



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

I would like to request the following information:

1. Copies of any communications between WSP and Wigan Council relating to Astley Business Park and PLP from 1 January 2021 to the date of this email **(12/01/26)**
2. Copies of any communications between WSP, Wigan Council and the following Councillors, James Fish, Jess Estoe, Joanne Marshall, John Harding, Paul Kenny, Christine Roberts, Barry Taylor, Paula Wakefield from 1 January 2021 to the date of this email **(12/01/26)**
3. Copies of any communication between Wigan Council and Leigh Journal or any other media outlets regarding Astley Business Park from 1 January 2021 to the date of this email **(12/01/26)**.

[Please see attached PDF](#)

The Council has also published information in response to previous requests which are available via [FOI Disclosure Log](#)

From: Eastoe, Jess CLLR
Sent: 27 January 2026 12:48
To: Davies, Janet (Solicitors)
Subject: Fw: Development Proposals on Land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan
Attachments: 4557-001-P33 Site Plan.pdf; Development Proposals at Astley Park Way - Draft Consultation Letter to Residents.pdf

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]@wsp.com>
Sent: Wednesday, September 20, 2023 3:51:58 PM
To: Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: Development Proposals on Land at Astley Park Way (off Chaddock Lane), Tyldesley, Wigan

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

Dear Councillor

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 Councillor for Tyldesley and Mosley Common ward, within which the site is located, we wanted to share details of the proposals with you before consulting local residents and ultimately submitting the planning application to Wigan Council.

Please note, we have also written to the Councillors for Astley ward (Cllrs Roberts, Taylor and Wakefield) given the site is located adjacent to the boundary of Astley ward.

PLP

PLP is 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.

The PLP platform is owned by Ivanhoé Cambridge, Peel L&P, Macquarie Asset Management, and its senior management team.

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.

Overview of the proposals

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. 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 has a long planning history extending back several decades and indeed you may recall that outline planning permission was granted most recently at the site for mixed employment and residential development (approved in February 2017), with the residential development associated with this consent 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.

The proposed development has been designed to take into account site constraints and as far as possible to mirror the development parameters approved under the expired outline planning permission. Extensive landscaping is proposed including the formation of landscaped mounds with tree planting on top to all of the site boundaries. Existing public footpaths and rights of way 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 access will be from the existing access junction at Chaddock Lane to the south and all of the warehouse service yards will be internally facing to ensure that no HGVs or service yard activity backs on to the site boundaries in proximity to residential areas.

We have been working closely with officers to bring an application forward to develop the site and intend to submit an application to Wigan Council shortly. A copy of the Proposed Site Masterplan providing further details of the layout of the proposed development, diverted footpaths and extensive landscaping proposals is attached to this email.

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 proposal will create temporary and permanent economic benefits in the form of up to 500 new jobs. This will also have induced employment effects with the potential to also generate employment throughout the supply chain and bring investment and additional spending in the local economy;
- **Design quality and a sensitive site layout:** The proposal will feature a carefully designed and modern employment development that respects the local character, the amenity of nearby residents 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 local community.
- **Landscaping proposals:** the landscaping scheme for the development will include the provision of:
 - The 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 further over time;
 - Significant areas of woodland, thicket, ornamental, wildflower and grassland across the site, much of which surrounds the proposed diverted 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.
- **Employment land:** 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.

Next steps

The next step, of course, is to seek your opinions and those of local residents on the development proposals. We intend to post consultation letters to local residents and local businesses in the vicinity of the site soon. A template of the consultation letter is attached for reference, which contains largely the same information as that set out above, as well as provides details on how to provide comments/feedback via email or telephone. This approach to consultation has been agreed in principle with planning officers.

In addition, we would be happy to discuss the development proposals further by telephone or video conferencing (e.g. Microsoft Teams or Zoom) or to answer any questions you may have. Should this be of interest, please let me know and I will be happy to coordinate this.

There will, of course, also be a further opportunity for all interested parties to formally comment on the planning application once it is submitted to Wigan Council and we will ensure we are available to provide ongoing dialogue with Councillors and local residents throughout the planning application process.

I trust this information is helpful. Please do get in touch if you have any queries.

Kind regards



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- Existing Broad leaved Trees with high Bat roost suitability - 17
● Existing Broad leaved Trees with moderate Bat roost suitability - 12, 13, 18
● Existing Broad leaved Trees with low Bat roost suitability - 16
● Existing Broad leaved Trees with negligible Bat roost suitability - 11, 14, 15
--- Existing Public Rights of Way

Bat Tree Reference numbers taken from The Environment Partnership - Phase 1 Habitat Survey Map 08/08/2008
 Existing Broad leaved Trees with high Bat roost suitability - 17
 Existing Broad leaved Trees with moderate Bat roost suitability - 12, 13, 18
 Existing Broad leaved Trees with low Bat roost suitability - 16
 Existing Broad leaved Trees with negligible Bat roost suitability - 11, 14, 15
 Existing Public Rights of Way

Unit G1A Areas

Unit 1 Warehouse	12,897sqm - 138,077sqft
Office	2,857sqm - 30,857sqft
Total	15,754sqm - 168,934sqft

Plot Area 5,64 Acres

External	55m yard
Doors	-12
Level Access Doors	-2
Trailer Bays	-38
Car Parking	-112 (11 EV & 6 car share bays)
Motorcycles	-6

Unit G1B Areas

Unit 2 Warehouse	12,297sqm - 132,395sqft
Office	697sqm - 7,511sqft
Total	12,994sqm - 139,906sqft

Plot Area 2,84 Acres

External	55m yard
Doors	-16
Level Access Doors	-2
Trailer Bays	-25
Car Parking	-14 (14 EV & 7 car share)
Cycles	-40
Motorcycles	-6

Unit G1C Areas

Unit 3 Warehouse	2,892sqm - 31,143sqft
Office	241sqm - 2,613sqft
Total	3,133sqm - 33,756sqft

Plot Area 2,13 Acres

External	55m yard
Doors	-2
Level Access Doors	-2
Car Parking	-60 (6 EV & 2 car share)
Cycles	-20
Motorcycles	-2

Unit G1D Areas

Unit 4 Warehouse	2,907sqm - 31,295sqft
Office	224sqm - 2,408sqft
Total	3,131sqm - 33,703sqft

Plot Area 2,24 Acres

External	55m yard
Doors	-2
Level Access Doors	-2
Car Parking	-58 (3 EV & 2 car share)
Cycles	-20
Motorcycles	-2

Site Areas Planning Application - 31,68 Acres

Infrastructure Areas

Estate Access Road - 4,47 Acres

Strategic Landscaping Zones outside Plot Area - 10,29 Acres



PHP
 architects
 The Old Factory, Factory Lane, Millon Millar
 NORTHAMPTON, NN7 3AE
 01604 518484, 01604 518484
 info@php-architects.com

**LAND AT ASTLEY, WIGAN
 MANCHESTER**

PEEL LOGISTICS PROPERTY
 SITE LAYOUT PROPOSAL

Status: Planning
 Drawn by: M Checked by: RM
 Date: AUG 2021

Document Number:
 WIG-PLP-00-00-DR-A-457-001-P33





Occupier
[Insert address]

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.

Overview of the proposals

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. The site is allocated as a Primary Employment Area within the Wigan Local Plan and is therefore an appropriate location for such development.

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 consent 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.

