Wednesday 15th October.
>
> Please acknowledge receipt of this email and let us know a timeframe in which you will seek to answer the questions.
>
> Thanks,
> Astley Action Group

>><<



[redacted]

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 13 October 2025 10:03
To: Thatcher, Aidan; Proctor, David
Cc: Mckenzie-Folan, Alison; Michael WHEELER; [redacted]@parliament.uk; Eastoe, Jess CLLR; Roberts, Christine CLLR; j.fish@wigan.gov.uk
Subject: Re: Questions from Astley Action Group
Attachments: Action Group Questions To Wigan Council.pdf

You don't often get email from astleyactiongroup@gmail.com. Learn why this is important

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Aidan and David,

Last week (7th October) we sent over the below email with a list of questions, a proposal to meet at the construction site on Wednesday this week and a request that you let us know that you have received the email.

We haven't had a response as yet, so we're checking that the email has been received and is being looked at?

Thanks,
Astley Warehouse Action Group

> On 7 Oct 2025, at 21:22, Astley Action Group wrote:
>
> Aidan and David,
>
> Thanks for the meeting with us on Thursday.
>
> As requested, please find attached outstanding questions from the Astley Action Group.
>
> There's a request, amongst the list of questions, for you both to meet a selected group at the development on Wednesday 15th October.
>
> Please acknowledge receipt of this email and let us know a timeframe in which you will seek to answer the questions.
>
> Thanks,
> Astley Action Group

Questions for Wigan Council

• You told residents that you 'followed the process'. Do you accept that following process is not the same as following good practice?
• What lessons have you taken from how this application has affected trust in Wigan Council?
• Can you explain how you have come to the conclusion that you carried out an extensive local community consultation?
• Can you give a concise overview of what has happened on this application, what's outstanding, and what the next 12 months look like, including enforcement and monitoring?

• Who quality-assured and signed off the officer report before it went to committee? Who reviewed it and when. Please provide evidence of what was discussed during those reviews.
• Do you accept that the officer's report under-represented the scale and impact on homes and the school?
• Councillors depend on the officer's report, but public objections made up just 3.5% of that report. The evidence and real-life impact (94 objections on average 500 words long) were sterilised into a few bullet points. Does Wigan Council accept that this distorted the balance of information before the vote or are councillors expected to read 55,000 words of objection on the portal before the hearing in addition to the officers report?
• Were the planning drawings submitted before or after the planning officer attended the site. If the drawings were submitted before the site visit did the planning officer not notice the drawings were incorrect as houses were missing? If the drawings were submitted after the site visit did the planning officer make reference to this with the applicant to rectify the issue?
• Do you accept that housing being missing on planning maps within metres of the warehouse is a critical error?
• Was a video of the site shown to the committee. Did this indicate the height of the structures?

• What timeframe did the committee receive to review the application? How many other applications had to be reviewed in that time?
• You appear to have the view that the development is 'on-balance acceptable'. Why was the clear harm to the community not given enough consideration and what threshold would not have been acceptable?
• Research shows that warehouses of the scale you have approved create far fewer jobs per square metre (often one job per 130–150 m²), compared with smaller industrial units that generate up to five times more employment density. Was this considered when approving the 18 metre structure?
• What volume are the warehouses compared to the volume of those proposed in 2017.

• What negotiations took place between the planning officer and PLP to reduce the height, footprint or orientation of buildings prior to submitting plans to the public to ease the impact on the community? If none, why not?
• You stated there were 'iterations of plans' between public planning submission and the council decision meeting. What changes have improved the outcome for residents?

• Why was the industrial element of the 2017 outline plan allowed to lapse?
• Once the 2017 residential element was dispatched, why was the new full planning application of 2023 so unsympathetic and incongruous to the houses? What changed?
• Is Wigan Council aware of any motivation to let the industrial unit plans lapse to ensure the new surrounding houses were purchased at a high market value?

• Why was no Environmental Impact Assessment or LVIA required on a development within a few metres of so many homes and a school? Who made that decision, and how did you come to that decision?
• Why were drawings accepted that omitted existing homes? Was that error disclosed to the committee before the vote given it impacted on the reality of the plans? (Many public objections raised this issue and even those comments were misrepresented in the officer's report).
• Do you feel enough was done to educate the committee on the impact of the warehouses prior to their vote?

• Please provide the notification list, addresses, distances, and dates sent of the planning notifications. Was the school formally consulted?
• You said you followed legislation, do you agree that good practice required in-person engagement with affected residents?
• What provisions were made to ensure that blind, disabled, and elderly residents were properly informed about the development. Given the limited public notifications, it's important to know whether the council made any effort to make the consultation accessible to everyone in our community.
• If you say 99 letters were sent, and 94 objections submitted (a 95% rate of letters v objections), many citing clear errors in plans and seek further information - why did the planning officer who collated them not pick up on the errors / key issues / impact?
• Why were 70 objections reported when there were 94 objections + 2 neutral.
• Has Wigan Council communicated with or offered guidance to Garrett Hall School's employees in any way, relating to the Warehouse's development plans or external communications.

• Please provide details and dates of visits made to the site by the planning officer, any other council officials, prior to the planning permission being proposed.
• What criteria were used for the councillors to not hold a site visit? Did any member propose one? Given the knowledge and potential impact in the area, why did the planning officer or those signing it off not advice the Chair of the committee to recommend a site visit?
• Given councillors could not rely on first-hand context, is it possible they lacked a full understanding of scale and proximity?
• 2 Independent councillors objected, the remaining Labour councillors approved it. Were the Labour Councillors on the committee advised or whipped in any way to approve this development?

• Approved planning documents show 3-4m bunds, but residents report large gaps in bunds and a significant height difference in many places. Please provide details of the current plan with bunds. When will you complete an as-built survey and certify compliance?

• Given the clear impact that now exists within the community, what will Wigan Council do to compromise and find a solution to win back the trust of the community they represent?
• Current landscaping plans show that many of the trees planted will be much smaller when planted. What will be in place to ensure the community is protected from the visual, light, sound and pollutants in the 20-50 years it takes for those trees to grow?
• Many of the trees detailed are deciduous species, meaning they will have no leaves for 6 months of the year. Has the impact of this been considered?
• Does the proposed planting plan show rates of growth as trees planted on bunds take longer to get established because of water running off making growing conditions drier and therefore slowing growth? How long would it take for the trees to reach say ten metres in height?
• Does the landscaping plan require replanting of any failed trees and at what height?

• What enforcement has taken place by Wigan Council since building has commenced and when?
• What action has been / continues to be taken on dust control and water supply? Who is monitoring and how often?
• You said officers visited 'multiple times'. Please provide that site-visit log with dates and findings.

• What is the status of fire strategy and hydrant provision? Will occupation be prevented until GMFRS confirm compliance?
• The Fire Site Boundary Plans was drawn in 2021, but consultation with the Fire Service didn't start until 8th September 2025. Nearly four years later, by which time the warehouse structures were already built. GMFRS only have 15 working days to respond. These warehouses are dangerously close to our homes and the junior school, if a fire like the Cannock warehouse fire in May 2024 happened here, the consequences could be catastrophic. Can you explain this late consultation, do you accept responsibility for this late consultation, and do you recognise the danger it poses if a fire was to break out?
• Has United Utilities confirmed firefighting flows won't affect residential supply? Please publish the correspondence.

• You have permitted 24/7 operations and lighting. What reassurances will you give to the community that this will not impact their quality of life given the details provided about bunding and landscaping above?
• Will you require PLP to route HGVs via the A580 only and publish a routing plan?
• Will you implement parking permits on the residential streets surrounding the Business Park to prevent parking issues?

• How much weight did officers give to land-value or 'council revenue' versus community impact?
• Why was biodiversity offset money spent away from Astley? Will you review that allocation?
• How Bedford Colliery was chosen as the recipient?

• Given Bedford Colliery closed in the 1960's and the residents near to Green Lane couldn't tell us where Bedford Colliery was, please detail the specific area that will benefit of this biodiversity funding.

• Will you commission an independent review of this application's handling and publish it?
• If material errors are found, will you add conditions or pursue revocation if necessary?
• Will you co-operate fully with the Ombudsman and pause sign-offs pending outcome?

• Will you commit that no unit can be occupied until an independent 'as-built' compliance pack is verified?
• Will you fund independent air and noise monitoring at the nearest homes and school for 12 months and publish the results?
• Will you attend an on-site walkabout on Wednesday 15th October with residents and agencies to agree mitigations?
• Given the distress and evident harm caused to the community, will you issue a public apology and commit to training for officers, supervisors and committee members?
• Will you provide compensation to the residents affected by this development which has been built as a direct result of Wigan Council's approval.

• You said this decision 'followed the process'. But residents live in shadow with no empathy or support from Wigan Council. Do you still stand by your belief that this decision was the correct one?

[redacted]

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 24 October 2025 09:29
To: Proctor, David; Thatcher, Aidan
Cc: Mckenzie-Folan, Alison; Michael WHEELER; [redacted]@parliament.uk; Eastoe, Jess CLLR; Roberts, Christine CLLR; Ashurst, Kate
Subject: Re: Questions from Astley Action Group

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Aidan,

We have just received an out of office for David Proctor returning 3rd November.

Can you please confirm that you will be handling this response today in his absence?

Thanks,
Astley Warehouse Action Group

> On 24 Oct 2025, at 09:21, Astley Action Group wrote:
>
> Hi David,
>
> We hope you've had a good two weeks since we last heard from you on email.
>
> As today is the deadline you gave yourself to respond to our questions (and let us know a date for site visit meeting), could you please either send over those responses, or let us know what time today you'll be sending them.
>
> Thanks,
> Astley Warehouse Action Group
>
> > On 13 Oct 2025, at 15:08, Proctor, David wrote:
> >
> > Hello,
> > Thank you for the email. I am afraid that neither Aidan nor I received the first one sent, so today is the first opportunity we have had to consider the points.
> > In relation to a site visit on the 15th, I am sorry but diaries do not permit this, and we would like to consider the questions in the first instance as we indicated at the meeting.
> > We will provide the response no later than Friday 24th October.

Thank you again for getting in touch.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

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Sent: 13 October 2025 10:03
To: Thatcher, Aidan ; Proctor, David
Cc: Mckenzie-Folan, Alison ; Michael WHEELER ; [redacted]@parliament.uk; Eastoe, Jess CLLR ; Roberts, Christine CLLR ; j.fish@wigan.gov.uk
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This footnote also confirms that this email has been swept for the presence of computer viruses.

[redacted]

From: [redacted]
Sent: 24 October 2025 13:02
To: Kenny, Paul, CLLR
Cc: Thatcher, Aidan; [redacted] (Planning); Proctor, David
Subject: RE: Re: Urgent Enforcement Request – Astley Business Park (Planning Application A/23/96226/MAJOR) – Consideration of Stop / Temporary Stop Notice

Importance: High

Hi Cllr Kenny,

As discussed yesterday, please see below for the proposed response from you to Cllr Gerrard, in relation to his e mail below and wanting to raise things under 'Urgent Business' on Tuesday.

Everyone copied in has had sight of the response – and if you're able to get it out to him as soon as you can, that would be great – just in case anything further needs to be picked up prior to the meeting.

Just let us know if you receive anything back and require any further advice/guidance in relation to things.

Kind regards,

[redacted]

Hi Cllr Gerrard,

Thank you for e mailing me to advise that you propose to raise the points outlined in your e mail below under Urgent Business at the meeting of Planning Committee on Tuesday. Please be aware though, that Urgent Business at Committee meetings is at the discretion of the Chairman of the meeting, and any Member wishing to raise urgent business, would need to notify and seek permission of the Chairman of the relevant Committee to do so.

Although you have notified me that you wish to do this with your e mail below – I am afraid that I cannot give my approval for what you've outlined below to be formally raised under Urgent Business at the meeting.

My reasoning for this is, you have stated that you wish to raise the matters because 'you have had no tangible response to the points raised' below - however, I was copied into the correspondences from senior Council officers to you, on the 30th September and the 1st October 2025, which advised that the site was being closely monitored and there had been no breach of planning control and therefore no justification for taking any enforcement action, with a copy of the Council's Planning Enforcement Policy also having been provided to you. The same correspondences also outlined what a 'stop notice' was and how/when this could be used and also outlined how there were currently no grounds or basis for the Council to service such a notice.

Although you may not agree with the responses that have been provided, responses have been provided nonetheless, which deal with the points/issues that you have raised.

It should also be noted that, given the ongoing situation and conversations between parties, the formal setting of a public Planning Committee meeting would not be the appropriate place to discuss these factors, with the Committee not being in the position to issue instruction to Council officers to deviate from Planning process.

I appreciate that this is an emotive issue for all concerned, but I have received assurances that appropriate dialogue with the relevant parties will continue, as well as proactive monitoring of the site, to ensure that the development is in line with the planning permission granted by the Committee and the Planning policies and procedures in place.

I trust therefore that I can rely on your co-operation in this matter and it will not be necessary for me to intervene at the meeting itself.

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 21 October 2025 08:11
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>
Subject: Fw: Urgent Enforcement Request – Astley Business Park (Planning Application A/23/96226/MAJOR) – Consideration of Stop / Temporary Stop Notice

Good Morning

It is my intention to bring this up as urgent business on Tuesday at planning, seeing as I have no tangible response to points raised.

Regards
Cllr Gerrard

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: Sunday, October 05, 2025, 11:43
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Davies, Janet (Solicitors) <Janet.Davies@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Harding, John CLLR <J.Harding@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Walker, Fred CLLR <F.Walker@wigan.gov.uk>; Greensmith, Susan CLLR <S.Greensmith@wigan.gov.uk>; Blay, Paul CLLR <P.Blay@wigan.gov.uk>; Collins, Anne CLLR <A.Collins1@wigan.gov.uk>; Dawber, Matthew CLLR <M.Dawber1@wigan.gov.uk>; Flynn, Laura CLLR <Laura.Flynn@wigan.gov.uk>; Hurst, David CLLR <David.Hurst1@wigan.gov.uk>; Nicholson, Jim CLLR <J.Nicholson1@wigan.gov.uk>; Smith, Mike CLLR <M.Smith3@wigan.gov.uk>; Wood, David CLLR <David.Wood@wigan.gov.uk>
Subject: Urgent Enforcement Request – Astley Business Park (Planning Application A/23/96226/MAJOR) – Consideration of Stop / Temporary Stop Notice

Dear All

I am contacting you in my capacity as a member of the Planning committee, concerning Astley Business Park, under planning reference A/23/96226/MAJOR, approved in June 2024.

I have growing concerns that certain conditions of the permission are either not being adhered to or have not yet been properly discharged, and that ongoing works may be causing harm factors including but not limited to amenity, environmental, visual, traffic, health etc.

Adjacent residents have raised issues including visual impact, dust, noise, traffic, screening due to works proceeding before approved landscaping or screening is in place with concern that the risk of irreversible harm to local amenity and public health is increasing if enforcement does not act swiftly.

May I request the following.

1. That the Enforcement Team immediately review whether there is a breach of planning control, particularly in relation to conditions which have not been discharged but where works are underway.

2. That the Council consider issuing a Temporary Stop Notice or alternatively a Stop Notice, as continuing works are causing or will cause irreparable harm if not monitored.

3. That an officer report / briefing note be prepared and circulated to the Chair of the Planning Committee and members of the Planning Committee & Ward Councillors before the next Planning Committee meeting on the 7th of October outlining the enforcement status, recommended actions, and whether to defer any further works pending compliance. An update at the meeting would be welcome.

I believe these steps align with the Local Enforcement Plan and the Town Planning Enforcement Policy, as well as the Council's Customer Charter. Given the scale of Astley Business Park and its impact, prompt action is warranted.

Please acknowledge receipt and advise what actions are being taken and expected timescales if any.

Regards
Councillor Gerrard

Sent from Outlook for Android
>><<



[redacted]

From: Thatcher, Aidan
Sent: 19 August 2025 09:28
To: [redacted]
Cc: DMenquiries
Subject: RE: Stage 1 complaint COM006916

Thanks [redacted]

Yes, happy for that to go out.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 18 August 2025 15:26
To: Thatcher, Aidan
Cc: DMenquiries
Subject: FW: Stage 1 complaint COM006916

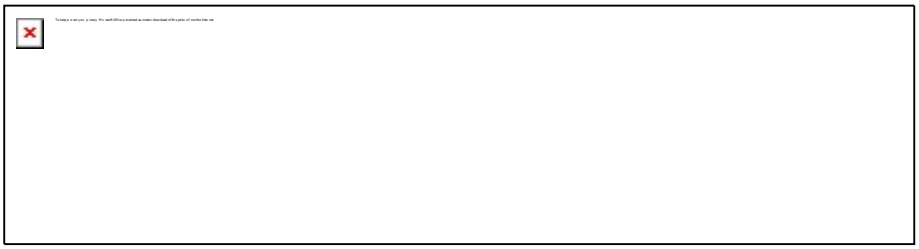
Hi Aidan
In David's absence, please see attached draft Stage 1 complaint response.

Kind regards

[redacted]

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline



From: [redacted]@wigan.gov.uk>
Sent: 08 August 2025 11:14
To: DMenquiries <DMenquiries@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; [redacted] (Planning) [redacted]@wigan.gov.uk>
Subject: RE: Service request only - assigned to your service COM006916

Good morning,

Please can this be changed into a Stage 1 complaint.

Hi [redacted], [redacted]

This relates to the Astley Business Park site; the complainant has contacted us through various methods. My responses to Cllr Roberts are attached, along with two MP responses on the same issues.

To help with responding, I've included some comments in red below.

Please note that two potential enforcement matters have been raised – 1) height of bund and 2) hours of construction work – I have referred both of these to [redacted] so that they can be set up formally.