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We have been working closely with 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 footpaths and extensive landscaping proposals is attached to this letter. We have also reached out to local Ward Councillors to notify them of the development proposals.

The following sections of this letter 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 proposal will create temporary and permanent economic benefits in the form of up to 500 new jobs. This will also have induced employment effects with the potential to also generate employment throughout the supply chain and bring investment and additional spending in the local economy;
- **Design quality and a sensitive site layout:** The proposal will feature a carefully designed and modern employment development that respects the local character, the amenity of nearby residents 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 local community.
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 - 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.
- **Employment land:** 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.

You can contact myself via [REDACTED] (Mon-Fri during office hours) or via email UKPlanningComment@wsp.com with comments.

Please provide any comments by **XX 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]
Senior Planner

[REDACTED]

From: Harding, John CLLR
Sent: 28 January 2026 13:03
To: Davies, Janet (Solicitors)
Subject: FW: Follow-Up to Stop Notice Request - New Evidence
Attachments: Astley BP Council response 20.11.25.pdf; Stop notice advice 20_11_25.pdf

Cllr. John Harding
Atherton South & Lilford ward
[Tel:- 07917553527](tel:07917553527)

From: Thatcher, Aidan
Sent: 20 November 2025 10:48
To: Astley Action Group
Cc: Mckenzie-Folan, Alison ; Molyneux, David Trevor CLLR ; WHEELER, Michael (MP) ; Eastoe, Jess CLLR ; Roberts, Christine CLLR ; [REDACTED]@greatermanchester-ca.gov.uk; [REDACTED]@aol.com; Kenny, Paul, CLLR ; Smith, Mike CLLR ; Nicholson, Jim CLLR ; Hurst, David CLLR ; Greensmith, Susan CLLR ; Gerrard, CLLR Stuart ; Flynn, Laura CLLR ; [REDACTED] ; Cullen, Phyllis CLLR ; Collins, Anne CLLR ; Blay, Paul CLLR ; Harding, John CLLR ; steve.reed.mp@parliament.uk; Molyneux, David Trevor CLLR ; Proctor, David ; [REDACTED] - [REDACTED]@greatermanchester-ca.gov.uk
Subject: RE: Follow-Up to Stop Notice Request - New Evidence

Dear Astley Warehouse Action Group,

Please see the attached letter and enclosure.

Aidan Thatcher
Director of Place

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

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

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 19 November 2025 16:03
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; WHEELER, Michael (MP) <michael.wheeler.mp@parliament.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Roberts, Christine CLLR

<Christine.Roberts@wigan.gov.uk>; [REDACTED] [greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk);
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CLLR Stuart <S.Gerrard@wigan.gov.uk>; Flynn, Laura CLLR <Laura.Flynn@wigan.gov.uk>; [REDACTED]
[REDACTED] [wigan.gov.uk](mailto:[REDACTED]@wigan.gov.uk)>; Cullen, Phyllis CLLR <P.Cullen@wigan.gov.uk>; Collins, Anne
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<D.Molyneux@wigan.gov.uk>; [REDACTED] [greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk)
Subject: Re: Follow-Up to Stop Notice Request - New Evidence

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It has been a week and we are still awaiting a response to our Stop Notice Request from last Wednesday 12th November - as well as a response to our additional email on Monday 17th November.

Meanwhile, construction continues at a faster rate than ever, and very small saplings have even started being planted today... despite the numerous findings we have presented surrounding mitigation issues with bunds and landscaping.

In addition, Councillor Stuart Gerrard was also told in the Planning Committee yesterday that the Astley Warehouses could not be discussed in urgent matters because a response to our Stop Notice Request is imminent.

So we ask again, when will we receive a response to our urgent Stop Notice request from last week, and can you please also provide clarity on the additional issues identified in points 1-7 below.

We have also attached a photo of the size of one of the planted trees from today that some residents are currently looking at.

Astley Action Group.



On 17 Nov 2025, at 13:29, Astley Action Group <astleyactiongroup@gmail.com> wrote:

Aidan / David,

Can you provide an update on the Stop Notice request we submitted at the Town Hall last week. Given the seriousness of what we raised, we need to understand what stage this is now at and when we will receive a response.

Additionally, since that submission, something significant has happened that you need to be aware of:

Residents' gardens along the boundary of the warehouses as well as the path leading to the school, have now started flooding - for the first time.

These properties have been here for decades and have never had this issue until now.

We've gone back through the documents on the planning portal, and the situation is now very clear:

- The bunds are not shown on any of the proposal drawings until the later inclusion of the acoustic bunds, meaning they were not part of the originally assessed engineering layout or drainage design; they do not appear on any plans forming the basis of the approved drainage strategy, and there is no evidence that their impact on site levels, overland flow routes, or ditch capacity was ever modelled or reviewed.
- No drainage provision exists at the toe of the bunds.
- The bunds appear to sit directly over the old drainage ditches shown on the original survey.
- The new slopes created by the bunds now direct water straight towards residential boundaries.

So we now have flooding at long-established homes after major ground re-profiling that wasn't assessed, wasn't designed for, and doesn't appear anywhere in the drainage modelling.

From professional advice we've received, we understand this is categorised as a material change in site behaviour. It also raises obvious questions about whether the drainage strategy approved by the Council can still be relied upon, as it does not match the site as it is now constructed.

We are bringing this to you promptly so you are fully aware of what is happening on the ground and can factor this into your assessment of the wider issues at this development.

We need clarity on the following as soon as possible:

1. When we will receive a decision on last week's Stop Notice request.
2. What has been done since we submitted our Stop Notice request.
3. Whether the drainage strategy was ever updated to include the bunds.
4. Whether the bunds appear on any approved drawings.
5. Whether the Council intends to review drainage compliance in light of the flooding.
6. Whether an LLFA officer will be attending site to assess the situation.
7. Whether you will be informing United Utilities of our findings.

Residents are dealing with real impacts every day, and this development has already diverged materially from the documents it was approved on. We expect this new evidence to be taken seriously and addressed urgently (imagery attached).

We look forward to your response.

Astley Action Group





On 13 Nov 2025, at 15:45, Thatcher, Aidan
<Aidan.Thatcher@wigan.gov.uk> wrote:

Dear Astley Warehouse Action Group,

Thank you for your email which I acknowledge receipt.

We are carefully reviewing the information you have provided.
Unfortunately, this is unlikely to be before Saturday, but we will respond
as soon as possible.

Yours sincerely

Aidan Thatcher
Director of Place

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

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07918 223 640

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

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 13 November 2025 13:37
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>
Cc: WHEELER, Michael (MP) <michael.wheeler.mp@parliament.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; [REDACTED] <[\[REDACTED\]@greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk)>; mwinstanleym@aol.com; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Smith, Mike CLLR <M.Smith3@wigan.gov.uk>; Nicholson, Jim CLLR <J.Nicholson1@wigan.gov.uk>; Hurst, David CLLR <David.Hurst1@wigan.gov.uk>; Greensmith, Susan CLLR <S.Greensmith@wigan.gov.uk>; Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Flynn, Laura CLLR <Laura.Flynn@wigan.gov.uk>; [REDACTED] <[\[REDACTED\]@wigan.gov.uk](mailto:[REDACTED]@wigan.gov.uk)>; Cullen, Phyllis CLLR <P.Cullen@wigan.gov.uk>; Collins, Anne CLLR <A.Collins1@wigan.gov.uk>; Blay, Paul CLLR <P.Blay@wigan.gov.uk>; Harding, John CLLR <J.Harding@wigan.gov.uk>; steve.reed.mp@parliament.uk
Subject: Re: Confirmation of receipt of request

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Aidan,

This situation now demands immediate enforcement, not “we’ll get back to you as soon as possible.”

The evidence in our Stop Notice Request (attached again) proves that Wigan Council approved the Astley Business Park development on a

false and undeliverable basis, and that ongoing works are compounding multiple procedural and legal breaches.

Grounds for Enforcement

• Unbuildable and Unclear Mitigation:

The Officer's Report and Tetra Tech Noise Assessment relied on bunds between 3-5m in height as critical noise and visual mitigation.

Those full-height bunds were integral to screening the 18m warehouse buildings and protecting nearby homes and Garrett Hall Primary School from operational noise and visual impact.

If Cadent gas's approval only covers 1.8m bunds, then the approved mitigation cannot be delivered, representing a significant breach of planning conditions and approved plans.

Conversely, if the developer intends to raise the bunds to their approved height, that would require further engineering measures and additional consultation with Cadent to ensure compliance with IGEM/TD/1 and UKOPA guidance.

Until this ambiguity is resolved, the planning authority cannot be satisfied that the development accords with its approval or that pipeline safety and residential amenity are safeguarded.

• Unsound Environmental Decision-Making:

The decision to bypass an Environmental Impact Assessment (EIA) was legally and procedurally unsound, as it was based on mitigation that cannot be implemented.

Under Regulation 65 of the EIA Regulations 2017, the Council now has a continuing legal duty to re-screen the development given the new material facts.

• Material Amendments Without Reconsultation:

Material changes to bunds and landscaping were introduced after public consultation closed, with no re-notification of affected residents, breaching Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015 and the council's Statement of Community Involvement.

• Active Breach of Approved Plans and Conditions:

The current works do not comply with the approved drawings and mitigation relied upon to justify permission, constituting a breach under Section 171A(1)(b) of the Town and Country Planning Act 1990.

• Ongoing Construction Risk:

Works continue daily, including over the gas pipeline easement, raising health and safety concerns and exposing the Council to potential negligence and liability under the Pipeline Safety Regulations 1996 and CDM Regulations 2015.

Action we require

You have the statutory power under Section 183 of the Town and Country Planning Act 1990 to issue a Temporary Stop Notice immediately.

The circumstances meet every legal test:

- Clear evidence of breach, ongoing works, and serious potential harm to public amenity, safety, and confidence in the planning system.

We therefore require written confirmation by 10am on Saturday 15 November (a working day on the site) that:

- All construction and groundworks at Astley Business Park cease immediately, pending investigation; and
- A full retrospective EIA and LVIA are commissioned, with assessment of visual receptors in accordance with GLVIA3 guidance.

Further Considerations

- The site's proximity to hundreds of homes and Garrett Hall Primary School means noise, dust, and drainage impacts may already amount to breaches of the Environmental Protection Act 1990.
- We are formally notifying Cadent Gas and the Health and Safety Executive.
- Continued inaction risks findings of maladministration, negligence, and serious reputational damage to the authority.

The Council has a legal and moral duty to protect residents, uphold planning law, and act transparently.

You have the evidence, the authority, and the public scrutiny.

Use them.

Astley Warehouse Action Group

On 12 Nov 2025, at 16:54, Thatcher, Aidan
<Aidan.Thatcher@wigan.gov.uk> wrote:

Dear Astley Warehouse Action Group,

We wanted to write to you to confirm receipt of the request concerning a stop notice you delivered to the town hall this morning. Sorry we weren't there to receive it in person.

We will review the information and come back to you with a response as soon as possible.

In the meantime, we wanted to take this opportunity to update you on the meeting with PLP.

We raised the agreed questions and PLP have agreed to:

- Bring the planting on site forward, from February to this month to screen the building
- Review whether screen planting can be enhanced to provide more coverage
- Regular meetings with the council and PLP to raise and resolve any issues

In addition, we are progressing the appointment of a suitable advisor to undertake the independent audit of the planning application's handling, as promised in our earlier letter. This is taking a little time as it is essential that the chosen body has no connection to either the Council, the developer, or the site to be truly independent. We are in advanced discussions and will be able to update you shortly. It's important that you are comfortable with our selection so we will run this past you for agreement.

We are continuing to respond to any complaints regarding alleged breaches at the site: most recently we liaised with the site manager following a report of flooding of a path adjacent to the development and he has agreed to monitor this issue going forward. We are also arranging to visit the site to confirm the current position as regards the height of the bunds.

Thank you for your ongoing engagement and for continuing to raise these concerns. We would like to continue building a positive and constructive relationship and wondered whether representatives of the group would be happy to attend a meeting at the town hall.

If you are happy to do this, please let us know a convenient time for you.

Yours sincerely,

Aidan Thatcher David Proctor
Director of Place, Wigan Council Assistant Director of
Planning and Regeneration

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



Astley Warehouse Action
Group

Our reference: ABP20/11/2025
Your reference:
Please ask for: Aidan Thatcher
Extension:
Direct line: 07917 642777
Date: 20th November 2025

Dear Astley Warehouse Action Group,

Thank you for your continued engagement and for raising your concerns regarding the warehouse development at Astley Business Park.

We have carefully considered your request for a temporary stop notice. We have revisited the legislation and the grounds that can potentially be used to justify service of such a notice, and have reviewed the facts of the case in detail including a further site visit. Following a thorough review of all of the issues raised and receipt of legal advice, the Council's clear conclusion is that there is no legal basis to enact such a request, as there has been no breach of planning control. In these circumstances if we were to issue one, we would be acting unlawfully, and at risk of incurring significant adverse costs to the taxpayer. The advice received supports our findings. We have attached a copy of our advice for your reference: this is a complex legal area with significant exposure for the Council if used without proper justification, so the advice sets out the position in some detail.

As part of our commitments to regularly monitor the works at the site, and to ensure we had the latest position available, our officers attended the site earlier this week to review the locations and heights on the bunds and to review the reported flooding issues. They directly witnessed, and took photographic records of, the readings given by calibrated surveying equipment at multiple points on the bunds around the perimeter of the site, and walked the locations where residents have reported flooding.

In relation to the bund heights:

- All the bunds are still to receive final finishing and forming, as the site is still under construction. (In line with the planning permission, the bunds are not required to be in their final form until the site is occupied).

- There is a bund still to be formed in the south east corner of the site – this has not yet been constructed as the contractor required access to this area to carry out other work.
- On the basis that the bunds are still to be finished, at this point in the construction process we are satisfied that they are being constructed in accordance with the approved plans.

In relation to flooding:

- We have been made aware of water ponding in a resident's garden following heavy rain over the weekend. To investigate this further we would need to establish whether there is now a repeated issue following heavy rain, so we would ask the resident to report any further instances to me directly using my email address aidan.thatcher@wigan.gov.uk
- Our officers have viewed the area of the path between Tanhouse Avenue and Garrett Hall Primary School, which at the time of inspection had water ponded on it. This does appear to be a natural depression in the surface of the path at this point, so it is not clear whether the issue is connected to the development. The water on the path was not silty as we would have expected if it had run off the uncovered bund next to the path. If there continues to be an issue at this location we will investigate options to raise the level of the path.