Thanks

[redacted]

Place Directorate

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

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: DMenquiries <DMenquiries@wigan.gov.uk>
Sent: 07 August 2025 11:59
To: [redacted]@wigan.gov.uk>
Cc: DMenquiries <DMenquiries@wigan.gov.uk>
Subject: FW: Service request only - assigned to your service COM006916

Hello [redacted]

Please see below Service Request

Please can you cc Dmenquiries when responding to the resident, or advise if it needs assigning to someone else.

SLA target date: 05/09/2025

Thank you

- s this complaint confidential?:No
- First name:[redacted]
- Last name:[redacted]
- Address details:-1, M297SY, 10093941661, 10093941661,[redacted] Thistle Croft, Tyldesley, M29 7SY
- Email address[redacted]@yahoo.co.uk
- Contact number[redacted]
- Is this case a service request?:Yes
- Directorate COM:Place
- Service COM:P02 Development Management (planning)
- Complaint Type Code:P02 Development Management
- Stage of complaint:Service request(s) only
- Linked case:COR006372
- Complaint service number:1
- Complaint lead service:dmenquiries@wigan.gov.uk
- Assigned service (Complaints):dmenquiries@wigan.gov.uk
- Assigned service name (Complaints):dmenquiries@wigan.gov.uk

Please provide details of your complaint:I have received three responses since I enquired about the PLP Construction site in Astley, communication by myself through my local MP and Councillor. In each reply I get the same response without answering the questions and issues I have raised. I was very disappointed in [redacted] reply as said she didn't want to repeat herself. I replied to her email because she didn't answered the questions I had asked, Therese also said she had responded to Councillor Roberts but this wasn't the case (I have responded to Cllr Robers twice – attached). I would say that I have answered her queries which is why, in my last direct email to [redacted] I advised that she may wish to submit a formal complaint, as I don't seem to be able to provide the answers she is looking for.

Why did the building of the units commence after all the houses were built and sold if planning permission has always been there? An outline planning permission was granted in 2015 for mixed use of the wider site (residential and industrial) (A/15/81365/OUTMAJ) – two parcels of land received detailed approval (reserved matters) for housing, but detailed approval was never sought for the industrial element of the approved outline scheme. The approved Outline scheme did not include any restrictions on the timing of how each element came forward, the land designation of the site has never changed, and Officer's assessment of the proposal was carried out in full cognisance of the proximity of housing around the site.

Planning was adapted after a lot of houses were built, why was this allowed and the surrounding residential area not taken into consideration? The nature of the surrounding area was taken into

account and this is clearly outlined in the Officer's report which was presented to the Planning Committee in June 2024 (a link for which has previously been sent). The approved application sought full planning permission for the development, this was not an application which was bound to follow the details shown in the 2015 Outline permission and as such the planning proposal was not adapted.

Why were units of this size allowed to be built in a residential area, original plans were for much smaller units and offices. As above, the approved application was not bound by the details shown in the 2015 outline application which sought only to establish the principle of development and not the detail. The approved units are located in a Primary Employment Area which is adjacent to a residential area, and they were deemed to be acceptable due to the reasons outlined in the Officer's report presented to Members in June 2024 which included the location of the units in respect of adjacent boundaries and the mitigation proposed in the intervening areas, i.e. the bund and associated landscaping.

How can planning be granted and not take into consideration the financial impact of hundreds of properties surrounding them? Our neighbours have been refused a mortgage, another can't sell her house because she has shared ownership. Lots of residents were offered these schemes to buy a property in your area. What happens when families can't afford to pay their mortgage? It's a fact that these units have already devalued the surrounding houses significantly? The impact of the financial effect on local properties as a result of an approved development is not a material planning consideration in cases such as this and cannot be taken into account when making a balanced planning decision. This is because planning decisions must be based on a wide range of factors that prioritise the public interest rather than private financial concerns. In this regard, a planning decision must consider such matters as the compliance of a scheme with its land designation, the benefits it may bring to the local economy, and the impact on local amenity. National Planning Practice Guidance confirms this position, stating that "*the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations*". It is fully acknowledged in the Officer's report for this development, which was presented to Members of the Planning Committee, that local residents were very concerned about the impact of the proposal on their amenity. A balanced assessment of this impact was undertaken, and the proposal was ultimately found to be in accordance with both local and national planning policy, subject to the conditions attached to the decision.

What trees and shrubs are going to be plated and who is responsible for the up keep of them? Condition 30 of the approved development required details of the proposed landscaping to be submitted and determined under a condition application. Such details were submitted under application reference A/25/098808/CON and details of the planting can be viewed on the approved plans through the following link: Planning Documents. As planning permission goes with the land, I can confirm that the land owner(s) will be responsible for its upkeep.

Who is buying/renting the units? The use of the buildings forms part of the planning approval and in this respect, they are authorised for Class Use B2 and B8 which means general industrial use and storage and distribution use. Information on the particulars of the end users are unknown to the Council as it is only the use that can be controlled by the planning consent. Any future end users must abide by the terms of the approved planning permission.

What will be the working hrs of the units, 24hrs? Large noisy vehicles, floodlit carpark? Yes, the planning permission permits 24-hour use of the units and impact of these operating hours was fully considered in the Officer's report presented to Members in June 2024.

Why were only 99 letters issued when this site effects hundreds of houses? In accordance with statutory requirements and Wigan Council's Code of Practice for the Publicity of

Planning Applications, a total of 99 neighbour notification letters were sent to properties in the vicinity of the site. In addition, 2 site notices were displayed at prominent locations around the development site, one near the access of the site and the other within Thistlecroft estate. These notices remained in place for the statutory consultation period. A press notice was also published by the Council.

There were 70 objections why was this allowed to go ahead on this scale? The views of neighbouring residents is a very important part of the planning process and the above public consultation process was carried out to gather such views. Whilst each and every one was taken into account in the Officer's assessment, Officer's must take a balanced judgement in determining the acceptability of planning applications and this judgement is outlined clearly in the Officer's report which was presented to Members in June 2024.

Please tell us how you think we can make things right:Please answer my questions and concerns. You need to take into account the wellbeing and welfare of the local residents as these units are causing a lot of stress and anxiety.Are you monitoring the site? I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

The bund running around the units should be 3 metres in height ours is only 2 meters. As advised in the most recent response to Cllr Roberts, this matter has been referred to the Council's Planning Enforcement Team so investigate this on site.

We have a security risk as there is a footpath right at the back of our house, what are you going to do about that? Due to the location of the buildings approved, the existing footpaths had to be diverted to ensure they remained available for use by local residents. The footpaths are located on the other side of the approved bunds (from the neighbouring boundaries) and as such were not considered to be located in such a way that would create a security risk for local residents. There are many examples of existing footpaths in the local area that run much closer to local residential properties, such as public right of way 162 which runs along the immediate rear of properties on Withington Drive or no. 160 which runs alongside properties on Tanhouse Avenue and Riding Close.

The site is sometimes running from 7.30 and last night didn't stop until after 6.30. Thank you for bringing this to our attention. The approved Construction Environmental Management Plan restricts the working hours on site from 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. This will be forwarded to the Council's Planning Enforcement Team for further investigation.

Have you been out to the site to see the impact on the local area? I quote [redacted] and [redacted] will also be able to view the approved landscaping proposals which, when finalised/matured, will provide a significant level of screening from surrounding residential areas' These bunds will not provide significant screening to hide these monstrosities the scale and proportion is not acceptable. The landscaping projection is 15yrs! What do we do in the meantime? As mentioned above Officer's have visited the site on numerous occasions. It is appreciated that the construction phase, when the development is unfinished, can appear stark and intrusive, however it remains the Council's view that the once the temporary construction phase is complete and the

approved landscaping in place, the impact of the development on local residents will be acceptable.

My priority is the well-being of my family and you are putting it at risk. My 9yr old daughter has recently been diagnosed with asthma and now requires an inhaler. The amount of dust that was flying around was clearly visible. We were unable to open windows or hang washing out as the garden was covered in thick orange dust. This is not acceptable. It is acknowledged that there was a particular issue with dust a number of months ago when the weather was particular warm; such concerns were dealt with by the Council's Planning Enforcement Team and the developer put in place a number of measures to mitigate the impact which appeared to resolve the issue. If you have any continuing concerns in this regard, please let the planning enforcement team know through this link - Planning Enforcement Reporting Form | Instructions – Wigan Council and this matter can be investigated further.

The amount of stress you are putting on myself and my husband is unbearable, he is going to work and coming home to this eyesore consequently worrying all night about the impact it will have on us financially. I'm worried that it will make my husband ill and that will impact myself and my children and this is not acceptable.

- What is your preferred method of contact?:Telephone
- 20 working day SLA:05/09/2025

[redacted] **Development Management & Building Control**
Growth and Economy
Wigan Council
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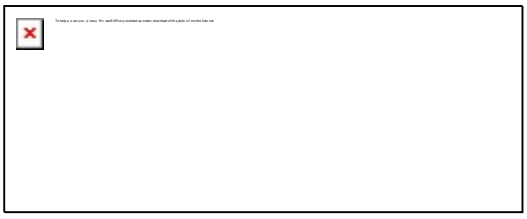

From: Wigan Council <no-reply@wigan.gov.uk>
Sent: 07 August 2025 11:14
To: DMenquiries <DMenquiries@wigan.gov.uk>
Subject: Service request only - assigned to your service COM006916

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

Your service investigation case reference: COM006916

A Service Request has been assigned to your service as it has been submitted via the Make a Complaint form by a resident.

This case is not being treated as a complaint and has been triaged as a 'Service request only' by the Customer Support Team.

- Please acknowledge the service request as soon as possible through your complaint investigation case.
- An automatic response will be communicated to the resident telling them that you will be dealing with this as a service request and the case will be closed in JADU.
- You will need to follow your own business process for this request.

Assigned to wrong service

If you feel that this case has been assigned to the wrong service, acknowledge the service request and state it is not for your service where you can include reasons for re-assignment.

Kind regards

Customer Support Team

>><<

[redacted]

From: Proctor, David
Sent: 02 October 2025 17:04
To: Thatcher, Aidan
Subject: RE: Stop Notice, Astley Business Park

I'm inclined to just go back and say there is nothing further we can add on this – is that OK?

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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www.facebook.com/WiganCouncilOnline

From: Gerrard, CLLR Stuart
Sent: 02 October 2025 10:09
To: Proctor, David ; Mckenzie-Folan, Alison ; Thatcher, Aidan ; Kenny, Paul, CLLR ; Planning ; Buildingcontrol ; [redacted]
Cc: Fish, James CLLR ; Watson, James CLLR ; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.

Thank you for your reply regarding the concerns raised about the Astley Business Park development. While I note your comments, I must respectfully disagree with the conclusion that there are no grounds to consider serving a stop notice.

Firstly, although you state there is "no evidence whatsoever of a breach," local residents and committee members have raised legitimate concerns that the development is not in keeping with the approved plans, particularly in relation to its scale, massing, and impact on adjacent residential properties. The visual and environmental harm caused by the works as they currently stand is significant, and there remains reasonable doubt as to whether the development is proceeding in accordance with the spirit and detail of the approval. Where doubt exists, the Council does have the power and indeed the duty to intervene in order to prevent potential irreversible harm.

Secondly, you highlight that members were provided with drawings and cross-sections during the presentation, yet it is clear from subsequent feedback that the extent of the impact was not fully appreciated. The fact that no site visit was requested does not mean members fully understood the implications, but rather that the information presented at committee did not sufficiently illustrate the development's relationship with surrounding housing and the local environment. If members had

been misinformed or inadvertently misled—even unintentionally—that constitutes grounds for reconsideration.

Thirdly, the planning system is designed to balance development with the protection of existing communities. Given the strength of local opposition and the concerns regarding potential non-compliance, it would be premature to allow construction to continue unchecked. A stop notice would not be punitive but precautionary, ensuring that the development can be reviewed in detail before further potentially damaging works proceed.

In light of the above, I urge the Council to reconsider its position and issue a stop notice on the Astley Business Park development until the situation is clarified. This would help restore confidence in the planning process and demonstrate that the Council is acting in the best interests of both residents and proper planning procedure.

Regards
Councillor Gerrard

Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Wednesday, October 1, 2025 5:43:42 PM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park

Councillor Gerrard,

Thank you for your email. As I said in my earlier response, there is no evidence whatsoever of a breach, whether in relation to conformity with the approved plans or otherwise, and so the Council has no basis in the legislation to consider serving a stop notice.

In relation to whether Committee members were misled or did not fully understand what was being proposed, the officer's presentation clearly showed the relationship between the development and adjacent houses, with scaled cross sections being shown relating to Tanhouse Avenue and Norton Nook. Members do of course also have access to the full online planning file including all drawings and assessments. If Members had felt that it was not possible to understand the development from the available information then I would have expected there to be a vote for a site visit – as you know this did not happen.

I hope this is of assistance.

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

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 10:17
To: Proctor, David <D.Proctor@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park

David.

I don't believe the development is being g carried out in accordance with the application, im also angered that a full section of housing wasn't even present on the slides from the meeting.

I don't believe all councillors on the committee had all the full and accurate details on the day as is evident with the missing houses.

The scale is disproportionate to the slides we were presented with and I feel we was misled even though I voted against it.

I understand you are reluctant to issue a stop notice against a company like peel, however no matter what the scale of the application be it a garden fence or a building development, a stop notice should be issued if we believe the application isn't being adhered too.

This would also give an opportunity for the developers to adjust their plans and add features such as a living wall on the side of the warehouses if needed.

I urge you to reconsider and take some positive action for the council rather than being passive and allow this monstrosity to continue in its current form.

Regards
Cllr Gerrard

Sent from Outlook for Android

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Tuesday, September 30, 2025 10:02:53 AM

To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: RE: Stop Notice, Astley Business Park

Councillor Gerrard,

Thank you for your email.

A stop notice is a tool that the Council has to prevent development from continuing, where there is evidence of a breach of planning control that is causing severe harm. In this instance, while we understand the concerns being expressed, there is no evidence of any breach and so the Council has no basis to serve a stop notice.

Our team have visited the site on numerous occasions to carry out proactive monitoring, and we are content that the bunds (and the rest of the development) are being constructed in line with the planning permission. As you know the development is still under construction, and so there is further work for the developer to do to install fencing and the landscape planting.

I've attached a copy of the Council's planning enforcement policy as background. I trust this assists.

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

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: 30 September 2025 09:38
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk
Subject: Re: Stop Notice, Astley Business Park
Importance: High

Good Morning

Your urgent attention to this matter would be most welcome.
It's no time to dither or delay.

Regards
Cllr Gerrard

Sent from Outlook for Android

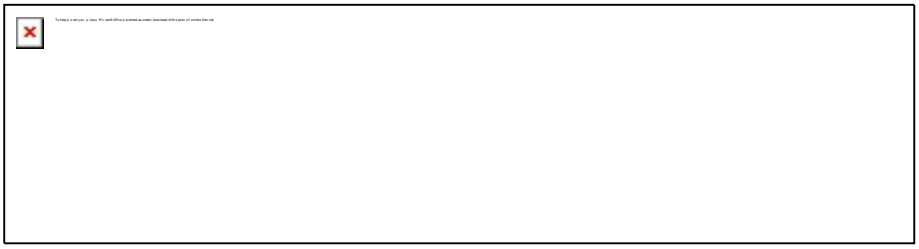
From: Gerrard, CLLR Stuart
Sent: Monday, September 29, 2025 5:06:12 PM
To: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Planning <Planning@wigan.gov.uk>; Buildingcontrol <Buildingcontrol@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; andy.burnham@gmca.gov.uk <andy.burnham@gmca.gov.uk>
Subject: Stop Notice, Astley Business Park

Good Afternoon

Considering the negative coverage of the building activity at Astley Business Park and as a member of the planning committee, I would like a stop notice to be issued immediately so that all concerns that residents, councillors, MP and Mayor are raising are fully investigated, the main ones being the bunds not being installed as per the planning applications and that I believe that the committee was misled in regards to the size and scale of the development is much larger than what was perceived at the application meeting. This emphasises the importance of site visits on sites such as this given the scale and proximity to residents.

Please take this email a formal request that a stop notice is served immediately under TCPA1990 s.171e and if possible, an enforcement notice be brought back before the committee.

Regards
Councillor Gerrard
>><<





Planning
Local Enforcement Plan

January 2021

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Introduction

Effective and proportionate enforcement of planning controls is essential in protecting the quality of our local environments, and is important in maintaining the public's confidence in the planning system.

Wigan Council has published this Local Enforcement Plan to explain how we will deal with alleged breaches of planning control, so that all parties are clear on what to expect in terms of our response times and the process involved. The Plan should be read alongside the Council's corporate Enforcement Policy, which can be viewed here.

Background

Legal background

The legislative background for planning enforcement is the Town and Country Planning Act 1990 as amended ("the Act"). Section 171A of the Act defines a breach of planning control as:

- *the carrying out of development without the required planning permission; or*
- *failing to comply with any condition or limitation subject to which planning permission has been granted.*

This includes any contravention of the limitations on, or conditions belonging to, permitted development rights.

The Act provides a range of tools that authorities can use to take "formal" enforcement action. These include:

- Breach of Condition Notices (s187 of the Act)
- Planning Enforcement Notices (s172 of the Act)
- Stop Notices and Temporary Stop Notices (s183 and s171E of the Act)
- Injunctions (s187B of the Act)

In addition to these definitions and powers relating to development, Section 215 of the Act also gives authorities the ability to take action where land is in a condition that impacts on the amenity of their area. Under this power authorities can serve notice on landowners specifying the steps to be taken to address the impact.

The Act also requires authorities to consider when it is "expedient" to take enforcement action, having regard to the development plan (their local planning policies) and other material planning considerations.

National policy and guidance

The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) set out how the Government expects authorities to approach potential breaches of planning control. The NPPF and PPG also expand on the ways that authorities should use "informal" approaches to resolving planning breaches where appropriate, without the need to initiate the "formal" steps available through the legislation.