In line with our commitment to openness and transparency, Wigan Council will commission an independent audit of the handling of the planning application, but please be aware that this cannot revisit the actual planning application decision itself. This audit will be undertaken by a fully independent body with no connection to the Council or the developer. After extensive research, we have identified the Planning Officers Society as the most suitable organisation to conduct this review. Their mission statement is as follows:

“Our aim is to ensure that planning makes a major contribution to achieving sustainable development in ways that are fair and equitable and achieve the social, economic and environmental aspirations of the community.”

Further information about the Society can be found at: www.planningofficers.org.uk

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

The terms of reference for the audit will include:

- Reviewing whether all statutory requirements in registering and publicising the application were met;
- Assessing the adequacy of consultation with internal and external consultees;
- Examining whether there is any inconsistency or ambiguity in the suite of plans and documents forming the planning permission.

The audit will be conducted as soon as possible. Upon completion, the findings will be reported to Cabinet Members, shared with your group, and published online to ensure full transparency.

Thank you once again for your ongoing engagement and for raising these important issues. We hope you will appreciate the legal constraints that exist here. Although a Stop Notice/Temporary Stop Notice is clearly not an option for the reasons that the advice sets out, the Council does remain committed to engaging with you, to listening to your concerns and to assisting where it is able. Should you have any further questions or wish to discuss these matters in more detail, please do not hesitate to contact us.

Yours sincerely,



Aidan Thatcher
Director of Place



David Proctor
Assistant Director, Planning and
Regeneration

Advice in relation to requests for a Stop Notice/Temporary Stop Notice in relation to Astley Business Park

Requests for a Stop Notice/Temporary Stop Notice

The Council has received a request from the Astley Warehouse Action Group to consider the service of a Stop Notice/Temporary Stop Notice in relation to the Astley Business Park development. The reasons given for requesting this have varied, but the main ones have been:

1. To allow the independent audit of the handling of the planning application, which the Council committed to in its response to questions from the residents' group in October, to take place before the development proceeds further.
2. To allow the question of whether the scheme should have been dealt with as EIA development to be reconsidered, along with further assessment of the landscape and visual impact of the development.
3. To allow an alleged inconsistency in relation to the design and construction of the bunds bordering the site to be addressed. Enquiries on this point have been based on two different premises:
 - i. That the bunds are not being constructed in accordance with the details approved in the planning permission, due to the presence on site of a Cadent gas pipeline which makes construction of the bund to the approved design impossible;
 - ii. Alternatively, that the bunds do conform to the approved design, but that the design that was approved did not correspond to details of the proposed bunds that were contained in the planning application noise assessment and informed the technical assessment undertaken therein.

Powers in relation to Stop Notices/Temporary Stop Notices

A Stop Notice is an enforcement power that is available to local planning authorities. It must be accompanied by an Enforcement Notice, hence a fundamental requirement is that the authority is able to point to a breach of planning control.

Whereas an Enforcement Notice normally only comes into effect after a specified period (which cannot be less than 28 days), the service of a Stop Notice can prohibit any or all of the activities which comprise the alleged breach(es) of planning control in an Enforcement Notice, ahead of the deadline for compliance. A Stop Notice cannot be served independently of an Enforcement Notice. The local planning authority must specify in the Stop Notice when it is to

take effect and that must normally be no less than 3 days after the date when it is served.

If the associated Enforcement Notice is quashed, varied or withdrawn or the Stop Notice itself is withdrawn, compensation may, in certain circumstances, be payable.

A Stop Notice should only be served if it is expedient that any relevant activity should cease before the expiry of the compliance period in the associated Enforcement Notice.

Whilst there is no right of appeal against the prohibitions in a Stop Notice, the service of the same may be challenged by application to the High Court for judicial review.

Planning authorities also have powers to serve a Temporary Stop Notice which expire after 56 days – these allow authorities to act quickly to address some breaches of planning control, such as unauthorised activities. They will require the activity which is the breach of planning control to stop immediately or be reduced or minimised. A Temporary Stop Notice does not have to wait for an Enforcement Notice to be issued and the effect is immediate. It is usual practice to serve an Enforcement Notice and Stop Notice within the 56 day period covered by the temporary notice.

Before issuing a Temporary Stop Notice, the local planning authority must be satisfied that there has been a breach of planning control and that it is expedient that the activity which amounts to the breach is stopped immediately. Any person affected by a Temporary Stop Notice may make representations to the local planning authority and again, could challenge it by way of judicial review.

Compensation for loss directly attributable to the prohibition effected by the Temporary Stop Notice is payable in certain circumstances, including where the activity specified in it was the subject of an existing planning permission and any conditions attached to the planning permission have been complied with.

Potential to use a Stop Notice/Temporary Stop Notice in relation to the Astley Business Park development

The Council has carefully considered the representations it has received seeking the use of a Stop Notice/Temporary Stop Notice to bring about a pause in the development. It is essential to keep in mind that a Stop Notice, or a Temporary Stop Notice, can only be used where there is evidence of a planning breach – even setting aside the secondary question of urgency that must also be

addressed if a Stop Notice/Temporary Stop Notice, rather than the use of other powers, is being contemplated.

Of the reasons given for requesting use of a Stop Notice/Temporary Stop Notice, those relating to the independent audit and the question of whether an EIA should have been required (1 and 2 above), are entirely unrelated to the question of whether a planning breach has occurred. There is therefore no basis whatsoever for the Council to entertain use of a Stop Notice/Temporary Stop Notice to achieve either of these aims, and to do so would inevitably expose the Council to legal challenge and a substantial compensation claim.

In relation to Reason 3, the question of whether the approved details reflect the assumptions in the noise assessment is not capable of leading to a planning breach. The only circumstance in which a breach would potentially exist is if the bunds had not been constructed in accordance with the details approved in the planning permission. In this regard, the Council has visited the site on several occasions, including to observe the layout and construction of the bunds, and is satisfied that there is no evidence that they do not conform to the approved design. Furthermore, the site remains under construction, and so even if it were shown at this stage that some aspect of the bunds did not reflect the approved details, this would not constitute a breach, and it would be expected that the developer would rectify the construction before bringing the development into operation.

All of the remedies I refer to here can only be applied if there is evidence of a breach of planning control. There is a significant risk that if a local planning authority takes enforcement action which is subsequently found to be without merit, then it may face having to pay significant amounts of money, either by way of compensation and/or court costs. In light of the points I set out above, there is no evidence of any breach of planning control, and so the Council's clear conclusion is that there is no legal basis whatsoever for it to serve a Stop Notice/Temporary Stop Notice.

[REDACTED]

From: Harding, John CLLR
Sent: 28 January 2026 13:04
To: Davies, Janet (Solicitors)
Subject: FW: Follow-Up to Stop Notice Request - New Evidence

Cllr. John Harding
Atherton South & Lilford ward
[Tel:- 07917553527](tel:07917553527)

From: Eastoe, Jess CLLR
Sent: 25 November 2025 15:33
To: Astley Action Group ; Thatcher, Aidan
Cc: Mckenzie-Folan, Alison ; Molyneux, David Trevor CLLR ; Roberts, Christine CLLR ; [REDACTED]@greatermanchester-ca.gov.uk; [REDACTED]@aol.com; Kenny, Paul, CLLR ; Smith, Mike CLLR ; Nicholson, Jim CLLR ; Hurst, David CLLR ; Greensmith, Susan CLLR ; Gerrard, CLLR Stuart ; Flynn, Laura CLLR ; [REDACTED] ; Cullen, Phyllis CLLR ; Collins, Anne CLLR ; Blay, Paul CLLR ; Harding, John CLLR ; REED, Steve ; Proctor, David ; [REDACTED] - [REDACTED]@greatermanchester-ca.gov.uk; WHEELER, Michael (MP) ; Fish, James CLLR ; Watson, James CLLR ; chair
Subject: Re: Follow-Up to Stop Notice Request - New Evidence

Hello

Where are we up to? To my knowledge this email hasn't been replied to.

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: Astley Action Group <astleyactiongroup@gmail.com>
Sent: Thursday, November 20, 2025 1:55:46 PM
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Cc: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; [REDACTED]@greatermanchester-ca.gov.uk <[\[REDACTED\]@greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk)>; [REDACTED]@aol.com <[\[REDACTED\]@aol.com](mailto:[REDACTED]@aol.com)>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Smith, Mike CLLR <M.Smith3@wigan.gov.uk>; Nicholson, Jim CLLR <J.Nicholson1@wigan.gov.uk>; Hurst, David CLLR

<David.Hurst1@wigan.gov.uk>; Greensmith, Susan CLLR <S.Greensmith@wigan.gov.uk>; Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Flynn, Laura CLLR <Laura.Flynn@wigan.gov.uk>; Dawber, Marie <M.Dawber@wigan.gov.uk>; Cullen, Phyllis CLLR <P.Cullen@wigan.gov.uk>; Collins, Anne CLLR <A.Collins1@wigan.gov.uk>; Blay, Paul CLLR <P.Blay@wigan.gov.uk>; Harding, John CLLR <J.Harding@wigan.gov.uk>; REED, Steve <steve.reed.mp@parliament.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; [\[REDACTED\]@greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk) <[\[REDACTED\]@greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk)>; WHEELER, Michael (MP) <michael.wheeler.mp@parliament.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; Watson, James CLLR <James.Watson@wigan.gov.uk>; chair <chair@wiganandleigh.greenparty.org.uk>
Subject: Re: Follow-Up to Stop Notice Request - New Evidence

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Aidan,

Thank you for your email, but to back up Michael Wheeler MPs request to you, our response is as follows:

Your email has avoided the key issues raised in our Stop Notice Request.

Our request was a considered and well-researched Stop Notice, backed by Labour, Conservatives, Green Party and Reform, as well as 10,000 members of the community who have signed our petition. The Mayor of Greater Manchester also encouraged you to give this serious consideration, and yet you did not address any of the core evidence on which our Stop Notice was based. It is extremely disappointing that it has taken eight days to reach this point.

As you will have carefully considered the new evidence we presented to you over the last eight days, you should be able to respond quickly to the following points, which we now require direct answers to:

1. Cadent Gas Main: Legal Height Restriction on Bunds

Our Stop Notice Request showed that:

- the noise assessment relied on 3-5m bunds
- Cadent's easement legally caps bund height at 1.8m
- this restriction was known before the noise assessment
- therefore the mitigation used to justify approval could never be delivered

Your response makes no reference to Cadent, the 1.8m limit, or the fact the approved mitigation is unachievable.

Please confirm:

- 1a. Whether you accept that the bunds along the easement zone cannot legally exceed 1.8m?
- 1b. Whether you accept that this contradicts the mitigation used in the decision?
- 1c. How the Council can maintain there is "no breach" when approved mitigation cannot be built?
- 1d. How can the noise assessment be valid if the findings are based on mitigation that isn't achievable?

1e. Will you perform a retrospective EIA and LVIA in light of the mitigation the noise assessments relied on were not achievable?

2. Material Changes Uploaded After Public Consultation Closed

Our Stop Notice highlighted that more than 25 amended documents and drawings were uploaded in May 2024... months after public consultation closed, including material reductions in bunds and landscaping.

Under the DMPO 2015, such material changes require re-notification.

Your response does not mention these amendments or why residents were not re-consulted.

Please confirm:

2a. Whether you accept these amendments to reduce bunds and landscaping were material?

2b. Why re-consultation did not occur?

2c. Why material changes without reconsultation do not warrant a stop notice?

3. Bunds Not Included in Drainage / Flood Documentation

Our Stop Notice addition on Monday 17th November, showed that:

- the drainage strategy was based on pre-bund levels, a model from 2015
- bunds do not appear on the approved drainage or flood documents
- the landform has materially changed from the assessed scheme

Your response does not refer to this at all.

Please confirm:

3a. Why the bunds were not included in the drainage strategy?

3b. Whether the Council accepts that the approved drainage model does not reflect the site as built?

3c. Why drainage mapping from 2015 was used for a newly designed development proposal in 2023?

3d. Whether this constitutes a material change requiring enforcement action, and what do you base that conclusion on?

Please provide a direct, point-by-point response to the issues above under the number / lettering detailed. All of which formed the core of our Stop Notice Request.

We look forward to your reply.

Astley Warehouse Action Group

On 20 Nov 2025, at 12:36, WHEELER, Michael (MP)
<michael.wheeler.mp@parliament.uk> wrote:

Dear Aidan

Thank you for your email, however, it has not been addressed that it is not possible to construct bunds in line with the planning permission which was granted due to the position of the gas main pipeline.

Please can you provide a further response which specifically addresses this point, as soon as possible.

Kind regards

Michael

Michael Wheeler MP

Member of Parliament for Worsley & Eccles

E: michael.wheeler.mp@parliament.uk

T: 0161 768 4134

X: @MWheelerMP

F: Michael Wheeler for Worsley and Eccles

From: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>
Sent: Thursday, November 20, 2025 10:47 AM
To: Astley Action Group <astleyactiongroup@gmail.com>
Cc: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; WHEELER, Michael (MP) <michael.wheeler.mp@parliament.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; <[REDACTED]@greatermanchester-ca.gov.uk> <[REDACTED]@greatermanchester-ca.gov.uk>; <[REDACTED]@aol.com> <mwinstanleym@aol.com>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Smith, Mike CLLR <M.Smith3@wigan.gov.uk>; Nicholson, Jim CLLR <J.Nicholson1@wigan.gov.uk>; Hurst, David CLLR <David.Hurst1@wigan.gov.uk>; Greensmith, Susan CLLR <S.Greensmith@wigan.gov.uk>; Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Flynn, Laura CLLR <Laura.Flynn@wigan.gov.uk>; <[REDACTED]@wigan.gov.uk>; Cullen, Phyllis CLLR <P.Cullen@wigan.gov.uk>; Collins, Anne CLLR <A.Collins1@wigan.gov.uk>; Blay, Paul CLLR <P.Blay@wigan.gov.uk>; Harding, John CLLR <J.Harding@wigan.gov.uk>; REED, Steve <steve.reed.mp@parliament.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>; <[REDACTED]@greatermanchester-ca.gov.uk> <[REDACTED]@greatermanchester-ca.gov.uk>
Subject: RE: Follow-Up to Stop Notice Request - New Evidence

Dear Astley Warehouse Action Group,

Please see the attached letter and enclosure.