The role of the Enforcement Plan

This Plan sets out how the Council will deal with alleged planning breaches at each stage of the process, from initial reporting of a breach through (if necessary) to prosecution in court. It also explains how, in appropriate cases, the Council will offer its services to work positively with property owners to support them in what they are trying to achieve, while still securing rectification of any breach.

How the Council will deal with alleged planning breaches

Reporting a concern

Any report of a planning breach must be made in writing. The form on which this should be done is on the Council's website at https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Enforcement-and-breaches.aspx Reports made only by telephone cannot be accepted and will not be investigated. For customers who do not have access to the internet there are self-service facilities at the Wigan Life Centre and in libraries; if these are unavailable then friends or family may be able to help.

The Council will only investigate alleged breaches where **all** the following information is supplied:

- Address of the alleged breach
- Details of the alleged breach, including:
    - Nature and location of any new building, alteration or structure alleged to have been created without planning permission
    - Nature of any use alleged to be under way without planning permission, including times when such a use is occurring if intermittent
    - Nature of any contravention of a planning condition, including times if intermittent
    - Nature of any impact on amenity arising from the condition of land, including specific information about what is causing the impact, details of where the land can be seen from, and the length of time the land has been in the condition described.

- Name, address (postal and email) and telephone number of the person reporting the breach (this will be kept strictly confidential but anonymous reports cannot be accepted and will not be investigated)

If photographs of the alleged breach are available, these may assist the Council. They can be uploaded alongside the form, via the web page above. Under no circumstances should complainants place themselves in any danger or expose themselves to any risk in an attempt to obtain photographs.

The Council may itself become aware of a breach without a report being received from an external party. These cases will be logged and acted upon in the same way as any other breach, in accordance with this Plan.

Categorisation of reported breaches

On receiving a report of a planning breach, the Council will assign it to a category according to the degree of harm that appears to be being caused to planning interests. Reported breaches will be categorised as follows:

Category	Description
P0	Extremely severe harm to planning interests or planning breach resulting in risk to public safety
P1	Significant harm to planning interests: • Operational development without planning permission (other than as P2 below) • Change of use causing material impact on surrounding area with respect to amenity or the intensity of the activity • Development started without discharging pre-commencement planning conditions • Breach of condition leading to irreversible harm or significant impact on amenity
P2	Material breach of planning control but limited harm: • Operational development in excess of permitted development rights • Development not in accordance with approved plans • Breach of condition but not irreversible impact or significant impact on public safety • Development constituting a breach of planning control but also subject to other legislation, eg the Party Wall Act or civil processes dealing with encroachment Land in a condition leading to impact on amenity: • Impact due to presence of physical features on the site, eg mounds of earth / rubble, dilapidated structures • Land visible from public vantage points • Impact not due to a temporary situation, eg active demolition or development site
P99	Trivial breach of planning control, no material harm, eg fence marginally exceeding permitted height Land in poor condition but visible only from one or a small number of private properties, eg domestic rear gardens Land that is in poor condition but where the only impact arises from overgrown vegetation (in extreme instances such cases may be classified as P2) Land that is in poor condition but where other legislation (for example the Building Act 1984) provides more appropriate powers for securing a lasting solution – such cases will be passed to the relevant Council service for further consideration

Timescales for investigation

Other than in exceptional circumstances, the Council will carry out its initial investigation into reported breaches within the following timescales:

- P0 – within 1 working day
- P1 – 7 working days
- P2 – 15 working days
- P99 – breaches in this category will be recorded but will not be investigated further

The Council will normally provide an update to the person reporting the breach within three working days of carrying out its investigation, and no later than three working days beyond the timescales set out above.

Investigation of ongoing breaches

Where a report relates to an ongoing breach (for example a construction site working outside permitted hours, or a business operating from a domestic property that is receiving visits), the alleged breach will be assigned to a category in line with the above, and the person making the report will be provided with log sheets on which to keep a record over a period (normally 21 days) of the activity constituting the breach. If the log sheets are not returned, or are returned but do not contain sufficient information to clearly determine that a breach is occurring, the case will be recategorised as P99, and will not be investigated further.

Retrospective planning applications

Where the Council considers there to be a reasonable prospect that the development that has occurred would comply with the Council's planning policies, the property owner will be invited to submit a retrospective planning application, which may be for the development in its entirety or for part of it.

If a retrospective application is invited, a valid application must be submitted within 28 days of the Council requesting it. If a valid application is not submitted within this timescale the Council will normally proceed to enforcement action, subject to confirmation that is expedient to do so. No reminders will be sent.

A retrospective application will not be invited in circumstances where the development that has occurred is clearly contrary to the Council's planning policies. The Council will continue its enforcement process in relation to these cases even if an application is submitted. If a retrospective application is submitted and refused, applicants have a right of appeal to the Planning Inspectorate against this refusal. If no retrospective application is made, applicants wishing to make a case that the development being enforced against should have been granted planning permission, will be expected to do so via a Ground A appeal against any Enforcement Notice. Where appropriate the Council will seek to invite the Planning Inspectorate to deal with all relevant appeals concurrently.

More details on the appeals process can be found on the Planning Inspectorate's website.

If the property owner believes that the development constituting the alleged breach has been in place for sufficient time to be "immune" from enforcement action (normally 4 years for building works and

10 years for changes of use), they have the option under the Act to submit an application for a Certificate of Lawful Development.

Resolution by negotiation

In some cases the steps needed to rectify a planning breach are simple for the property owner to achieve. This is normally the case in respect of land in poor condition. Where it appears that the breach can readily be rectified, the Council will attempt to secure the required steps through negotiation with the property owner. In respect of land in poor condition, the steps required will be those that would result in a sustainable solution to the amenity impact and minimise the possibility of repeat cases, for example the permanent clearance and levelling of land or, where appropriate, the erection of a substantial hoarding in place of temporary fencing. The Council will write to the property owner once, setting out the steps required and the timescale for completing them, which will normally be 28 days. If the breach has not been fully rectified within this timescale, the Council will normally proceed to enforcement action or the service of a Section 215 notice. No reminders will be sent. The Council will not entertain protracted negotiation or repeated submissions that incrementally adjust what is proposed.

"Formal" enforcement action

The Council will normally move directly to "formal" enforcement action in the following circumstances:

- Where a retrospective application has been refused – in these circumstances the Council will serve the enforcement notice at the same time as refusing the application
- Where a breach has not been resolved by negotiation in the required timescale
- Where the extent or nature of the breach means that the works that have been carried out are clearly not in accordance with the Council's policies and / or it appears that resolution by negotiation is unlikely

In determining whether "formal" enforcement is appropriate, the Council will make an initial assessment of whether it would be likely to be in the public interest for the case to be prosecuted should any notice not be complied with. The final decision on any prosecution will be made at the appropriate time.

Many of the types of action that the Council can take come with a right of appeal.

Prosecution

Although carrying out development without planning permission is not normally a criminal offence, the Act creates a number of offences relating to failure to comply with formal Notices, including all the types listed on page 2. A range of penalties apply, including in some cases unlimited fines.

The Council will make its decisions as to the prosecution of any planning enforcement related offence, in line with its corporate Enforcement Policy.

Works in default / direct action

The Act provides the Council with powers to take direct action to remedy planning breaches. The Council will make its decisions as to any use of these default powers on a case by case basis, having regard to:

- The degree and type of harm being caused by the breach, including to the wider community and to the public's confidence in the planning system
- The likelihood of the breach being resolved by any other means
- The effective use of public resources

Cases where assistance from other Council services may help remedy a breach

The Council recognises that there are situations in which property owners have breached planning control unintentionally or with the best of intentions. Although this does not alter the fact that a breach has occurred and will need to be remedied, the Council will also consider whether there is any other assistance that it can offer the property owner to achieve their overall aim.

In particular the Council will aim to assist individuals who are seeking to establish a small business by operating from their home, and who in doing so have changed the use of their property so as to include a component of business use. These types of activities change the character of the property and can have a significant effect on the wider residential area.

Businesses encountering these types of issues are often reaching a point where they are ready to progress into their own accommodation, in a commercial area appropriate for the use. If this is the case the Council's Economic Development service will work with the business owner with the aim of identifying a suitable premises. This service will also explore whether the business owner requires any other support.

Offering this support does not mean that the Council is not concerned about the breach of planning control that has taken place. The Council will continue to seek rectification of the breach through its planning powers, in line with the approach set out in this Plan. The Council will consider whether it is appropriate to allow longer periods to comply with its requirements: this will depend on the severity of the impact that the business is having on the surrounding residential area, and will be kept under review.

Enforcement aligned to other activity

This Plan sets out the basis for a consistent and transparent approach to planning enforcement, which will apply in all cases, including those reported by external parties and those that it identifies itself.

From time to time the Council may, in line with a corporate priority or as part of a package of coordinated activity, adopt an approach of actively seeking to identify breaches in a specific geographical area or of a particular type. Breaches identified in this way will be categorised and dealt with in line with this Plan.

Sources of further information and assistance

The following sources of information may assist property owners in understanding the planning system, and their rights and options:

- Wigan Council website www.wigan.gov.uk – information about Wigan Council's planning policies, how to apply for planning permission, and how to get further advice
- The Planning Portal www.planningportal.co.uk – information about what does and does not require planning permission, how to apply, and an online portal to submit planning applications
- The Planning Inspectorate www.gov.uk/government/organisations/planning-inspectorate - information about the appeals process
- The Royal Town Planning Institute's "Planning Aid" service https://www.rtpi.org.uk/planning-aid/ – a source of free advice from qualified planners via the industry's professional body
- Planning consultants who are chartered members of the Royal Town Planning Institute (MRTPI) – via an internet search

[redacted]

From: Thatcher, Aidan
Sent: 22 October 2025 13:01
To: [redacted]; [redacted]; Proctor, David
Subject: RE: That's TV Request - Right of Reply

Ok, that's agreed from me then.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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From: [redacted]
Sent: 22 October 2025 12:21
To: Thatcher, Aidan ; [redacted] ; Proctor, David
Subject: Re: That's TV Request - Right of Reply

Yes, I think so. This request isn't asking anything different than previous enquiries so I think a consistent approach is required.

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: Wednesday, October 22, 2025 12:06
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: That's TV Request - Right of Reply

[redacted], is this still the level of info we are giving?

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

www.wigan.gov.uk

www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 22 October 2025 11:43
To: Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: Fw: That's TV Request - Right of Reply

Good morning,

We have had another enquiry about the Astley warehouses from That's TV, similar to what we have been asked before. I've drafted a suggested response if you're happy with this?

A Wigan Council spokesperson said: "This application went through our planning consultation and committee process, which included letters being sent to neighbouring properties.

"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

"We will continue to monitor the site throughout construction, ensuring this development brings new jobs and investment to the area is delivered properly."

Background information:

- *This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this Planning Committee meeting, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of around 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
  • *Local authority officers have been on site and are in close communication with the developer and their construction partner to ensure all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, and will continue to do so throughout the duration of the development .*

From: [redacted]@thats.tv>
Sent: Wednesday, October 22, 2025 09:47
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: That's TV Request - Right of Reply

Some people who received this message don't often get email from [redacted]@thats.tv. Learn why this is important

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Good morning,

I'm a reporter with **That's TV Manchester**. We're preparing a segment for **Freeview Channel 7** about residents' concerns over the industrial development behind the **Henford Estate in Tyldesley**, currently under construction by PLP (part of Peel Group).

Residents have told us the project has had a severe impact on their quality of life and that they feel **consultation and engagement by the council were inadequate**, with some saying they were unaware of the full scale of the approved plans.

We'd like to give Wigan Council a **right of reply** to ensure our coverage is balanced. Specifically, we'd appreciate your response to:

1. Claims that **residents were not fully consulted** or informed about the scale of the approved development.
2. How the council is **monitoring the ongoing construction** to ensure planning conditions are met.
3. Any measures being implemented to **mitigate the impact** on neighbouring properties (screening, landscaping, etc.).

If possible, please provide a response or statement by **3:30pm today.**

Please let me know if Mr. Aidan Thatcher or another spokesperson is available for a short on-camera or phone interview.

Best regards,

[redacted]
[redacted]
That's TV
M: [redacted]
W: www.thats.tvE:
[redacted]@thats.tv

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>><<

[redacted]

From: [redacted]
Sent: 12 September 2025 08:58
To: [redacted]; Proctor, David
Cc: Thatcher, Aidan; [redacted]
Subject: RE: Tyldesley warehouses

Thanks [redacted]

@Proctor, David would you be happy for the below to be sent to the Journal? We'll also remind them of Aidan's previous comment, rather than providing a new one.

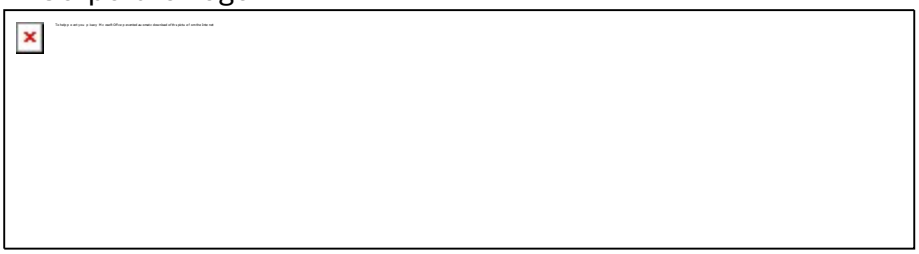
- *We are proactively monitoring the development and the conditions on site, and are liaising with the developer about the timing and efficacy of the screen landscaping measures.*
- *These measures will significantly mitigate the impact on residents. Although the approved landscaping scheme will naturally take years to fully mature, a level of screening will be achieved immediately and will be enhanced year-on-year. The developer has confirmed that planting will commence within the next planting season, which begins in November.*
- *All elected members receive a weekly list of planning applications from across the borough, allowing them to check for applications that may impact their ward – whether from within their own ward itself, or in neighbouring wards. This list is also available online along with other planning application information.*
- *Members are not notified of an application in their ward going to planning committee as a matter of course. However, all residents who had commented were notified and the committee date was indicated on the website.*
- *Letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal.*
- *The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *The need for a site visit is a matter for the members of the planning committee, who can defer an application if they consider a site visit is necessary.*
- *The Section 106 money was based on the applicant's need to provide a 10% biodiversity net gain (a requirement of Places for Everyone, a part of the Council's Development Plan at the time of determination). The costs were calculated by the council's Greenheart team and a site in the locality was identified as being suitable for providing the required biodiversity habitat units. No suitable sites within the Astley ward were identified.*
- *All the potential implications and risks of the development were fully considered. The planning officer's report to elected members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.*
- *We take all residents' concerns seriously and have carried out site visits to check compliance, and met with the site manager to discuss concerns.*

Many thanks,

[redacted]

[redacted]

>>Corporate Logo<<



From: [redacted]
Sent: 11 September 2025 14:06
To: [redacted]
Cc: Proctor, David ; Thatcher, Aidan ; [redacted]
Subject: FW: Tyldesley warehouses

Hi [redacted],

Please see notes in blue below. I could add more detail if necessary so let me know if you need anything else.

Regards

[redacted]

Place Directorate

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

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www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 11 September 2025 07:12
To: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
[redacted]@wigan.gov.uk>
Subject: Re: Tyldesley warehouses

Hi Therese,

That should be fine, thank you 🙂

Sent from Outlook for iOS

From: [redacted]@wigan.gov.uk>
Sent: Wednesday, September 10, 2025 7:47:53 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
[redacted]@wigan.gov.uk>
Subject: RE: Tyldesley warehouses

Yes of course David.

@[redacted] Would it be okay to get back to you on this tomorrow afternoon? I have a few things booked in tomorrow morning (including a visit to this site) but if there are any problems with that timeline please let me know.

Regards,

[redacted]

Place Directorate

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

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www.facebook.com/WiganCouncilOnline

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: 10 September 2025 17:09
To: [redacted]@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]
<[redacted]@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Tyldesley warehouses

Hi [redacted], would you be able to help with the detail points in [redacted]s email below please? The overall shape of the response looks fine to me.

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
www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

From: [redacted]@wigan.gov.uk>
Sent: 10 September 2025 14:05
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: FW: Tyldesley warehouses

Hi David,

As I believe you're aware, we've received an enquiry from the Leigh Journal following complaints from elected members about the Chaddock Lane warehouse (see email below).

Based on the recent presentation to residents and information already provided to members, I've been drafting some bullet points in response to the questions raised. Please could you take a look at the below and let me know your thoughts? There are also a couple of points for clarification highlighted in red if you're able to assist with those please.

Tree planting plans will not block the warehouses, could damage properties, and will take years to make any difference. The bunds are not reaching the required 3m, and residents themselves are having to measure them.

- We are proactively monitoring the development and the conditions on site, and are liaising with the developer about the timing and efficacy of the screen landscaping measures.
- These measures will significantly mitigate the impact on residents. Although the approved landscaping scheme will naturally take years to fully mature, a level of screening will be achieved immediately and will be enhanced year-on-year. The developer has confirmed that planting will commence within the next planting season which begins in November.

Councillors were kept in the dark – the application was logged in November 2023 under Tyldesley, not Astley, and we were not informed about the June 2024 planning meeting. Had we known, we'd have attended in person.

- All elected members receive a weekly list of planning applications from across the borough, allowing them to check for applications that may impact their ward – whether from within their own ward itself, or in neighbouring wards. This list is also available online along with other planning application information.
- Members are not notified of an application in their ward going to planning committee as a matter of course. However, all residents who had commented were notified and the committee date was indicated on the website. This information is provided 5 working days in advance of a meeting. (can you confirm this please? Might be good to include!)
- Letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal.
- The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.

Lack of consistency in the planning regulations - residents often get their extension rejected at planning for reasons ignored within this application - air quality, reduction of light, impact on

neighbours. The planning committee never visited the area to see the true scale of the development.

- The need for a site visit is a matter for the members of the planning committee, who can defer an application if they consider a site visit is necessary.