Aidan Thatcher
Director of Place

Wigan Council – Places Directorate
Wigan Town Hall
Library Street

[\[www.wigan.gov.uk\]](http://www.wigan.gov.uk)www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: Astley Action Group <astleyactiongroup@gmail.com>
Sent: 19 November 2025 16:03
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Proctor, David <D.Proctor@wigan.gov.uk>
Cc: Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; WHEELER, Michael (MP) <michael.wheeler.mp@parliament.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>; [REDACTED] <[\[REDACTED\]@greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk)>; [REDACTED] <[\[REDACTED\]@aol.com](mailto:[REDACTED]@aol.com)>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Smith, Mike CLLR <M.Smith3@wigan.gov.uk>; Nicholson, Jim CLLR <J.Nicholson1@wigan.gov.uk>; Hurst, David CLLR <David.Hurst1@wigan.gov.uk>; Greensmith, Susan CLLR <S.Greensmith@wigan.gov.uk>; Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>; Flynn, Laura CLLR <Laura.Flynn@wigan.gov.uk>; [REDACTED] <[\[REDACTED\]@wigan.gov.uk](mailto:[REDACTED]@wigan.gov.uk)>; Cullen, Phyllis CLLR <P.Cullen@wigan.gov.uk>; Collins, Anne CLLR <A.Collins1@wigan.gov.uk>; Blay, Paul CLLR <P.Blay@wigan.gov.uk>; Harding, John CLLR <J.Harding@wigan.gov.uk>; steve.reed.mp@parliament.uk; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; [REDACTED] <[\[REDACTED\]@greatermanchester-ca.gov.uk](mailto:[REDACTED]@greatermanchester-ca.gov.uk)>
Subject: Re: Follow-Up to Stop Notice Request - New Evidence

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It has been a week and we are still awaiting a response to our Stop Notice Request from last Wednesday 12th November - as well as a response to our additional email on Monday 17th November.

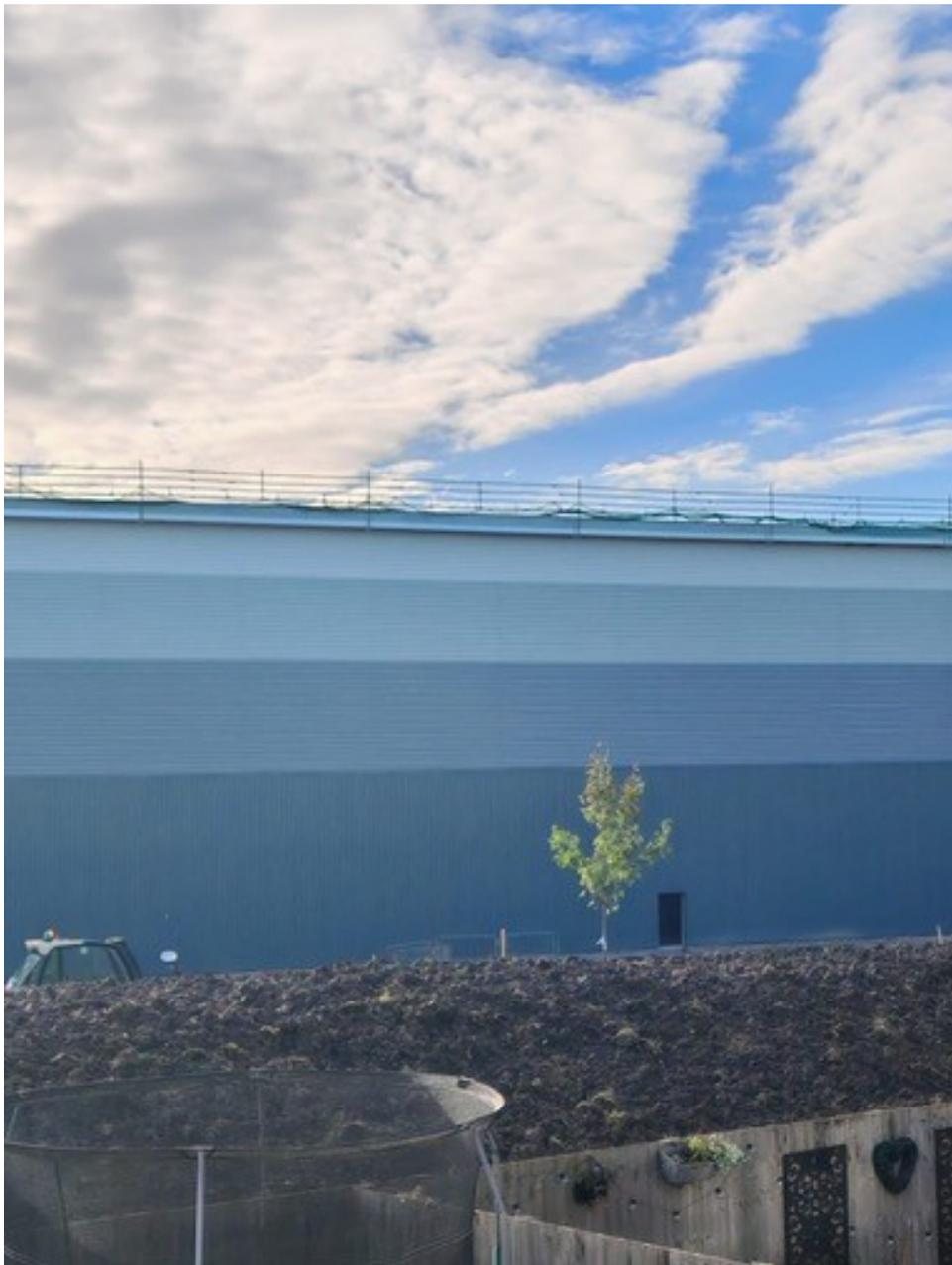
Meanwhile, construction continues at a faster rate than ever, and very small saplings have even started being planted today... despite the numerous findings we have presented surrounding mitigation issues with bunds and landscaping.

In addition, Councillor Stuart Gerrard was also told in the Planning Committee yesterday that the Astley Warehouses could not be discussed in urgent matters because a response to our Stop Notice Request is imminent.

So we ask again, when will we receive a response to our urgent Stop Notice request from last week, and can you please also provide clarity on the additional issues identified in points 1-7 below.

We have also attached a photo of the size of one of the planted trees from today that some residents are currently looking at.

Astley Action Group.



On 17 Nov 2025, at 13:29, Astley Action Group
<astleyactiongroup@gmail.com> wrote:

Aidan / David,

Can you provide an update on the Stop Notice request we submitted at the Town Hall last week. Given the seriousness of what we raised, we need to understand what stage this is now at and when we will receive a response.

Additionally, since that submission, something significant has happened that you need to be aware of:

Residents' gardens along the boundary of the warehouses as well as the path leading to the school, have now started flooding - for the first time.

These properties have been here for decades and have never had this issue until now.

We've gone back through the documents on the planning portal, and the situation is now very clear:

- The bunds are not shown on any of the proposal drawings until the later inclusion of the acoustic bunds, meaning they were not part of the originally assessed engineering layout or drainage design; they do not appear on any plans forming the basis of the approved drainage strategy, and there is no evidence that their impact on site levels, overland flow routes, or ditch capacity was ever modelled or reviewed.
- No drainage provision exists at the toe of the bunds.
- The bunds appear to sit directly over the old drainage ditches shown on the original survey.
- The new slopes created by the bunds now direct water straight towards residential boundaries.

So we now have flooding at long-established homes after major ground re-profiling that wasn't assessed, wasn't designed for, and doesn't appear anywhere in the drainage modelling.

From professional advice we've received, we understand this is categorised as a material change in site behaviour. It also raises obvious questions about whether the drainage strategy approved by the Council can still be relied upon, as it does not match the site as it is now constructed.

We are bringing this to you promptly so you are fully aware of what is happening on the ground and can factor this into your assessment of the wider issues at this development.

We need clarity on the following as soon as possible:

1. When we will receive a decision on last week's Stop Notice request.
2. What has been done since we submitted our Stop Notice request.
3. Whether the drainage strategy was ever updated to include the bunds.
4. Whether the bunds appear on any approved drawings.
5. Whether the Council intends to review drainage compliance in light of the flooding.
6. Whether an LLFA officer will be attending site to assess the situation.

7. Whether you will be informing United Utilities of our findings.

Residents are dealing with real impacts every day, and this development has already diverged materially from the documents it was approved on. We expect this new evidence to be taken seriously and addressed urgently (imagery attached).

We look forward to your response.

Astley Action Group





On 13 Nov 2025, at 15:45, Thatcher, Aidan
<Aidan.Thatcher@wigan.gov.uk> wrote:

Dear Astley Warehouse Action Group,

Thank you for your email which I acknowledge receipt.

We are carefully reviewing the information you have provided. Unfortunately, this is unlikely to be before Saturday, but we will respond as soon as possible.

Yours sincerely

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: Astley Action Group
<astleyactiongroup@gmail.com>
Sent: 13 November 2025 13:37
To: Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>;
Mckenzie-Folan, Alison <A.Mckenzie-Folan@wigan.gov.uk>; Proctor, David
<D.Proctor@wigan.gov.uk>; Molyneux, David Trevor CLLR
<D.Molyneux@wigan.gov.uk>
Cc: WHEELER, Michael (MP)
<michael.wheeler.mp@parliament.uk>; Eastoe, Jess CLLR
<J.Eastoe1@wigan.gov.uk>; Roberts, Christine CLLR
<Christine.Roberts@wigan.gov.uk>;
<[REDACTED]@greatermanchester-ca.gov.uk>;
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<P.Kenny@wigan.gov.uk>; Smith, Mike CLLR
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<P.Cullen@wigan.gov.uk>; Collins, Anne CLLR
<A.Collins1@wigan.gov.uk>; Blay, Paul CLLR
<P.Blay@wigan.gov.uk>; Harding, John CLLR
<J.Harding@wigan.gov.uk>; steve.reed.mp@parliament.uk
Subject: Re: Confirmation of receipt of request

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Aidan,

This situation now demands immediate enforcement, not
“we’ll get back to you as soon as possible.”

The evidence in our Stop Notice Request (attached again) proves that Wigan Council approved the Astley Business Park development on a false and undeliverable basis, and that ongoing works are compounding multiple procedural and legal breaches.

Grounds for Enforcement

• Unbuildable and Unclear Mitigation:

The Officer's Report and Tetra Tech Noise Assessment relied on bunds between 3-5m in height as critical noise and visual mitigation.

Those full-height bunds were integral to screening the 18m warehouse buildings and protecting nearby homes and Garrett Hall Primary School from operational noise and visual impact.

If Cadent gas's approval only covers 1.8m bunds, then the approved mitigation cannot be delivered, representing a significant breach of planning conditions and approved plans.

Conversely, if the developer intends to raise the bunds to their approved height, that would require further engineering measures and additional consultation with Cadent to ensure compliance with IGEM/TD/1 and UKOPA guidance.

Until this ambiguity is resolved, the planning authority cannot be satisfied that the development accords with its approval or that pipeline safety and residential amenity are safeguarded.

• Unsound Environmental Decision-Making:

The decision to bypass an Environmental Impact Assessment (EIA) was legally and procedurally unsound, as it was based on mitigation that cannot be implemented.

Under Regulation 65 of the EIA Regulations 2017, the Council now has a continuing legal duty to re-screen the development given the new material facts.

• Material Amendments Without Reconsultation:

Material changes to bunds and landscaping were introduced after public consultation closed, with no re-notification of affected residents, breaching Article 15 of the Town and Country Planning (Development

Management Procedure) Order 2015 and the council's Statement of Community Involvement.

• **Active Breach of Approved Plans and Conditions:**

The current works do not comply with the approved drawings and mitigation relied upon to justify permission, constituting a breach under Section 171A(1)(b) of the Town and Country Planning Act 1990.

• **Ongoing Construction Risk:**

Works continue daily, including over the gas pipeline easement, raising health and safety concerns and exposing the Council to potential negligence and liability under the Pipeline Safety Regulations 1996 and CDM Regulations 2015.

Action we require

You have the statutory power under Section 183 of the Town and Country Planning Act 1990 to issue a Temporary Stop Notice immediately.

The circumstances meet every legal test:

- Clear evidence of breach, ongoing works, and serious potential harm to public amenity, safety, and confidence in the planning system.

We therefore require written confirmation by 10am on Saturday 15 November (a working day on the site) that:

- All construction and groundworks at Astley Business Park cease immediately, pending investigation; and
- A full retrospective EIA and LVIA are commissioned, with assessment of visual receptors in accordance with GLVIA3 guidance.

Further Considerations

- The site's proximity to hundreds of homes and Garrett Hall Primary School means noise, dust, and drainage impacts may already amount to breaches of the Environmental Protection Act 1990.
- We are formally notifying Cadent Gas and the Health and Safety Executive.
- Continued inaction risks findings of maladministration, negligence, and serious reputational damage to the authority.

The Council has a legal and moral duty to protect residents, uphold planning law, and act transparently.

You have the evidence, the authority, and the public scrutiny.

Use them.

Astley Warehouse Action Group

On 12 Nov 2025, at 16:54, Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk> wrote:

Dear Astley Warehouse Action Group,

We wanted to write to you to confirm receipt of the request concerning a stop notice you delivered to the town hall this morning. Sorry we weren't there to receive it in person.

We will review the information and come back to you with a response as soon as possible.

In the meantime, we wanted to take this opportunity to update you on the meeting with PLP.

We raised the agreed questions and PLP have agreed to:

- Bring the planting on site forward, from February to this month to screen the building
- Review whether screen planting can be enhanced to provide more coverage
- Regular meetings with the council and PLP to raise and resolve any issues

In addition, we are progressing the appointment of a suitable advisor to undertake the independent audit of the planning application's handling, as promised in our earlier letter. This is taking a little time as it is essential that the chosen body has no connection to either the Council, the developer, or the site to be truly independent. We are in advanced discussions and will be able to update you shortly. It's important that you are comfortable with our selection so we will run this past you for agreement.

We are continuing to respond to any complaints regarding alleged breaches at the site: most recently we liaised with the site manager following a report of flooding of a

path adjacent to the development and he has agreed to monitor this issue going forward. We are also arranging to visit the site to confirm the current position as regards the height of the bunds.

Thank you for your ongoing engagement and for continuing to raise these concerns. We would like to continue building a positive and constructive relationship and wondered whether representatives of the group would be happy to attend a meeting at the town hall.

If you are happy to do this, please let us know a convenient time for you.