Section 106 Money: £200,000 has been allocated to Bedford Colliery, but why is Astley – directly impacted – seeing no benefit?

- The Section 106 money was based on the applicant's need to provide a 10% biodiversity net gain (a requirement of the Places for Everyone, a part of the Council's Development Plan at the time of determination). The costs were calculated by the council's Greenheart team and a site in the locality was identified as being suitable for providing the required Biodiversity Habitat Units. No suitable sites within the Astley ward were identified. (not sure on these acronyms – excuse my ignorance! Can you clarify please?)

The planning report's claim that 60ft units are "not detrimental" to residents is indefensible - and offensive.

Subjective opinion. Suggest we ignore. Agree

Noise, dust, air quality, 24/7 operations and risks to children have not been properly considered - damages to houses are now ignored by the council and PLP, without support to the residents.

- All the potential implications and risks of the development were fully considered. The planning officer's report to elected members includes a dedicated section on both noise and air quality. No evidence was found that such matters would have a detrimental impact on local residents, including children.
- We take all residents' concerns seriously and have acted to confirm and ensure ongoing compliance.

(How have we acted? Can we say anything else about supporting residents? – carried out site visits to check compliance, met with the site manager to discuss concerns,

Many thanks,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]@newsquest.co.uk>
Sent: 10 September 2025 10:34
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehouses

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Hi guys,

I've had an email from Cllr Eastoe regarding the warehouse development in Tyldesley. She said she's attended community meetings with other councillors and is unhappy about aspects of the planning application.

It's quite long so I'll copy over their concerns, to see if the council wanted to address any of these specifically or add any further comments about the development?

At meetings with council officers and through residents' concerns, councillors have challenged the way this application has been handled. Key issues include:

Tree planting plans will not block the warehouses, could damage properties, and will take years to make any difference. The bunds are not reaching the required 3m, and residents themselves are having to measure them.

Councillors were kept in the dark – the application was logged in November 2023 under Tyldesley, not Astley, and we were not informed about the June 2024 planning meeting. Had we known, we'd have attended in person.

Lack of consistency in the planning regulations - residents often get their extension rejected at planning for reasons ignored within this application - air quality, reduction of light, impact on neighbours. The planning committee never visited the area to see the true scale of the development.

Section 106 Money: £200,000 has been allocated to Bedford Colliery, but why is Astley – directly impacted – seeing no benefit?

The planning report's claim that 60ft units are "not detrimental" to residents is indefensible - and offensive.

Noise, dust, air quality, 24/7 operations and risks to children have not been properly considered - damages to houses are now ignored by the council and PLP, without support to the residents.

Thanks,

[redacted]

Newsquest Media Group

t: [redacted]

e: [redacted]@newsquest.co.uk

[redacted]

From: [redacted]
Sent: 24 October 2025 11:41
To: [redacted] (Planning); [redacted]
Cc: [redacted] Thatcher, Aidan
Subject: RE: **URGENT** - Astley business park, address consultation list
Attachments: 96226 neighbour report.docx

Gareth

List attached.

[redacted]

Place Directorate

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

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www.facebook.com/WiganCouncilOnline

From: [redacted] (Planning)
Sent: 24 October 2025 11:39
To: [redacted] ; [redacted]
Cc: [redacted] ; Thatcher, Aidan
Subject: **URGENT** - Astley business park, address consultation list
Importance: High

[redacted], [redacted]e,

Really urgent request please – [redacted] has contacted me and requested a 'list', as an attachment, of all the addresses we wrote to on the Astley Business Park planning application consultation.

I've seen the responses that have been prepared, and within those responses it states that..... *in accordance with statutory requirements and Wigan Council's Code of Practice for the Publicity of Planning Applications, a total of 99 neighbour notification letters were sent to properties in the vicinity of the site*..... in preparing those responses, I assume [redacted] / [redacted] (on behalf of David), that we've created a document with a list of the 99 addresses we wrote to be able to confirm this statement?

Can you confirm a. if we did create an address list, and hopefully if we did, one of you has a copy that you can share with [redacted] please. If not, I'll need to get Business Support to run this from scratch from the Uniform database (which is a bit more complex than it sounds as the database will include comments from residents who we didn't necessarily consult formally, i.e. they found out about the application through site notice, word of mouth, etc.)

If you could let [redacted] and myself know urgently, please. with what the position is on this, that would be appreciated.

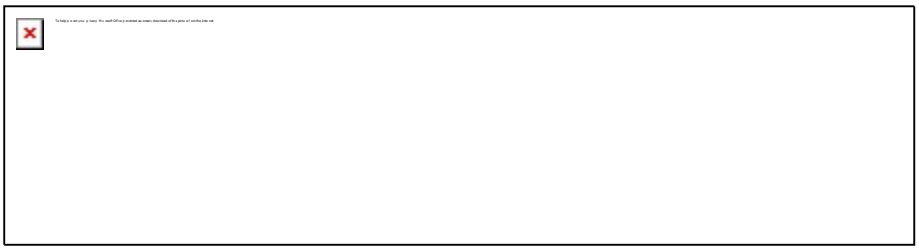
Many thanks

[redacted] **Development Management & Building Control**

Place Directorate

Office base: Wigan Life Centre (South Site) – Second Floor
[redacted]

>><<



Report for Neighbour Lettters

Application Number A/23/96226/MAJO

Type of Letter Sent Neighbour Consultation Letter

Address of Neighbour	Date Printed
56 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
38 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
32 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
34 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
40 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
42 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
44 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
46 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
48 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
50 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
12 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
54 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
10 Riding CloseTyldesleyManchesterM29 7RG	07/11/2023
17 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
15 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
11 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
9 Meadowsweet CloseTyldesleyManchesterM29 7SZ	07/11/2023
64 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
58 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
60 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
62 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
66 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
105 Norton RoadWorsleyManchesterM28 1AP	07/11/2023
52 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
48 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023

WM Morrisons Produce LtdChaddock LaneWorsleyManchesterM28 1DR	07/11/2023
J - Safe Ltd285 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
Unit 3285 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
WM Morrisons Produce Ltd283 Chaddock LaneWorsleyManchesterM28 1DU	07/11/2023
Applewood Farm Pub RestaurantAstley Park WayWorsleyManchesterM28 1FJ	07/11/2023
Mitie Tilley Roofing LtdChaddock LaneWorsleyManchesterM28 1DP	07/11/2023
R Swain & Sons LtdChaddock LaneWorsleyManchesterM28 1DP	07/11/2023
Murphys Builders MerchantsKennedy RoadTyldesleyManchesterM29 7JU	07/11/2023
36 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
54 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
36 Thistle CroftTyldesleyManchesterM29 7SY	07/11/2023
46 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
2 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
50 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
40 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
38 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
42 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
44 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
5 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
3 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
1 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
7 Tanhouse AvenueTyldesleyManchesterM29 7RF	07/11/2023
Garrett Hall County Primary SchoolGarrett LaneTyldesleyManchesterM29 7EY	07/11/2023
52 Withington DriveTyldesleyManchesterM29 7NW	07/11/2023
30 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
8 ElderfieldWorsleyManchesterM28 1PU	07/11/2023

7 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
5 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
6 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
5 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
4 ElderfieldWorsleyManchesterM28 1PU	07/11/2023
10 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
9 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
256 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
26 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
8 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
6 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
8 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
36 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
34 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
39 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
45 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
43 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
41 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
254 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
258 Chaddock LaneWorsleyManchesterM28 1DP	07/11/2023
11 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
12 Riding CloseTyldesleyManchesterM29 7RG	07/11/2023
7 DaisyfieldWorsleyManchesterM28 1PY	07/11/2023
5 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
10 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
28 Dandelion GreenWorsleyManchesterM28 1PT	07/11/2023
9 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
6 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023

7 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
8 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
4 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
3 Norton NookNorton RoadWorsleyManchesterM28 1PR	07/11/2023
30 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
28 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
26 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
24 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
22 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
8 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
65 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023
6 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
67 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023
10 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
12 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
14 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
16 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
18 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
20 Verdant Green CloseWorsleyManchesterM28 1PN	07/11/2023
69 Garrett Hall RoadWorsleyManchesterM28 1AQ	07/11/2023

[redacted]

From: Proctor, David
Sent: 19 September 2025 16:22
To: [redacted]
Cc: [redacted]@wigan.gov.uk; [redacted]; Thatcher, Aidan; Mckenzie-Folan, Alison; [redacted]; [redacted]; [redacted]
Subject: Re: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

[redacted], just following up on this again, I've spoken to our Chief Exec and Leader and we don't need officer representation at this political meeting.

Regards
David

From: Proctor, David
Sent: Friday, September 19, 2025 3:42:39 PM
To: [redacted]
Cc: [redacted].gov.uk ; [redacted] ; Thatcher, Aidan ; Mckenzie-Folan, Alison ; [redacted] ; [redacted]
Subject: Re: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi [redacted], if this is a political meeting between the Mayor and ward members then I'd suggest it is arranged and we will confirm later whether officer attendance is needed.

The details you've got for the ward councillors are correct.

Regards
David

From: [redacted]
Sent: Friday, September 19, 2025 3:27:10 PM
To: Proctor, David
Cc: [redacted]@wigan.gov.uk ; [redacted] ; Thatcher, Aidan ; Mckenzie-Folan, Alison ; [redacted] ; [redacted]
Subject: RE: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

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Hi David
Thank you for coming back to me.
Andy has made a public commitment to meet with the Councillors, so I think we need to get that arranged if that's OK please.
Can you confirm the details below are correct and I'll send an invite out. If you feel one of your officers needs to be present, please let me know.
Many thanks,
[redacted]

Astley

- Cllr Christine Roberts (Labour)

    - Christine.Roberts@wigan.gov.uk
- Cllr Barry John Taylor (Labour)
    - Barry.Taylor@wigan.gov.uk
- Cllr Paula Wakefield (Labour)
    - P.Wakefield@wigan.gov.uk

Tyldesley and Mosley Common

- Cllr Jess Eastoe (Labour)
    - J.Eastoe1@wigan.gov.uk
- Cllr James Fish (Independent)
    - J.Fish2@wigan.gov.uk
- Cllr Joanne Marshall (Labour)

joanne.marshall@wigan.gov.uk

[redacted]

Mayor's Office

[redacted]

From: Proctor, David
Sent: 19 September 2025 15:16
To: [redacted]
Cc: [redacted]@wigan.gov.uk; [redacted] ; Thatcher, Aidan ; Mckenzie-Folan, [redacted]; [redacted] ; [redacted]
Subject: Re: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

Hi [redacted],

We met all 6 of the ward Councillors last week (the site spans two wards), and a further meeting with the residents' steering group and Michael Wheeler MP is in the process of being arranged.

Mindful to avoid duplication so we wondered if a briefing just with Wigan officers and the Mayor might be a helpful first step.

If you could let us know how you want to proceed with the above in mind.

Thanks

David

From: [redacted]@greatermanchester-ca.gov.uk>
Sent: Friday, September 19, 2025 1:56:37 PM
To: Proctor, David <D.Proctor@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk ; [redacted] [redacted]@greatermanchester-ca.gov.uk>
Subject: URGENT REQUEST FROM ANDY BURNHAM: Industrial units in Astley

You don't often get email from [redacted]@greatermanchester-ca.gov.uk. Learn why this is important

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Hi David

Thank you for providing the attached information.

Andy's asked that a arrange a meeting with the relevant councillors on Monday to discuss this issue.

I'm looking at 6 – 6.30 pm on Monday, 22nd September via teams.

Could you let me know who I should invite?

Many thanks,

[redacted]

Greater Manchester Combined Authority

Broadhurst House
1st Floor, 56 Oxford Street
Manchester
M1 6EU
[redacted]

GMCA GREATER MANCHESTER COMBINED AUTHORITY
Making Greater Manchester a better place for all
Collaborating | Empowering | Delivering

From: [redacted]@greatermanchester-ca.gov.uk>
Sent: 11 September 2025 18:56
To: [redacted]@greatermanchester-ca.gov.uk>
Subject: Fw: Industrial units in Astley

[redacted],
Response from Wigan is that there are no concerns about the process (below). The decision was made a long time ago. I have attached some slides which have been sent to councillors and residents. These hopefully provide context for the Mayor but get back to me if there are any questions.
Many thanks,
[redacted]
Sent from Outlook for iOS

From: Proctor, David <D.Proctor@wigan.gov.uk>
Sent: Thursday, September 11, 2025 5:24 pm
To: [redacted]@greatermanchester-ca.gov.uk>
Subject: RE: Industrial units in Astley
Thanks,
Residents certainly disagree with the decision (taken by Planning Committee), but there are no concerns here whatsoever about due process, and the timeframe for JR elapsed months ago.
The attached set of slides gives a bit more background (the ward members have this already and I've just agreed for them to send it on to residents), perhaps if you have a look at this and then give me a shout if you need a further catch up.
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
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

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Michael Wheeler MP
Suit 10 Moorfield House
2a Moorside Road
Swinton
M27 0EW

Our reference: DP/MEM005772-2
Please ask for: David Proctor
Extension: 89126
Direct line: [redacted]

Date: 7 August 2025

Dear Michael,

Thank you for your recent correspondence on behalf of your constituents regarding the development of warehousing units at Astley Park Industrial Estate, under planning permission reference: 'A/23/96226/MAJOR'.

I fully appreciate the concerns raised by residents living close to the site, particularly during the construction phase when the unfinished development can appear stark and intrusive. Officers within both the Planning and Enforcement teams are aware of these concerns and are actively monitoring the situation to ensure compliance with the approved plans.

Following a recent site inspection by one of our Planning Enforcement Officers, I can confirm that Unit 1 is currently under construction. During the visit, the Officer used a measuring tool to verify the height of the structure, which was recorded at 18.3 metres, a height consistent with the height of the unit on the approved plans. The unit is also correctly positioned in accordance with the approved site layout.

In direct response to your request, I have attached the following approved documents for reference:

- The site layout plan, showing the location of all approved units.
- The elevational drawing for Unit 1.
- The landscaping scheme for the area surrounding Unit 1, including details of the bund and proposed tree planting.

While the bund identified within the drawings has already been formed on site, the necessary landscaping works have not yet commenced due to the ongoing construction. Once implemented, the landscaping will provide additional screening and help soften the visual impact of the development on neighbouring properties.

In response to previous enquiries on this development, links to the approved plans and guidance on how to access them have been shared with residents. I acknowledge that the constituents who contacted you may not be aware of this facility. For ease of access, the

Please reply to: David Proctor, Wigan Council, Place Directorate,
Wigan Life Centre South, College Avenue, Wigan, WN1 1NJ.
Phone: [redacted]
E-mail: D.Proctor@wigan.gov.uk
www.wigan.gov.uk

approved plans can be viewed on the Council's website using the application reference number A/23/96226/MAJOR via the following link:

Search and comment on planning applications

Monitoring of the site by the Council's Planning Enforcement Officers is ongoing and will continue throughout the construction period. Further visits will be undertaken as necessary to ensure that the development is being carried out in accordance with the approved plans and conditions.

I hope this response provides clarity and reassurance to both you and your constituents that the ~~Planning Department~~Council remains committed to working constructively with local residents and the developer to ensure the delivery of a high-quality scheme, in full accordance with the approved planning permission.

Yours sincerely,



David Proctor
Assistant Director, Planning and Regeneration

[redacted]

From: [redacted]
Sent: 28 August 2025 17:23
To: [redacted] (Planning)
Subject: FW: Astley PLP

Hi [redacted]

Just to keep you in the loop, given [redacted]s earlier emails.

Please can you let me know whose decision it is on committee site visits? Is it Chairs or ours? Arguably Members could have deferred for a site visit.

Thanks

[redacted]

Place Directorate

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

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 28 August 2025 17:14
To: [redacted]@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: RE: Astley PLP

Just to advise that there was a meeting of around 200 residents yesterday to which councillors and Michael Wheeler, the MP attended. The residents have contacted the BBC and I understand the MP has an interview with them tomorrow.
Please could you advise whether the effect on visual impact was dealt with and also advise why there was not a site visit so that the committee could appreciate the impact these 15m monstrosities would have on the houses.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@wigan.gov.uk>
Sent: 19 August 2025 09:46

To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; [redacted]@wigan.gov.uk>
Subject: RE: Astley PLP

Dear Cllr Roberts,

Thank you for your email.

Alison has explained things very clearly from a planning perspective.

This planning application was allowed because the Council's Planning Committee was satisfied that it was policy compliant and therefore approved it. Committee considered both the reasons for granting permission and the objections that had been made against the application in reaching their decision. Due and legal process was followed.

I'm afraid there is very little else that can be added. Anyone who at the time believed Committee's decision was flawed legally had an opportunity to challenge it via the courts. No such challenge was made. The result of this is that there exists a valid and lawful planning permission for the development as set out in the application.

Regards

[redacted] - Corporate

Legal Services
Resources Directorate
Wigan Council
PO Box 100
Wigan
WN1 3DS

Tel: [redacted]

www.wigan.gov.uk
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www.facebook.com/WiganCouncilOnline

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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 17 August 2025 16:32
To: [redacted]@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Fw: Astley PLP

Hi [redacted]
Please would you read below.
The residents have asked the MP to become involved why this planning application was allowed.
As you can see they are large monstrosities overlooking recently built houses.
I wonder if you could advise on why this was allowed to happen.
Some residents are in financial difficulty after taking a help to buy scheme and now needing to remortgage. Residents are saying building societies won't re mortgage but where they do, they are asking for 7%!
The residents were under the impression that the employment units would be single storey and not 10 to 15 metre monstrosities overlooking their properties.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@wigan.gov.uk>
Sent: Thursday, August 14, 2025 3:45:39 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]@parliament.uk>
Subject: RE: Astley PLP

Good Afternoon Cllr Roberts
Apologies, I hadn't appreciated the urgency.
The committee report for the more recent approval (A/23/96226/MAJOR) is available online at: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm
It includes full details of the approved units, as follows:
Unit 1 measures 15.8 metres x 8.4 metres with a total height of 18.3 metres and located close to the northern boundary of the site.
Unit 2 as proposed is located to the west of the site and would measure 13.6 metres x 9 metres with a maximum height of 18.3 metres.
Units 3 and 4 as proposed are located to either side of the main accessway. Unit 3 measures 8 metres x 3.6 metres with a maximum height of 13.7m.
Unit 4 is the smallest of the proposed units, measuring 7.6 metres x 3.7 metres with a maximum height of 13.6 metres.
The committee report also sets out the careful consideration that was given to the visual and amenity impacts in relation to neighbouring occupiers and the measures that will be in place to mitigate against the impacts including a landscaped bund planted with both deciduous and evergreen trees. The report also summarises and addresses the c. 70 objections that were received.

It is important to note that the earlier planning permission (A/15/81365/OUTMAJ) granted in 2017 was in outline, meaning no details were approved of the size or siting of the employment buildings.
Having read the officer's report and Design and Access Statement (available online: A/15/81365/OUTMAJ | Outline application for a mixed use development comprising up to 28,000 SQM of employment floor space (use classes B1, B2 and B8), up to 165 dwellings, land for community use, open space, landscaping and association

infrastructure (all matters reserved except employment access from Chaddock Lane; residential access from Garrett Hall Road and Garrett Lane) | Land Off Chaddock Lane Tyldesley), there was reference to the potential for the employment units to be smaller in scale to suit local businesses, and this was shown on an indicative Masterplan. However, the only document formally approved was the Parameters Plan, which identified the general location of employment and residential development, but didn't include details of the size of the employment buildings.

On the face of it, this may explain why the issue has been raised over the scale of the units. However, for clarity, the more recent application was a full application so would not have been bound by the parameters of the previous outline approval in any case.

I hope this helps to clarify the position.

Kind regards

[redacted]

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

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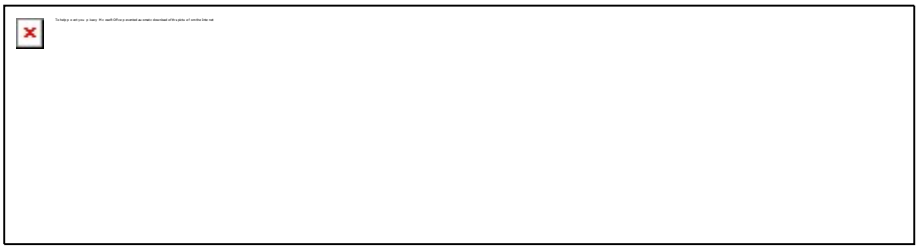

From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 14 August 2025 12:55
To: [redacted]@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; [redacted]@parliament.uk>
Subject: Re: Astley PLP

Thanks for the information regarding which properties were informed. However, as [redacted] is off until 26th we need information before then as we have a meeting with the residents and the MP on the 27th.

We need to know the difference between the original planning consent for employment use and the 2024 consent particularly regarding the height of the units as the residents are saying the original plan was for single storey units and now we have 10 to 15 metre monstrosities

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [redacted]@wigan.gov.uk>
Sent: Wednesday, August 13, 2025 11:20:31 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [redacted]@wigan.gov.uk>
Subject: RE: Astley PLP

Morning Cllr Roberts
Therese will reply in full when she returns from leave, but in the meantime please find attached a list of the neighbours that were notified of the application.
We received over 70 comments in total, so the publicity does seem to have been effective.

Kind regards

[redacted]

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

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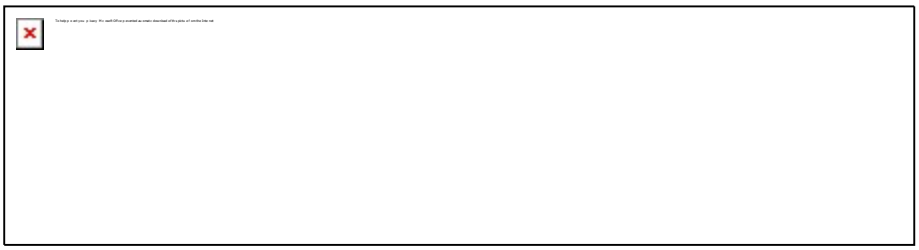


From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 10 August 2025 22:14
To: Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Fw: Astley PLP

As [redacted] is off till 26th. Can you get someone else to explain this to me.
It's the Chaddock Lane development at the back of Applewood farm.
Thanks

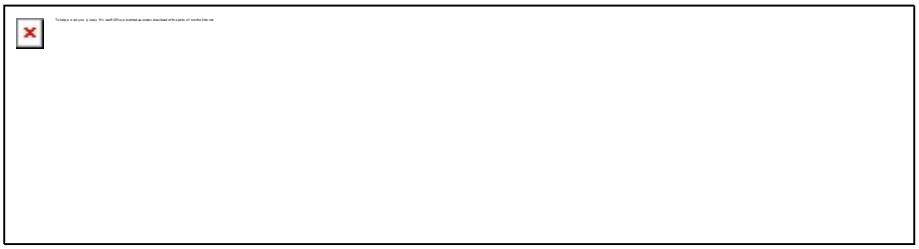
Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: Roberts, Christine CLLR
Sent: Sunday, August 10, 2025 10:06:47 PM
To: [redacted]@wigan.gov.uk>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Subject: Astley PLP

Hi [redacted]
Please could you advise the difference between the early planning approval and the 2024 one.
The residents are saying that although they knew it was always earmarked for employment use, the size of the structures has altered significantly from single storey to around 10 to 20 metres high.
Also, they are saying they were never informed of the 2024 application
As you may be aware, the MP is involved in this.
I realise house values are not a consideration but surely monstrosities of this size are unfair.
Residents are saying they are unable to get mortgages now because of this.

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: [redacted]@bbc.co.uk>
Sent: 28 August 2025 13:55
To: Chief Exec - Public Relations
Subject: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello there, I hope you're well?

We'd like to request an interview/statement from Wigan Council about concerns residents have raised about planning permission that's been granted for four warehouses in Astley. Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods.

Please can we request an interview or statement tomorrow.

[redacted]
Multi-platform BBC Journalist
BBC North West Tonight Planning Producer
UK's First Miniature Guide Horse User

[redacted]

From: Thatcher, Aidan
Sent: 01 October 2025 14:21
To: Proctor, David
Subject: RE: Video

Thanks, have we got a link to it, do we know if its real?

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street
Wigan
WN1 1YN

01942 489 104
07918 223 640

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www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Proctor, David
Sent: 01 October 2025 14:17
To: [redacted] ; Thatcher, Aidan
Subject: FW: Video

Another item for our 2.30 👍

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
www.wigan.gov.uk
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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: 01 October 2025 13:34
To: Proctor, David <D.Proctor@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>
Cc: Blay, Paul CLLR <P.Blay@wigan.gov.uk>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>
Subject: Video

There is a Facebook video with all the members of the planning committee on with laughing in the background

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

>><<



[redacted]

From: Gerrard, CLLR Stuart
Sent: 29 September 2025 17:06
To: Mckenzie-Folan, Alison; Proctor, David; Thatcher, Aidan; Kenny, Paul, CLLR; Planning; Buildingcontrol; [redacted]
Cc: Fish, James CLLR; Watson, James CLLR; andy.burnham@gmca.gov.uk
Subject: Stop Notice, Astley Business Park

Good Afternoon

Considering the negative coverage of the building activity at Astley Business Park and as a member of the planning committee, I would like a stop notice to be issued immediately so that all concerns that residents, councillors, MP and Mayor are raising are fully investigated, the main ones being the bunds not being installed as per the planning applications and that I believe that the committee was misled in regards to the size and scale of the development is much larger than what was perceived at the application meeting. This emphasises the importance of site visits on sites such as this given the scale and proximity to residents.

Please take this email a formal request that a stop notice is served immediately under TCPA1990 s.171e and if possible, an enforcement notice be brought back before the committee.

Regards
Councillor Gerrard
>><<



[redacted]

From: [redacted]
Sent: 29 August 2025 10:45
To: Prescott, Paul CLLR; Molyneux, David Trevor CLLR; Mckenzie-Folan, Alison; Thatcher, Aidan
Cc: [redacted]; [redacted]
Subject: TV: BBC North West- Astley Warehouses

Good morning,

For information, we have had an enquiry from BBC North West regarding the construction of four warehouses in Astley and resident's complaints that they are not reflective of what was agreed in the planning permission:

"Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods."

I am agreeing a statement with the Planning team and Aidan, which I will share once finalised but it is a tight deadline as they are planning to cover this on the news this lunchtime and tonight, so I wanted to let you know in advance.

Many thanks,

[redacted]

[redacted]
Wigan Council
[redacted]
><><

[redacted]

From: Gerrard, CLLR Stuart
Sent: 05 October 2025 11:44
To: Thatcher, Aidan; Proctor, David; Davies, Janet (Solicitors); Kenny, Paul, CLLR; Harding, John CLLR
Cc: Fish, James CLLR; Walker, Fred CLLR; Greensmith, Susan CLLR; Blay, Paul CLLR; Collins, Anne CLLR; Dawber, Matthew CLLR; Flynn, Laura CLLR; Hurst, David CLLR; Nicholson, Jim CLLR; Smith, Mike CLLR; Wood, David CLLR
Subject: Urgent Enforcement Request – Astley Business Park (Planning Application A/23/96226/MAJOR) – Consideration of Stop / Temporary Stop Notice

Dear All

I am contacting you in my capacity as a member of the Planning committee, concerning Astley Business Park, under planning reference A/23/96226/MAJOR, approved in June 2024.

I have growing concerns that certain conditions of the permission are either not being adhered to or have not yet been properly discharged, and that ongoing works may be causing harm factors including but not limited to amenity, environmental, visual, traffic, health etc.

Adjacent residents have raised issues including visual impact, dust, noise, traffic, screening due to works proceeding before approved landscaping or screening is in place with concern that the risk of irreversible harm to local amenity and public health is increasing if enforcement does not act swiftly.

May I request the following.

1. That the Enforcement Team immediately review whether there is a breach of planning control, particularly in relation to conditions which have not been discharged but where works are underway.

2. That the Council consider issuing a Temporary Stop Notice or alternatively a Stop Notice, as continuing works are causing or will cause irreparable harm if not monitored.

3. That an officer report / briefing note be prepared and circulated to the Chair of the Planning Committee and members of the Planning Committee & Ward Councillors before the next Planning Committee meeting on the 7th of October outlining the enforcement status, recommended actions, and whether to defer any further works pending compliance. An update at the meeting would be welcome.

I believe these steps align with the Local Enforcement Plan and the Town Planning Enforcement Policy, as well as the Council's Customer Charter. Given the scale of Astley Business Park and its impact, prompt action is warranted.

Please acknowledge receipt and advise what actions are being taken and expected timescales if any.

Regards
Councillor Gerrard

Sent from Outlook for Android
>><<



[redacted]

From: [redacted]
Sent: 16 October 2025 09:48
To: Molyneux, David Trevor CLLR; Mckenzie-Folan, Alison; Thatcher, Aidan; Proctor, David; Davies, Janet (Solicitors)
Subject: Urgent matter - planning

Good morning everyone,

We have received some information this morning regarding the situation in Astley that needs urgent attention.

I've just spoken with Janet and it was suggested we try to have a chat this morning? I know some of us are out at other venues, so let me know what's best for you.

Thanks,

[redacted]

[redacted]
Public Relations
Wigan Council
Wigan New Town Hall, Library Street, Wigan WN1 1YN
[redacted]
www.wigan.gov.uk



Outlook

Contact to the PR team from the Web

From formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Date Wed 05-Nov-25 17:47
To Chief Exec Public Relations <pr@wiganmbc.gov.uk>

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Project - Website

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

A new form post has been received.

A new form post has been received

Posted on: 05/11/2025 17:46:51
Posted from: https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name: [redacted]
Phone: [redacted]
Email: [redacted]
Message / Comment: Evening, I've spoken to some of the residents from Astley against warehouses action group today and was wanting a statement from the council about the issue. They say they plan to push for an independent enquiry and have a lot of questions they need answering about how the development was allowed to go through planning. Thanks [redacted]

Properties

Form Reference: FRM2188251
Posted by: Public User

Outlook

Re: Astley warehouse

From [redacted]
Date Thu 2025-11-06 2:39 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Here's a response for you…

A Wigan Council spokesperson said: "We remain in dialogue with the group and fully acknowledge the concerns raised regarding the development. Our commitment is to continue working with both the group and the developer to address these issues wherever possible.
"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless, to ensure additional transparency, we have agreed to commission an independent audit of the planning process.

Further information:
The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Kind regards,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 06 November 2025 09:51
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouse

Hi [redacted]

Just acknowledging receipt of your enquiry. I'll get back to you with a response. Are you working towards a particular deadline?

Kind regards,

[redacted]

Public Relations team, Wigan Council

>>Corporate Logo<<

Outlook

Contact to the PR team from the Web

From formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Date Thu 06-Nov-25 09:21
To Chief Exec Public Relations <pr@wiganmbc.gov.uk>

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A new form post has been received.

A new form post has been received

Posted on: 06/11/2025 09:20:50
Posted from: https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name: [redacted]
Phone: [redacted]
Email: [redacted]
Message / Comment: Good morning, I'm a reporter at SWNS and have been following up on the ongoing story about the large warehouse development in Tyldesley - and the recent resignation of Cllr James Fish from Wigan Council's planning committee. Cllr Fish told the Bolton News and the Local Democracy Reporting Service that he was the only member to vote against the Tyldesley warehouse plans and that he has now stepped down, citing frustration with the planning system. He also claimed that some councillors have since said privately they "didn't realise how tall the warehouses were going to be" and "wish they'd voted against it". Could the council provide a response to Cllr Fish's resignation and concerns about the planning process, as well as any details of whether a review of procedures is being considered? Best regards, [redacted]

Properties

Form Reference:	FRM2188302
Posted by:	Public User
IP Address:	10.13.0.132
Posted on:	06/11/2025 09:20:50
Posted from:	https://www.wigan.gov.uk/Contacts/PR-team.aspx
Marked as Read:	No (Mark this post as read)
Form template:	/Contacts/Forms/PR-wigan-gov-uk.frm

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Outlook

RE: Astley warehouse / Cllr Fish

From [redacted]
Date Thu 2025-11-06 2:37 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Here you go…

Re: Cllr Fish and the planning process

A Wigan Council spokesperson said: “We acknowledge the comments of Cllr Fish following his decision to resign from the Planning Committee.
“It is important to reiterate that elected members receive introductory and regular training and guidance to enable them to make sound decisions in line with local and national planning policy.
“They also have the opportunity during the committee meeting to ask questions and request site visits to ensure they fully understand all aspects of the development they are making a decision on. This includes matters such as the scale and potential impact of developments in local areas.
“If a member doesn’t feel equipped to make these decisions, then they should raise this during the meeting where officers can provide additional clarity and information to ensure members are fully supported. No members raised such concerns during the committee meeting.”

Re: the petition and calls for independent investigation

A Wigan Council spokesperson said: “We remain in dialogue with the group and fully acknowledge the concerns raised regarding the development. Our commitment is to continue working with both the group and the developer to address these issues wherever possible.
"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless, to ensure additional transparency, we have agreed to commission an independent audit of the planning process.
"It is also important to clarify that several statements contained within the petition are inaccurate. In the interests of transparency, we would encourage these to be amended to accurately reflect the facts.”

Further information:

The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Best wishes,

[redacted]

Public Relations team, Wigan Council

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From: [redacted]
Sent: 06 November 2025 09:55
To: [redacted]
Subject: Re: Astley warehouse / Cllr Fish

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

Thanks [redacted]

I've also just been made aware of this petition - https://www.change.org/p/suspend-astley-warehouses-launch-independent-review-of-wigan-council-planning-department

It's calling for an independent investigation into Wigan Council planning department's handling of the Astley Business Park warehouse development, if the authority also wanted to respond to those concerns in any statement.

Best regards,
[redacted]

[redacted]

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From: [redacted]
Sent: 06 November 2025 09:53
To: [redacted]
Subject: RE: Astley warehouse / Cllr Fish

Thanks [redacted] Will get back to you ASAP.

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 06 November 2025 09:52
To: [redacted]
Subject: Re: Astley warehouse / Cllr Fish

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

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Hi [redacted]

We are looking at publishing an update this afternoon at 3pm.

Best regards,

[redacted]

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From: [redacted]
Sent: 06 November 2025 09:51
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouse / Cllr Fish

Hi [redacted]

Just acknowledging receipt of your enquiry. I'll get back to you with a response. Are you working towards a particular deadline?

Kind regards,

[redacted]
Public Relations team, Wigan Council

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Outlook

Re: Astley warehouse / Cllr Fish

From [redacted]
Date Thu 2025-11-06 15:03
To [redacted]

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Hi [redacted]

Thank you for this.

Best regards,

[redacted]

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From: [redacted]
Sent: 06 November 2025 14:37
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Astley warehouse / Cllr Fish

Hi [redacted]

Here you go…

Re: Cllr Fish and the planning process

A Wigan Council spokesperson said: “We acknowledge the comments of Cllr Fish following his decision to resign from the Planning Committee.
“It is important to reiterate that elected members receive introductory and regular training and guidance to enable them to make sound decisions in line with local and national

planning policy.
“They also have the opportunity during the committee meeting to ask questions and request site visits to ensure they fully understand all aspects of the development they are making a decision on. This includes matters such as the scale and potential impact of developments in local areas.
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"It is also important to clarify that several statements contained within the petition are inaccurate. In the interests of transparency, we would encourage these to be amended to accurately reflect the facts.”

Further information:

The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Best wishes,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 06 November 2025 09:55
To: [redacted]
Subject: Re: Astley warehouse / Cllr Fish

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Thanks [redacted]

I've also just been made aware of this petition - https://www.change.org/p/suspend-astley-warehouses-launch-independent-review-of-wigan-council-planning-department

It's calling for an independent investigation into Wigan Council planning department's handling of the Astley Business Park warehouse development, if the authority also wanted to respond to those concerns in any statement.

[redacted]

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From: [redacted]
Sent: 06 November 2025 09:53
To: [redacted]
Subject: RE: Astley warehouse / Cllr Fish

Thanks [redacted] Will get back to you ASAP.

[redacted]
Public Relations team, Wigan Council

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From: [redacted]
Sent: 06 November 2025 09:52
To: [redacted]
Subject: Re: Astley warehouse / Cllr Fish

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

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Hi [redacted]

We are looking at publishing an update this afternoon at 3pm.

Best regards,

[redacted]

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From: [redacted]
Sent: 06 November 2025 09:51
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouse / Cllr Fish

Hi [redacted]

Just acknowledging receipt of your enquiry. I'll get back to you with a response. Are you working towards a particular deadline?

Kind regards,

[redacted]
Public Relations team, Wigan Council



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Outlook

RE: BBC Manchester Request

From [redacted]
Date Wed 2025-11-05 12:42 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

I am getting a comment together- just waiting on final OK.

Is it OK if I get it to you this afternoon?

Thanks

[redacted]
Wigan Council
Tel: [redacted]

-----Original Message-----
From: [redacted]
Sent: 04 November 2025 09:58
To: [redacted]
Subject: RE: BBC Manchester Request

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

Thanks for getting back.
I couldn't find the generic email address - got it now!
I'm happy with a deadline for tomorrow lunchtime. Does that work??

-----Original Message-----
From: [redacted]
Sent: 04 November 2025 09:53
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC Manchester Request

External: Think before clicking

Thanks [redacted]

Did you have a deadline?

Please can you send enquiries to pr@wigan.gov.uk - this is our central mailbox, and we can be sure we won't miss them if someone is on leave etc.

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

-----Original Message-----
From: [redacted]
Sent: 04 November 2025 09:50
To: [redacted]
Subject: BBC Manchester Request

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

Morning!
I've been sent this petition on the warehouses being built in Astley (see below).
Its calling for an Independent Review of Wigan Council Planning Department.
Would you like to respond? Thanks, [redacted]

[redacted]

[redacted]

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RE: BBC Manchester Request

From [redacted]
Date Wed 2025-11-05 12:56 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Here you go:

A spokesperson for Wigan Council commented: "We remain in dialogue with the group and fully acknowledge the concerns raised regarding the proposed development. Our commitment is to continue working with both the group and the developer to address these issues wherever possible.

"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless, to ensure additional transparency, we have agreed to commission an independent audit of the planning process.

"It is also important to clarify that several statements contained within the petition are inaccurate. In the interests of transparency, we would encourage these to be amended to accurately reflect the facts."
Ends

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

-----Original Message-----
From: [redacted]
Sent: 04 November 2025 09:50
To: [redacted]
Subject: BBC Manchester Request

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

Morning!
I've been sent this petition on the warehouses being built in Astley (see below).
Its calling for an Independent Review of Wigan Council Planning Department.
Would you like to respond? Thanks, [redacted]

[redacted]

[redacted]

Outlook

Re: James Fish

From [redacted]
Date Fri 2025-10-31 12:07 PM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

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

Hiya [redacted] thanks for this, hope all's good with you

Ta, [redacted]

[redacted]

Facebook Instagram TikTok YouTube

[redacted]

From: [redacted]
Sent: 31 October 2025 11:15
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: James Fish

Hi [redacted]

Here you go:

A Wigan Council spokesperson, said: "We note Cllr Fish's decision to resign from the Planning Committee.

"It is important to reiterate that members receive introductory and regular training and guidance to enable them to make sound decisions in line with local and national planning policy.

"They also have the opportunity during the committee meeting to ask questions and request site visits to ensure they fully understand all aspects of the development they are making a decision on. This includes matters such as the scale and potential impact of developments in

local areas. If a member doesn't feel equipped to make these decisions, then they should raise this during the meeting where officers can provide additional clarity and information to ensure members are fully supported."

Ends

Many thanks,

[redacted]

From: [redacted]
Sent: 31 October 2025 08:38
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: James Fish

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

Morning [redacted] hope you're ok..

This is just a quick one to see if you have a response to James Fish quitting the planning committee? I've been following this story in Astley and am doing a quick update on the website.. Thank you

And thank god it's Friday! Hope you've got a good Halloween planned - are you going to the thing at the Pier?

[redacted]

Outlook

RE: Granada reports - Astley Business Park

From [redacted]
Date Thu 2025-10-30 5:08 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Here you go:

A spokesperson for Wigan Council said: "While the decision to grant planning permission is consistent with national planning policy, we recognise and understand the concerns expressed by residents. We are committed to engaging constructively to address these issues wherever possible and to ensure that residents' voices are heard throughout this process.

"To that end, we are maintaining open and ongoing communication with the developer and will be seeking further assurances and detailed responses in relation to the matters raised by local residents. Our priority is to work together to find practical solutions and to minimise any adverse impact on the community."

Ends

For info:
The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Please can you send any future enquiries to pr@wigan.gov.uk. This is our central mailbox, so we can pick them up from there.

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: Thursday, October 30, 2025 10:40
To: [redacted]
Subject: Granada reports - Astley Business Park

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

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Hello,

I'm a producer for Granada Reports. On our programme today we're covering the Astley Business Park controversy.

Residents say the huge warehouses continue to take shape, just a stone's throw from their gardens, and they are determined to fight for them to be taken down. They say they are unable to sell their homes, or had thousands of pounds knocked off the value. The families are meeting with Andy Burnham this afternoon to voice their concerns.

Is anyone from the council available for an interview today? If not, please could you provide your latest statement on the issue so we can include it in our coverage.

Many thanks,

[redacted]

[redacted]

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[redacted]

From: [redacted]
Sent: 30 October 2025 17:04
To: Thatcher, Aidan; Molyneux, David Trevor CLLR; Prescott, Paul CLLR
Cc: [redacted]
Subject: Granada reports - Astley Business Park

Good afternoon,

ITV are running a piece on the warehouses in this evening's news.

I will send our latest statement:

A spokesperson for Wigan Council said: "While the decision to grant planning permission is consistent with national planning policy, we recognise and understand the concerns expressed by residents. We are committed to engaging constructively to address these issues wherever possible and to ensure that residents' voices are heard throughout this process.

"To that end, we are maintaining open and ongoing communication with the developer and will be seeking further assurances and detailed responses in relation to the matters raised by local residents. Our priority is to work together to find practical solutions and to minimise any adverse impact on the community."

For info:
The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Many thanks,

[redacted]

[redacted]
Wigan Council
Tel: [redacted]

From: [redacted]
Sent: Thursday, October 30, 2025
To: [redacted]
Subject: Granada reports - 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

Hello,

I'm a producer for Granada Reports. On our programme today we're covering the Astley Business Park controversy.

Residents say the huge warehouses continue to take shape, just a stone's throw from their gardens, and they are determined to fight for them to be taken down. They say they are unable to sell their homes, or had thousands of pounds knocked off the value. The families are meeting with Andy Burnham this afternoon to voice their concerns.

Is anyone from the council available for an interview today? If not, please could you provide your latest statement on the issue so we can include it in our coverage.

Many thanks,

[redacted]

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Outlook

RE: Enquiry- A/23/96226/MAJOR

From [redacted]
Date Thu 2025-10-30 3:04 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Thanks [redacted]

Here you go:

A spokesperson for Wigan Council said: "While the decision to grant planning permission is consistent with national planning policy, we recognise and understand the concerns expressed by residents. We are committed to engaging constructively to address these issues wherever possible and to ensure that residents' voices are heard throughout this process.

"To that end, we are maintaining open and ongoing communication with the developer and will be seeking further assurances and detailed responses in relation to the matters raised by local residents. Our priority is to work together to find practical solutions and to minimise any adverse impact on the community."
Ends

For info:
The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Many thanks,

[redacted]

From: [redacted]
Sent: 30 October 2025 13:28
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Enquiry- A/23/96226/MAJOR

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

Hi [redacted] yes that is correct thanks [redacted]

On Thu, 30 Oct 2025 at 09:44, [redacted] > wrote:

> Hi [redacted]
>
> Thanks for your enquiry.
>
> Can I just confirm that this is in reference to the warehouses being built near Chaddock Lane in Astley?
>
> Many thanks,
>
> [redacted]
>
> [redacted]
>
> >><<

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Outlook

RE: Tyldesley development

From [redacted]
Date Tue 2025-10-28 3:57 PM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Please find a statement below:

A spokesperson for Wigan Council said :

"While the decision to grant planning permission is consistent with national planning policy, we recognise and understand the concerns expressed by residents. We are committed to engaging constructively to address these issues wherever possible and to ensure that residents' voices are heard throughout this process.

"To that end, we are maintaining open and ongoing communication with the developer and will be seeking further assurances and detailed responses in relation to the matters raised by local residents. Our priority is to work together to find practical solutions and to minimise any adverse impact on the community."

For info:
The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Many thanks,

[redacted]

From: [redacted]
Sent: 28 October 2025 13:34
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Tyldesley development

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

Hi [redacted]

I'm taking this over from my colleague [redacted]
I'd really need a statement as soon as possible please.
As [redacted] mentioned local residents are really concerned.
We'll be speaking to numerous people who have described the situation as 'soul destroying'.
As you probably know there is a meeting with Andy Burnham and the residents scheduled this week.
If there is any way you could reconsider our bid that would be greatly appreciated.
Please do let me know.
We will be broadcasting this item between 0700 and 0800 and between 0900 and 0930.
And so there is ample broadcasting opportunities to include the council within our coverage.
Thanks ever so much.
Best wishes,
[redacted]

[redacted]

BBC BREAKFAST BBC NEWS

From: [redacted]
Sent: 28 October 2025 13:18
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: RE: Tyldesley development

External: Think before clicking

Hi [redacted]

We won't be able to supply someone for interview on this occasion.

We are getting a statement together, please can you let me know when you'd need that from us for it to be included in the piece?

Many thanks,

[redacted]

From: [redacted]
Sent: 28 October 2025 10:59
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Cc: [redacted]
Subject: Re: Tyldesley development

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

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Hi [redacted]

For full transparency, we are chatting to a few residents on the Henford estate today (several seem alarmed by the scale of the warehouse).

we'd likely want a council spokesperson to explain the planning process and how the impact on residents will be mitigated.

Not got a definitive time just yet but we're on air from 6 AM.
My colleague [redacted] (cc'd in this email) will be able to confirm a specific time a bit later.

Hope this helps.

Thanks,
[redacted]

From: [redacted]
Sent: 28 October 2025 10:40
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: RE: Tyldesley development

External: Think before clicking

Thanks [redacted]

Apologies we've got a couple of people on leave and I have been on calls this morning.

Can I get a bit of a steer on what you would like any council spokesperson to cover and what time you were thinking?

Many thanks,

[redacted]

From: [redacted]
Sent: 28 October 2025 10:38
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: Tyldesley development

Some people who received this message don't often get email [redacted] Learn why this is important

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Good morning !

[redacted] here - a journalist at BBC Breakfast.
I've tried the press office numbers listed on the Wigan.gov website but all keep going to vodafone.. I just wondered if someone might be able to help me?

On our programme tomorrow morning we are looking into the warehouse that has gone up behind the Henford Estate in Tyldesley (Wigan).
I understand it's a PLP development.
I was hoping someone from the council might speak to us LIVE about the project (and the impact on residents)?

Hope to hear from you soon.

Best wishes,
[redacted]

>><<

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

[redacted]

From: [redacted]
Sent: 28 October 2025 10:38
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: Tyldesley development

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I understand it's a PLP development.
I was hoping someone from the council might speak to us LIVE about the project (and the impact on residents)?

Hope to hear from you soon.

Best wishes,
[redacted]

>><<



[redacted]

From: [redacted]
Sent: 28 October 2025 13:36
To: [redacted]
Subject: RE: FAQs - Astley warehouse

Update from BBC Breakfast:

I'd really need a statement as soon as possible please.
As [redacted] mentioned local residents are really concerned.
We'll be speaking to numerous people who have described the situation as 'soul destroying'.
As you probably know there is a meeting with Andy Burnham and the residents scheduled this week.
If there is any way you could reconsider our bid that would be greatly appreciated.
Please do let me know.
We will be broadcasting this item between 0700 and 0800 and between 0900 and 0930.
And so there is ample broadcasting opportunities to include the council within our coverage.

[redacted]

From: [redacted]
Sent: 28 October 2025 13:13
To: [redacted]
Subject: RE: FAQs - Astley warehouse

Yes that sounds like a plan

From: [redacted]
Sent: 28 October 2025 13:09
To: [redacted]
Subject: RE: FAQs - Astley warehouse

OK thanks

Not given one yet- they're after someone to go on live tomorrow. I can let them know we won't be supplying someone for interview, offer the statement, and get a deadline?

[redacted]

From: [redacted]
Sent: 28 October 2025 13:08

[redacted]

From: Prescott, Paul CLLR
Sent: 29 October 2025 07:40
To: [redacted]
Subject: Re: BBC Breakfast: Tyldesley development

Morning [redacted]

Thank you for sharing the statement which I feel goes as far as we possibly can to assure residents of the Councils continued efforts to mitigate the concerns they have regarding the development.

Regards

Cllr Paul Prescott
Portfolio Holder for Planning, Environmental Services and Transport.

Sent from Outlook for Android

From: [redacted]
Sent: Tuesday, October 28, 2025 7:52:48 PM
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>
Subject: BBC Breakfast: Tyldesley development

Hello,

Apologies for not sharing this earlier- BBC Breakfast will be doing a piece on the warehouses tomorrow morning.

Here is our statement:

A spokesperson for Wigan Council said :

"While the decision to grant planning permission is consistent with national planning policy, we recognise and understand the concerns expressed by residents. We are committed to engaging constructively to address these issues wherever possible and to ensure that residents' voices are heard throughout this process.

"To that end, we are maintaining open and ongoing communication with the developer and will be seeking further assurances and detailed responses in relation to the matters raised by local residents. Our priority is to work together to find practical solutions and to minimise any adverse impact on the community."

For info:
The final plans incorporate landscaping intended to screen, soften the appearance, and mitigate effects on nearby properties. As part of recent discussions with the developer they have agreed to bring the tree planting schedule forward to November this year rather than Spring 26.

Many thanks,

[redacted]

From: [redacted]
Sent: 28 October 2025 10:38
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: Tyldesley development

Some people who received this message 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 !

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I understand it's a PLP development.
I was hoping someone from the council might speak to us LIVE about the project (and the impact on residents)?

Hope to hear from you soon.

Best wishes,
[redacted]

>><<

Outlook

Re: That's TV Request - Right of Reply

From [redacted]
Date Wed 2025-10-22 2:40 PM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Have got a response for you below.

Thanks,
[redacted]

A Wigan Council spokesperson said: “This application went through our planning consultation and committee process, which included letters being sent to neighbouring properties.

“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

“We will continue to monitor the site throughout construction, ensuring this development brings new jobs and investment to the area is delivered properly.”

Background information:

- *This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.*
- *Ahead of this Planning Committee meeting, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of around 70 addresses in the area. All objections raised were fully considered during the decision-making process.*
- *Local authority officers have been on site and are in close communication with the developer and their construction partner to ensure all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, and will continue to do so throughout the duration of the development.*

From: [redacted]
Sent: Wednesday, October 22, 2025 09:47
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: That's TV Request - Right of Reply

Some people who received this message 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'm a reporter with **That's TV Manchester**. We're preparing a segment for **Freeview Channel 7** about residents' concerns over the industrial development behind the **Henford Estate in Tyldesley**, currently under construction by PLP (part of Peel Group).
Residents have told us the project has had a severe impact on their quality of life and that they feel **consultation and engagement by the council were inadequate**, with some saying they were unaware of the full scale of the approved plans.
We'd like to give Wigan Council a **right of reply** to ensure our coverage is balanced. Specifically, we'd appreciate your response to:

1. Claims that **residents were not fully consulted** or informed about the scale of the approved development.
2. How the council is **monitoring the ongoing construction** to ensure planning conditions are met.
3. Any measures being implemented to **mitigate the impact** on neighbouring properties (screening, landscaping, etc.).

If possible, please provide a response or statement by **3:30pm today.**

Please let me know if Mr. Aidan Thatcher or another spokesperson is available for a short on-camera or phone interview.
Best regards,

[redacted]

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[redacted]

Outlook

RE: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

From [redacted]
Date Fri 2025-10-17 3:35 PM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

On point one, we will not be commenting on this. Here is a statement regarding the application and the wider process:

A Wigan Council spokesperson, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

On point two and Cllr Eastoe’s comments, here are a few points for context:

- There were two new members of planning committee for 2024.
- All new members of the committee are required to undertake mandatory training prior to being able to participate in committee meetings.
- At the start of the 24/25 municipal year, existing members of the committee were offered the opportunity to attend a refresher training session.

Many thanks,

[redacted]

From: [redacted]
Sent: 16 October 2025 08:45
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

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Hi there, a video of the above meeting was shown at last meeting of the residents' action group. I am informed that Mr Thatcher and Mr Proctor were not informed that the meeting was being recorded. However, as it has now been shown in front of about 300 people and in

front of TV cameras from GB News, we consider that it is now in the public domain and therefore we can report its contents. Would Wigan council like to comment on the following:

1. The accusation from members of the group that the planning officers and the committee 'fucked up'.

2. Cllr Jess Eastoe's comments which are as follows: "There are people on the plannign committee who regret the decision [to approve the application]. The application was decided after James Grundy had announced his decision not to stand in the General Election and there were new councillors on the planning committee following the May local elections in 2024. I'm so unhappy with the leadership of the planning team. They've not gone out of their way to be helpful and they completely lack empathy."

Please can you indicate if you wish to comment on the above? My deadline for this is 4pm today. Please feel free to call me if you wish to discuss.

--
MEN, [redacted]

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Outlook

Re: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

From [redacted]
Date Thu 2025-10-16 09:25
To [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Thanks for your email. Just confirming that we have received your query and will get back to you

Thank you,
[redacted]

From: [redacted]
Sent: Thursday, October 16, 2025 08:45
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

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Please can you indicate if you wish to comment on the above? My deadline for this is 4pm today. Please feel free to call me if you wish to discuss.

[redacted]

From: [redacted]
Sent: 17 October 2025 13:39
To: Molyneux, David Trevor CLLR; Prescott, Paul CLLR; Mckenzie-Folan, Alison
Cc: [redacted]Thatcher, Aidan
Subject: Enquiry: Online meeting between Aiden Thatcher, David Proctor and residents of the Astley Business Park Residents Action Group

Good afternoon,

We have had an enquiry from the local democracy reporter about a recent meeting held with residents- which was filmed and has been shared (details below).

Here is our response:

- *There were two new members of planning committee for 2024.*
- *All new members of the committee are required to undertake mandatory training prior to being able to participate in committee meetings.*
- *At the start of the 24/25 municipal year, existing members of the committee were offered the opportunity to attend a refresher training session.*

Ends

Many thanks

[redacted]

From: [redacted]
Sent: 16 October 2025 08:45
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
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[redacted]

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Outlook

RE: Astley warehouses

From [redacted]
Date Tue 2025-10-14 2:25 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi again [redacted]

Just working on a statement for you from our perspective, but in the meantime we thought you may wish to get in contact with the construction company as they're the ones responsible for day-to-day operations. This is them: TanRo - Delivery Focused Main Contracting

Kind regards,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 14 October 2025 11:18
To: [redacted]
Subject: Re: Astley warehouses

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Okay [redacted] thank you

On Tue, 14 Oct 2025 at 11:17, [redacted]

> Hi [redacted]
>
> We'll be able to provide you with a statement on this. Leave it with me.
>
> Kind regards,

[redacted]

Public Relations team, Wigan Council



>>Corporate Logo<<

From: [redacted]
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley warehouses

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Hello,
I work for Granada Reports, the ITV regional news programme in the North West and we're returning to the subject of the Asley Warehouses tomorrow,
We have spoken to a number of residents who tell us they are now suffering with breathing difficulties and asthma since the building work began.
You may be aware that this matter is also being investigated by the Environment Agency.
Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
Let me know your thoughts,
[redacted]

--

[redacted]

Outlook

RE: Astley warehouses

From [redacted]
Date Wed 2025-10-15 4:25 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Here's a statement for you…

A Wigan Council spokesperson said: "Local authority officers - including environmental protection air quality specialists - have been on-site and are in close communication with the developer and their construction partners.
"This is to ensure that all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, both for the development itself and while it is being built.
"We would encourage any residents who are concerned about any aspects of how the site is being delivered to report via our website."

Further information:

- *If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.*
- *The construction company has responsibilities to monitor conditions on site and will therefore be better placed to comment on day-to-day issues.*

Best wishes,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 15 October 2025 15:14
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

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Hi [redacted]
We're on air at 1800hrs - so a bit before then please,
Thnaks

On Wed, 15 Oct 2025 at 15:12, [redacted] wrote:

> Hi [redacted]
>
> Just following this one up- can I just check what the deadline to respond is please?
>
> Many thanks,
>
> [redacted]
>
> [redacted]
>
> **From:** [redacted]
> **Sent:** 14 October 2025 10:43
> **To:** Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
> **Subject:** Astley warehouses
>
> Some people who received this message 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,
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> You may be aware that this matter is also being investigated by the Environment Agency.
> Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
> Let me know your thoughts,
> [redacted]
>
> [redacted]

[redacted]

From: [redacted]
Sent: 15 October 2025 16:35
To: Mckenzie-Folan, Alison; Molyneux, David Trevor CLLR; Prescott, Paul CLLR
Cc: Thatcher, Aidan
Subject: ITV Granada: Astley warehouses

Good afternoon,

We have had the enquiry in the email below from ITV Granada. This is our statement:

A Wigan Council spokesperson said: "Local authority officers - including environmental protection air quality specialists - have been on-site and are in close communication with the developer and their construction partners.
"This is to ensure that all conditions of the Construction Environmental Management Plan (CEMP) are being followed and adhered to, both for the development itself and while it is being built.
"We would encourage any residents who are concerned about any aspects of how the site is being delivered to report via our website."

Further information:

- *If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.*
- *The construction company has responsibilities to monitor conditions on site and will therefore be better placed to comment on day-to-day issues.*

ends

This piece is expected to be on the 6pm news this evening.

Many thanks,

[redacted]

From: [redacted]
Sent: 14 October 2025 10:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley warehouses

Some people who received this message don't often get email from [redacted] Learn why this is important

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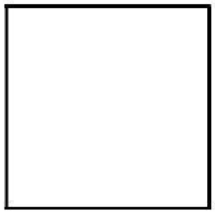
Can you confirm please if the council is aware of these issues? Do you have anyone available for interview? We'll be back in the area tomorrow and perhaps an officer or councillor would be willing to tour the estate with my reporter and camera - that would be great if possible.
Let me know your thoughts,
[redacted]

--

[redacted]



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Outlook

Re: Tyldesley warehouses

From [redacted]
Date Mon 2025-10-13 5:31 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Thanks for your patience on this. Have got an approved statement for you below:

A Wigan Council spokesperson said: "This application went through our planning consultation and committee process, which included letters being sent to neighbouring properties.

"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.

"We will continue to monitor the site throughout construction, ensuring this development brings new jobs and investment to the area is delivered properly."

For context and timeline:

- *Any questions around damage caused by the building works are to be discussed by the construction company and the residents/their insurance. It wouldn't be appropriate for the Council to be involved in those conversations.*
- *The Council is only able to take 'material planning considerations' into account when assessing planning applications, in line with national legislation. Potential changes to house prices is not included.*
- *This land was allocated as employment land in 2006, in the Council's 'Unitary Development Plan, and is an extension of Astley Business Park with this development expected to create around 500 on-site jobs, and another estimated 460 across Greater Manchester.*
- *The first 'outline planning application' went to Planning Committee in 2017. Permission was granted to the principle of industrial development on this site, but this did not set the final size or layout of the buildings. We appreciate that this part of the planning process may have caused some misunderstanding of what had been permitted on the site at this point in time.*
- *The full planning application went to Committee in June 2024, at which point the size, footprint and height of the units was set and agreed. There has been no fundamental change to those since permission was granted. Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm*
- *In line with policy and national legislation, ahead of this Planning Committee meeting, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of around 70 addresses in the area. All objections raised were fully considered during the decision-making process.*

From: [redacted]
Sent: Monday, October 13, 2025 17:04
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Tyldesley warehouses

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

That's great, thank you
[redacted]

On Mon, 13 Oct 2025 at 17:03, [redacted] wrote:

> Hi [redacted]
>
> We should be able to have it with you in the next 30 mins
>
> Thanks,
> [redacted]
>
> ---
>
> **From:** [redacted]
> **Sent:** Monday, October 13, 2025 17:00
> **To:** [redacted]
> **Cc:** Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
> **Subject:** Re: Tyldesley warehouses
>
> **CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**
>
> Yes that should be OK, what time do you think it will come over please?
> [redacted]
>
> On Mon, 13 Oct 2025 at 16:59, [redacted] wrote:
>
> > Hi [redacted]
> >
> > I have passed your query onto the relevant directors who are looking to respond, although they have been in meetings this afternoon. Are you able to delay your deadline at all?
> >
> > Thanks again,
> > [redacted]

From: [redacted]
Sent: Monday, October 13, 2025 16:51
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Tyldesley warehouses

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

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Hi again,
Is your statement on this coming over soon please?
[redacted]

On Mon, 13 Oct 2025 at 14:04, [redacted] wrote:

> Thanks you [redacted] we'd need it asap please and no later than 5pm today - thanks again
> [redacted]
>
> On Mon, 13 Oct 2025 at 13:58, [redacted] > wrote:
>
> > Good afternoon [redacted]
> >
> > I'm from Wigan Council's media team, apologies about not being able to contact us. We have had a couple of the team on annual leave or in meetings
> >
> > Thanks for your enquiry, do you deadline for a response?
> >
> > Thanks again,
> > [redacted]
> >
> > >><<
> > 
> >
> >
> > ---
> >
> > 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

Outlook

Press Query – Biodiversity Investment to Bedford Colliery

From [redacted]
Date Wed 2025-10-08 9:19 AM
To Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Some people who received this message don't often get email from [redacted] Learn why this is important

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Good morning,

I am a student currently on work placement with the Wigan Observer and am looking into a possible article regarding a biodiversity fund linked to the Astley warehouse development.

A local campaign/pressure group (@astleywarehouseaction) has claimed that £199,000 from PLP, given as a condition of planning approval and allocated to the "Bedford Colliery" biodiversity site, appears not to have been spent by the council.

Could you please clarify what has happened to this money? Has work begun and people just haven't noticed yet or has it yet to be spent? If the latter is the case, when will locals begin to see the difference and what form will the work take?

Thank you in advance for your help and I look forward to hearing from you soon.

Yours faithfully

[redacted]

Outlook

RE: BBC Radio 4 You & Yours - Please can you confirm this email has been received

From [redacted]
Date Mon 2025-10-06 9:42 AM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Thanks for letting us know, hope you feel better soon!

Many thanks,

[redacted]

From: [redacted]
Sent: 05 October 2025 15:31
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: BBC Radio 4 You & Yours - Please can you confirm this email has been received

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

Hi [redacted]
I'm sorry but I have come down with flu so will have to hold on this at the moment.
I will hopefully be back working soon and will be in touch.
Many thanks,
[redacted]

From: [redacted]
Sent: Friday, October 3, 2025 3:51 PM
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC Radio 4 You & Yours - Please can you confirm this email has been received

External: Think before clicking

Hi [redacted]

We are looking to arrange an interview with our assistant director for planning to speak to you about this.

How much time do you think you will need?

Currently he is available at 11.30am, 1pm and 4pm on Tuesday?

Many thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 02 October 2025 16:03
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC Radio 4 You & Yours - Please can you confirm this email has been received

Some people who received this message 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

Hi,
Hope this email finds you well.
I'm one of the team that works on BBC Radio 4's You & Yours, a consumer and lifestyle programme.
We are working on an item around large warehouses, or mega sheds as they are also known, and plan on that being on air Wednesday 8th of October. The item will feature audio with residents from and around the Henford Estate in Tyldesley, discussing their concerns and issues around the current PLP warehouse development. This will be part of a larger item around warehouse development in the UK.

We would like to invite a spokesperson from Wigan Council on to the programme to discuss the development with us, as well as discussing the concerns of residents.
If there isn't a spokesperson available, could we please get a statement addressing the concerns of residents, as well as addressing the following areas – our deadline is 5pm Tuesday 7th October 2025:

1. When did PLP first submit plans to develop the site and how have they been changed and altered to arrive at the plans that were granted permission by Wigan that are in current development?
2. Overall, how many plans have PLP submitted for permission on the site, been granted by Wigan Council, but lapsed?
3. How were residents informed about all PLP planning applications (regardless of outcome) and methods for them to engage?
4. Was any additional outreach to residents given after the 2015 granted planning permission lapsed, and new plans were submitted?
5. How many complaints were issued against the granted 2015 PLP plans?
6. How many complaints did the current PLP development have?
7. In the process of Wigan Council granting permission for the current plans in development what consideration and process was given to the impact on residents during and after development – mental and physical health, property damage and value, and general disruption to their lives, the environmental impact, impact on education and health of pupils at Garrett Hall Primary School, and loss, and local infrastructure?
8. The residents group Astley Warehouse Action are claiming that the submitted plans by PLP do not show a true representation of the housing in that area – how does Wigan

Council respond?
9. Residents have claimed their properties have been damaged by these works - how does Wigan Council respond?
10. Residents are claiming that this has drastically reduced the value of their properties and making them difficult to sell - how does Wigan Council respond?
11. Residents claim that over 100 people complained about the PLP development by Wigan Council have only reported 70 - how does Wigan Council respond?
12. How are Wigan Council currently helping the residents impacted by the PLP development?

I am happy to discuss this over the phone if you wish.

Many thanks,

[redacted]

BBC | Audio EcoAudio Production



>><<

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Outlook

Contact to the PR team from the Web

From [redacted]
Date Fri 07-Nov-25 11:24
To Chief Exec Public Relations <pr@wiganmbc.gov.uk>

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Contensis Email Notification

contensis-logo

Project - Website

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

A new form post has been received.

A new form post has been received

Posted on: 07/11/2025 11:23:34
Posted from: https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name: [redacted]
Phone: [redacted]
Email: [redacted]
Message / Comment: Hi there, I just a left a voicemail - I'm from BBC File on 4 in Salford. I'm in touch with residents near the Astley Warehouses development and they tell me you've commissioned an independent audit of the planning process. Are you able to confirm that? If so, please can you tell us who will be appointed to the audit, what specifically the scope of the audit will be, and the estimated timeframe for its completion. Many thanks, [redacted]

Properties

Form Reference: FRM2188477

[redacted]

From: Molyneux, David Trevor CLLR
Sent: 30 September 2025 15:26
To: Prescott, Paul CLLR; [redacted] Proctor, David; Thatcher, Aidan
Cc: [redacted]
Subject: Re: Enquiry: Tyldesley warehousing development

That's fine with me

From: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>
Sent: Tuesday, September 30, 2025 3:24:48 PM
To: [redacted] Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: Re: Enquiry: Tyldesley warehousing development

Hi [redacted]

I'm happy with the response.

Regards

Cllr Paul Prescott Portfolio Holder for Planning, Environmental Services and Transport

Sent from Outlook for Android

From: [redacted]
Sent: Tuesday, September 30, 2025 2:39:32 PM
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: Enquiry: Tyldesley warehousing development

Good afternoon,

We have received the enquiry below regarding the warehouses, a request for a 'stop notice' and complaints regarding air quality.

Here is the suggested response:
A Wigan Council spokesperson, said: "Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
"We will be meeting with residents later this week to discuss the development and their concerns."

For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.

- Work is ongoing on the landscaping and construction of the bund.
- We have had no reports of people experiencing breathing difficulties, but if residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times.
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

Ends

Our current deadline to respond is 4pm today- apologies for the short notice- please could you let me know if there are any issues with the above asap?

Many thanks,

[redacted]

From: [redacted]
Sent: 30 September 2025 11:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehousing development

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

Hi there, I understand that Cllr Stuart Gerrard has emailed Wigan council officers to request that a stop notice be put on the Tyldesley warehousing development as a number of families with young children are experiencing breathing difficulties.

He says: "The scale and size of the scheme are not what was presented in the original planning application, and the required bunds and screening have not been implemented in advance as stipulated."

He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.

Comment on this by 4pm today, please. If you need more time, please let me know.

--

[redacted]

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Outlook

RE: BBC NWT - Warehouses

From [redacted]
Date Thu 2025-09-18 4:54 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Some people who received this message don't often get email from [redacted] Learn why this is important

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Thanks [redacted]

From: [redacted]
Sent: 18 September 2025 16:44
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC NWT - Warehouses

External: Think before clicking

Hi [redacted]

Just confirming we've got this request and we'll get back to you.

Best wishes,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

From: [redacted]
Sent: 18 September 2025 09:40
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: BBC NWT - Warehouses
Importance: High

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Hello,

I've just been chatting to [redacted] on the phone, who advised to contact you detailing our discussion.

It's in regards to the warehouses in Tyldesley. I know when we first reported on this a couple of weeks ago you very kindly gave us a statement.

I'm sure you're well aware this is being picked up by the nationals now too and I just feel like it would be really good to hear from either Cllr Molyneux or Cllr Prescott to put the record straight.

We can do this as a sit down interview, but I just fear the longer we don't hear from someone the worse it's going to get.

We'd need to do this asap ideally. Do you think this can be arranged?

I'm available to chat over any other details. My number is [redacted].

Many thanks,

[redacted]

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Outlook

Warehouses

From [redacted]
Date Fri 2025-09-05 1:07 PM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

As discussed with [redacted] please see below:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”

Ends

For context:

- This land has been allocated as employment land since 2006.
- The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.
- The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.
- The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.
- Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.
- The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.

Thanks,

[redacted]

Outlook

RE: Enquiry

From [redacted]
Date Fri 2025-09-05 1:05 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hello,

Please find a statement below:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”

Ends

For context:

- This land has been allocated as employment land since 2006.
- The outline planning application for this site approved the principle of industrial development on this site, which is an extension of Astley Business Park, in 2017.
- The outline planning permission did not set final size or layout of the buildings, but we appreciate this planning process may be the cause of some of the confusion.
- The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.
- Ahead of this letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the Leigh Journal. The application received approximately 100 individual responses from the residents of approximately 70 addresses in the area. All objections raised were fully considered during the decision-making process.
- The development will create around 500 on-site jobs, and another estimated 460 across Greater Manchester.

Many thanks,

[redacted]

From: [redacted]
Sent: 04 September 2025 09:13
To: [redacted]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Enquiry

Hi [redacted]

Just confirming receipt of your enquiry, and I'll come back to you.

Many thanks,

[redacted]

[redacted]

>><<

[redacted]

From: [redacted]
Sent: 03 September 2025 14:15
To: Thatcher, Aidan
Subject: RE: Construction site This Morning comment

No [redacted] is off today so they must not have seen [redacted] out of office, I'll send [redacted] the same statement

[redacted]

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: 03 September 2025 13:59
To: [redacted]
Subject: Fw: Construction site This Morning comment

Not sure if [redacted] has forwarded this to you too?

Aidan

From: [redacted]
Sent: Wednesday, September 3, 2025 12:24 pm
To: [redacted] Halliwell, Sonia <S.Halliwell@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Subject: Construction site This Morning comment

Some people who received this message 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

Hi Aidan, [redacted] and Sonia,

Hope you're well.

One of the residents who lives at one of the properties at Henford Estate in Tyldesley appeared on This Morning to talk about the construction site that has been put up behind his house. He has claimed that the letters of objection were ignored and it has impacted the prices of the properties.

I was wondering if you would like to add any comment to the piece, or if you would be able to put me in the right direction on who would be able to.

Thanks so much

[redacted]

Outlook

Enquiry

From [redacted]
Date Wed 2025-09-03 12:45 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hello,

Apologies for the delay in responding, please find a statement below:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

>><<

Wigan Council

[redacted]

From: [redacted]
Sent: 03 September 2025 11:54
To: Resident Services - Contact Centre Queries; Chief Exec - Public Relations
Subject: RE: Channel 5 News, Right of Reply

Thanks [redacted] they have contacted us directly and I will respond

Many thanks,

[redacted]

[redacted]

From: Resident Services - Contact Centre Queries <contactcentre@wigan.gov.uk>
Sent: 03 September 2025 11:53
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Channel 5 News, Right of Reply

Good Morning

I have just received a phone call from [redacted] at Channel 5 News requesting a right of reply regarding warehouses being built in the borough.

If you could please either email [redacted] or call [redacted] as soon as possible as they will be going live with the story tonight at 5:00pm.

Many thanks

[redacted]

[redacted]

[redacted]

Outlook

Enquiry

From [redacted]
Date Wed 2025-09-03 12:45 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hello,

Apologies for the delay in responding, please find a statement below:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

>><<

Outlook

RE: Enquiry

From [redacted]
Date Wed 2025-09-03 9:45 AM
To Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Sorry forgot to copy inbox in

Thanks

[redacted]

From: [redacted]
Sent: 03 September 2025 09:37
To: [redacted]
Subject: Enquiry

Hi [redacted]

Please find a statement below:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

>><<

Outlook

RE: Request for comment

From [redacted]
Date Tue 2025-09-02 12:13 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>; [redacted]

Hi [redacted]

Here's a comment you can use from us...

Aidan Thatcher, director of place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."
Ends

Also, here's a link to the agenda/minutes of the meeting where the development was approved, in case you'd like to take a look: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm

Best wishes,

[redacted]
Public Relations team, Wigan Council

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From: [redacted]
Sent: 02 September 2025 11:48
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>; [redacted]
Subject: Request for comment

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Hi there, I'm following up this story that appeared on the BBC website: https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o for the Manchester Evening News. I cover Wigan. I've spoken to a number of residents near to this development who have expressed grievances about the way this was approved. I am now inviting comment from Wigan council and Peel Land and Property. My deadline for this is 4pm tomorrow (Wednesday September 3). If you need more time than that, please let me know. Also, feel free to call me on [redacted]

--
[redacted]

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Outlook

Re: Request for comment

From [redacted]
Date Tue 2025-09-02 13:07
To [redacted]

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[redacted] many thanks

On Tue, 2 Sep 2025 at 12:13, [redacted] wrote:

> Hi [redacted]
>
> Here's a comment you can use from us...
>
> *Aidan Thatcher, director of place at Wigan Council, said: "This planning application went through our planning consultation and committee process.*
>
> *"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.*
>
> *"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."*
>
> *Ends*
>
> Also, here's a link to the agenda/minutes of the meeting where the development was approved, in case you'd like to take a look: Agenda for Planning Committee on Tuesday, 11th June, 2024, 2.00 pm
>
> Best wishes,
>
> [redacted]
>
> **Public Relations team, Wigan Council**



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From: [redacted]
Sent: 02 September 2025 11:48
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>; [redacted]>
Subject: Request for comment

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

Hi there, I'm following up this story that appeared on the BBC website: https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o

for the Manchester Evening News. I cover Wigan. I've spoken to a number of residents near to this development who have expressed grievances about the way this was approved. I am now inviting comment from Wigan council and Peel Land and Property. My deadline for this is 4pm tomorrow (Wednesday September 3). If you need more time than that, please let me know. Also, feel free to call me [redacted].

--

[redacted]

Outlook

FW: Request for comment

From [redacted]
Date Tue 2025-09-02 12:00
To Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc [redacted]

Hi again,

Further to previous email, please also see the below from the MEN. Again, we will send on our agreed statement – but just to put on your radar. It appears PLP have also been approached for comment this time.

Many thanks,

[redacted]
Public Relations team, Wigan Council

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From: [redacted]
Sent: 02 September 2025 11:48
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>; [redacted]
Subject: Request for comment

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Hi there, I'm following up this story that appeared on the BBC website: https://www.bbc.co.uk/news/articles/c0r7lqjg4y4o for the Manchester Evening News. I cover Wigan. I've spoken to a number of residents near to this development who have expressed grievances about the way this was approved. I am now inviting comment from Wigan council and Peel Land and Property. My deadline for this is 4pm tomorrow (Wednesday September 3). If you need more time than that, please let me know. Also, feel free to call me [redacted]

--

Outlook

Re: warehouse development

From [redacted]
Date Tue 2025-09-02 11:46 AM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Thanks for getting in touch re: the warehouse development. Please find a comment from us below…

Aidan Thatcher, director of place at Wigan Council, said: "This planning application went through our planning consultation and committee process.
"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."

Best wishes,

[redacted]
Public Relations team, Wigan Council

>>Corporate Logo<<

Outlook

Re: warehouse development

From [redacted]
Date Tue 2025-09-02 11:49
To [redacted]

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

Thank you [redacted]

On Tue, 2 Sept 2025 at 12:46, [redacted] wrote:

> Hi [redacted]
>
> Thanks for getting in touch re: the warehouse development. Please find a comment from us below...
>
> *Aidan Thatcher, director of place at Wigan Council, said: "This planning application went through our planning consultation and committee process.*
>
> *"The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.*
>
> *"We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly."*
>
> Best wishes,
>
> [redacted]
>
> **Public Relations team, Wigan Council**

Outlook

FW: Contact to the PR team from the Web

From [redacted]
Date Tue 2025-09-02 11:31
To Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc [redacted]

Hi Aidan/David,

Just wanted to flag that The Sun have now also been in touch regarding the Astley/Tyldesley warehouse development. We will send them the agreed response we have shared with other outlets, but just wanted to put it on your radar.

Many thanks,

[redacted]
Public Relations team, Wigan Council

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From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 02 September 2025 11:20
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

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Contensis Email Notification

Project - Website
http://wigancms.wigan.gov.uk/

A new form post has been received.

Posted on: 02/09/2025 11:19:59

Posted from: https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post

Name: [redacted]

Email: [redacted]

Message / Comment: Good morning, The Sun is covering the story on the warehouse structure by developer PLP that has gone up in Tyldesley. Would you like to provide a comment? Thanks, [redacted]

Properties

Form Reference:	FRM2177604
Posted by:	Public User
IP Address:	10.13.0.133
Posted on:	02/09/2025 11:19:59
Posted from:	https://www.wigan.gov.uk/Contacts/PR-team.aspx
Marked as Read:	No (Mark this post as read)
Form template:	/Contacts/Forms/PR-wigan-gov-uk.frm

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Outlook

Re: Enquiry

From [redacted]
Date Mon 2025-09-01 11:03 AM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

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Hi [redacted]

Thank you for this statement.

Best wishes,

[redacted]

If you have received this email in error or do not want to be contacted by us again, please reply to this email to let us know.

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From: [redacted]
Sent: 01 September 2025 10:20
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Enquiry

Good morning,

Here is a comment as requested:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.

“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

If you need anything else, please let me know.

Many thanks,

[redacted]

>><<

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Outlook

RE: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

From [redacted]
Date Fri 2025-08-29 10:12 AM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Thanks

Is this for this evening's news?

[redacted]

From: [redacted]
Sent: 29 August 2025 10:10
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

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It's for TV and deadline of 12pm today please.

[redacted]

From: [redacted]
Sent: Friday, August 29, 2025 8:18:24 AM
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

External: Think before clicking

Thanks

Can I just check which platform this story is for, and if you have a deadline please?

Many thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 28 August 2025 14:20
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

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Off, Astley Park Way, Chaddock Ln, Worsley, Manchester M28 1FJ

[redacted]

From: [redacted]
Sent: Thursday, August 28, 2025 2:17:18 PM
To: [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

External: Think before clicking

Hello,

Thanks for your email.

I will look into it- can I just confirm a street name or similar please?

Many thanks,

[redacted]

[redacted]

From: [redacted]
Sent: 28 August 2025 13:55
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

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Hello there, I hope you're well?

We'd like to request an interview/statement from Wigan Council about concerns residents have raised about planning permission that's been granted for four warehouses in Astley. Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods.

Please can we request an interview or statement tomorrow.

[redacted]

>><<

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Outlook

RE: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

From [redacted]
Date Fri 2025-08-29 11:59 AM
To [redacted] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Here you go:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

From: [redacted]
Sent: 28 August 2025 13:55
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC NWT IV/STATEMENT REQUEST - ASTLEY WAREHOUSES

Some people who received this message 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 there, I hope you’re well?

We'd like to request an interview/statement from Wigan Council about concerns residents have raised about planning permission that's been granted for four warehouses in Astley. Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods.

Please can we request an interview or statement tomorrow.

[redacted]

[redacted]

From: Prescott, Paul CLLR
Sent: 29 August 2025 13:30
To: [redacted]
Subject: Re: BBC North West- Astley Warehouses

Dear[redacted]

Thanks for the update I'm happy with statement.

Regards

Cllr Paul Prescott

Sent from Outlook for Android

From: [redacted]>
Sent: Friday, August 29, 2025 12:00:23 PM
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: RE: BBC North West- Astley Warehouses

Good afternoon,

Just to follow up, here is the statement:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

From: [redacted]
Sent: 29 August 2025 10:45
To: Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: [redacted]
Subject: TV: BBC North West- Astley Warehouses

Good morning,

For information, we have had an enquiry from BBC North West regarding the construction of four warehouses in Astley and resident's complaints that they are not reflective of what was agreed in the planning permission:

"Residents say that the plans were changed from low level units to something completely different without them being informed or given an opportunity to oppose them. They're concerned about the impact the size and proximity of the warehouses will have on residents houses, view and livelihoods."

I am agreeing a statement with the Planning team and Aidan, which I will share once finalised but it is a tight deadline as they are planning to cover this on the news this lunchtime and tonight, so I wanted to let you know in advance.

Many thanks,

[redacted]

[redacted]

>><<



Outlook

RE: Social Media contact

From Resident Services Customer Support Contact Centre Duty Desk <dutydesk@wigan.gov.uk>
Date Mon 2025-09-15 4:30 PM
To [redacted] Resident Services Customer Support Contact Centre Duty Desk [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc [redacted]

HI [redacted]

Thank you.

Just to confirm, we are ok to file these and not respond?

Thanks
[redacted]

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [redacted]
Sent: 15 September 2025 13:43
To: Resident Services – Customer Support - Contact Centre Duty Desk [redacted], [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: RE: Social Media contact

Thanks [redacted]

I think we're happy to take an approach of any messages that are being abusive we will not respond, but if you could please keep flagging them with us- and anyone asking a genuine question we can try and provide an answer

Many thanks,

[redacted]

[redacted]

From: Resident Services – Customer Support - Contact Centre Duty Desk [redacted]
Sent: 15 September 2025 13:27
To: [redacted] Resident Services – Customer Support - Contact Centre Duty Desk [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: RE: Social Media contact

Hi [redacted]

Please see example of some of the messages we are getting. They are more statements rather than questions?

If you could help with a response that would be great?

Thanks
[redacted]

Absolute scum bags you lot are with what you doing to the Henford estate in tydlesley or however the hell you spell it, you should be ashamed of your selves ruining a lovely little street with them massive warehouses. If it was me living there I'd find out who you are and make it so it's a nightmare to live where you are by any means possible, imagine if it was you who was living on that street now with your house being ruined and the value of it being destroyed.

When are you going to address the absolute cock up you have made approving the monstrous industrial units just off chaddock lane? Sold the local residents down the river

Its terrible what you have done with Astley warehouses. Ruining innocent families and lives when you should actually be helping people and making their lives better. How do you sleep at night. Pathetic.

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

Wigan Council

From: [redacted]
Sent: 12 September 2025 12:03
To: Resident Services – Customer Support - Contact Centre Duty Desk [redacted] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: Re: Social Media contact

Hiya,

Happy to provide some wording.

Are they asking any specific questions, or rather just asking what are we doing about it??

Thanks,

[redacted]

From: Resident Services – Customer Support - Contact Centre Duty Desk [redacted]
Sent: Friday, September 12, 2025 11:33
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Cc: [redacted]
Subject: Social Media contact

Good Morning

We are receiving increased contact via social media specifically Instagram about the newly erected warehouse unit in Astley, please could PR respond or provide some wording for these enquiries/contact

Many Thanks [redacted]

[redacted]

>><<

Outlook

Contact via social media - katiexms

From [redacted]
Date Tue 2025-09-23 1:33 PM
To Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hello

We have been contacted via social media with the following post, I have not responded.



Astley warehouse action



Kind regards

[redacted]

[redacted]

www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

>><<



Outlook

Re: Tyldesley warehousing development

From [redacted]
Date Wed 2025-10-01 09:24
To [redacted]

Morning [redacted]

Thanks for your patience, have got the OK from the final director this morning. Here you go:

A Wigan Council spokesperson, said: “Our teams have been on-site and are in close communication with the developer and their construction partners to ensure that all conditions are being followed and adhered to, both for the development itself and while it is being built.
“We will be meeting with residents later this week to discuss the development and their concerns.”

For context:

- A stop notice is a tool that the Council has to prevent development continuing where there is evidence of a breach of planning control. In this instance, while we understand the concerns being expressed, there is no evidence of such a breach and so the Council has no basis to serve a stop notice at this time.
- Work is ongoing on the landscaping and construction of the bund.
- If residents believe that the required dust control measures are not being followed, they can report this via our website with details of dates and times, and we will investigate where appropriate.
- The construction company has responsibilities to monitor conditions on site- so they will be better placed to comment on day-to-day issues.
- This planning application went through our planning consultation and committee process. The full planning application went to committee in June 2024, which set out the size, footprint and height of the units and there has been no fundamental change to those since permission was granted.

From: [redacted]
Sent: Tuesday, September 30, 2025 17:13
To: [redacted]
Subject: Re: Tyldesley warehousing development

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[redacted] If you could send it asap, that would be great. I'm getting heat to file this from the high-ups.

On Tue, 30 Sept 2025 at 17:12, [redacted]

> [redacted] If you could send it asap, that would be great. I'm getting heat to file this from the high-ups.

On Tue, 30 Sept 2025 at 17:01, [redacted] wrote:

Hi [redacted]

Apologies for the delay in getting back to you. [redacted] explained what you were looking for but it's needed approval from few people, and we are just waiting on final sign off from one of the directors

We should be able to send this over in the morning if that's okay with you?

Thanks again,
[redacted]

From: [redacted]
Sent: Tuesday, September 30, 2025 11:27
To: [redacted]
Subject: Re: Tyldesley warehousing development

[redacted]

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[redacted] thank you. I've just emailed [redacted] following a conversation with [redacted] in which [redacted] asked for additional information.

On Tue, 30 Sept 2025 at 11:21, [redacted] wrote:

Hi [redacted]

[redacted] just letting you know that we have picked this and will be able to get something back to you

Thanks again,
[redacted]

From: [redacted]
Sent: Tuesday, September 30, 2025 11:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Tyldesley warehousing development

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Hi there, I understand that Cllr Stuart Gerrard has emailed Wigan council officers to request that a stop notice be put on the Tyldesley warehousing development as a number of families with young children are experiencing breathing difficulties.

He says: "The scale and size of the scheme are not what was presented in the original planning application, and the required bunds and screening have not been implemented in advance as stipulated."

He wants the work to be halted while the council, developer and residents get round a table to plot the best way forward.

Comment on this by 4pm today, please. If you need more time, please let me know.

--
[redacted]

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[redacted]

Outlook

Henford Estate Enquiry

From [redacted]
Date Wed 2025-09-03 2:30 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [redacted]

Please find a statement below:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

Many thanks,

[redacted]

[redacted]

>><<

Outlook

RE: Interview request - ITV Granada

From [redacted]
Date Wed 2025-09-03 3:59 PM
To [redacted]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi[redacted],

Sorry for the delay, here you go:

Aidan Thatcher, director for place at Wigan Council, said: “This planning application went through our planning consultation and committee process.
“The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact on nearby properties.
“We will continue to monitor the site throughout construction, ensuring this development bringing new jobs and investment to the area is delivered properly.”
Ends

[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: 03 September 2025 15:56
To: [redacted]
Subject: Re: Interview request - ITV Granada

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Hi [redacted]

Is it looking likely that you'll be able to get a statement to us?

Thanks
[redacted]

On Wed, 3 Sept 2025 at 11:38, [redacted] wrote:

> It does thanks

[redacted]

From: [redacted]
Sent: 03 September 2025 11:36
To: [redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Interview request - ITV Granada

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Hi [redacted]

Understood, the latest we could film an interview would probably be around 15:00.

If it's a statement, we'd need it by 5pm.

Hope that helps?

[redacted]

On Wed, 3 Sept 2025 at 11:34, [redacted] wrote:

> Hi [redacted],
>
> I'm just working on this one- is there a latest you can do for an interview, or for us to send a statement?
>
> Many thanks,
>
> [redacted]
>
> [redacted]
>
> **From:** [redacted]
> **Sent:** 03 September 2025 10:03
> **To:** Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
> **Subject:** Interview request - ITV Granada
>
> CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click
>
> Hi there,

Thanks for your time on the phone earlier.

We're filming with residents at the Henford Estate today at 11am.

We'd be keen to speak to someone from the Council as well, or take a statement to clarify your position on the development by PLP.

[redacted]

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