Yours sincerely,

Aidan Thatcher David Proctor
Director of Place, Wigan Council Assistant
Director of Planning and Regeneration

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[REDACTED]

From: Harding, John CLLR
Sent: 28 January 2026 13:04
To: Davies, Janet (Solicitors)
Subject: FW: Independent audit report (Astley Warehouses)
Attachments: wigan final Report PDF 311225.pdf

Cllr. John Harding
Atherton South & Lilford ward
[Tel:- 07917553527](tel:07917553527)

From: Kenny, Paul, CLLR
Sent: 08 January 2026 14:38
To: Harding, John CLLR
Subject: FW: Independent audit report (Astley Warehouses)

Cllr Paul Kenny
Representing Winstanley Ward

Chair – Planning Committee

From: [REDACTED] <[REDACTED]@wigan.gov.uk>
Sent: 06 January 2026 13:16
To: Anderson, Kevin CLLR <K.Anderson@wigan.gov.uk>; Anderton, Dane CLLR <Dane.Anderton@wigan.gov.uk>; Cunliffe, Keith CLLR <K.Cunliffe@wigan.gov.uk>; Gambles, Susan CLLR <Susan.Gambles@wigan.gov.uk>; Molyneux, David Trevor CLLR <D.Molyneux@wigan.gov.uk>; Prescott, Paul CLLR <Paul.Prescott@wigan.gov.uk>; Ready, Christopher, CLLR <C.Ready@wigan.gov.uk>; Rehman, Nazia CLLR <N.Rehman@wigan.gov.uk>; Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>
Subject: Independent audit report (Astley Warehouses)

Good afternoon members,

Please see the attached report from the independent auditor regarding the development in Astley.

This report has also been sent to the action group and I will be forwarding to ward members, also.

It will subsequently be published on our website.

Thanks,

[REDACTED]



- Media and public affairs

Public Relations

Wigan Council

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

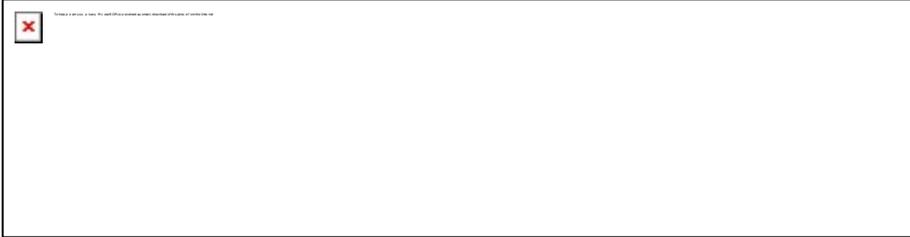


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Mob: 

www.wigan.gov.uk

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POS Enterprises

Wigan Metropolitan Borough Council

Land at Astley Park Way, Tydesley, Wigan

A/23/96226/Major

Independent audit of decision making

December 2025

Wigan Metropolitan Borough Council

Independent Audit of Planning Application A/23/96226/MAJOR Land at Astley Park Way, Worsley

Introduction

1. Wigan Council has commissioned the POS Enterprises to undertake an independent audit of the above planning permission which was granted, subject to conditions and the signing of a S106 agreement, at the Council's Planning Committee on the 11th June 2024.
2. Following the Committee decision the legal agreement was signed and the decision issued on the 24th August 2024. Subsequently a further seven applications have been submitted for the discharge of conditions. Four of these have been approved and three remain outstanding. Construction of the development commenced in 2025 and the buildings are largely completed. Hard surfaced areas for access and parking are also approaching completion and as of 12th December soft landscaped areas were being planted.
3. Following a significant number of complaints from local residents during the construction and exchanges of correspondence with the authority, the Council instigated an independent review.

The Application

4. The development proposed in the application is warehousing units (Use Class B2/B8) including ancillary integral office space (Use Class Eg) installation of PV panels to each unit, with associated car parking and service yards, internal access roads, diversion of footpaths and associated engineering, infrastructure and landscaping works. Proposals are for buildings totalling nearly 33,000 square metres on a site of 12.71Ha with access from Astley Park Way.

Terms of Reference

5. The purpose of the audit is to establish whether the process followed in dealing with the planning application properly complied with law, regulations and national guidance. It is not a function of the audit to consider the merits of the application, ie whether the decision to grant planning permission was the correct one in planning terms.
6. The review examines the planning history of the site, all aspects of the processing of the application from submission, reporting, committee consideration, decision and approval of conditions. It includes consideration of whether all statutory requirements were met in registering and publicising the

application and whether there was any inconsistency or ambiguity in the application plans and documentation. Particular focus has been on consultation both pre-application and post submission.

7. The audit took the form of a desk top review of the documentation, a site visit, meeting the Development Management Officers responsible for processing the application and an on-line meeting with representatives of the Astley Warehouse Action Group. The intention was to have an in-person meeting with members of the Action Group but this could not be arranged within the timescale and commitments of those involved.

Legal Background

8. Local Planning Authorities have a statutory duty to determine planning applications within their area under The Town and Country Planning Act 1990 as amended. There are some exceptions to this but they are not relevant to this case. Section 38(6) of the 1990 Act requires the LPA to determine applications in accordance with the development plan unless material considerations indicate otherwise. This is a legal duty and the fundamental basis for planning decision making. For Wigan the development plan consists of the Saved Policies of the Wigan Replacement Unitary Development Plan 2006 (UDP), The Wigan Local Plan Core Strategy 2013, and Places for Everyone 2024. The position regarding these is set out below.
9. Material considerations are not defined in legislation and there is therefore variation in what may be relevant in any particular application. They must recognise that planning decisions must be in the public interest and therefore purely private interests such as the impact of development on the value of neighbouring property cannot be a material consideration. The LPA can take account of public views where they relate to relevant planning matters but local opposition or support for a proposal is not in itself a ground for refusing or granting permission, unless it is founded upon valid material planning considerations. The actual numbers of objections or supporters for an application is not in itself a material consideration.

Planning policy

10. The Wigan UDP 2006 identified this site as part of a broader site allocation for employment uses (B1,B2 and B8) (EM1A Site 9). This allocation was taken forward into the Local Core Strategy 2013 including the application site in the Policies Map as part of the Chaddock Lane Primary Employment Area. Policies in the 2024 'Places for Everyone ' Joint Development Plan support the UDP and Core Strategy allocation. There is therefore a firm in principle policy basis for employment based development.

Previous planning history

11. Outline planning permission was granted in September 2007 for an employment park of up to 31500 sqm of Class B1, B2 and B8 uses.

(A/06/67659) There were two associated approvals related to this application, a variation of condition to allow a revised access arrangement (A/08/72144) and a reserved matters approval for the provision of new access road and associated landscaping (2010). No further works to implement this permission were undertaken.

12. In 2015 a new outline application was granted for a mixed use development of up to 28,000 sqm of employment floorspace (B1, B2 and B8) together with up to 165 dwellings and land for community use, open space and landscaping. As an outline application the submitted layout plans, elevations and landscaping were illustrative only and do not form a part of the permission. If development were to proceed these issues would be considered with the details submitted as reserved matters applications. In this case all matters were reserved apart from access from Chaddock Lane for the employment uses and access from Garrett Hall Road and Garret Lane for residential development. Outline planning permission was granted in February 2017.
13. Two reserved matters applications for residential development were subsequently approved, for 62 units in 2017 and 103 units in 2019. Both these developments have been completed and occupied. The plans submitted with the application for the employment use were indicative only. The Design and Access statement included indicative layouts for both the residential and employment areas and referred to a maximum height of the employment buildings of 13m in one place (para 10 'amount and scale') while a maximum of 15m was referred to in another place (para 15.0 'employment appearance'). No further applications had been submitted for the employment development, the site of which remained open undeveloped land. The outline permission expired on the 27th February 2020 and therefore after that date any new development on the site would require a fresh planning permission.
14. The expiry of the 2017 permission was not a matter that the LPA had any control over. All planning permissions are time limited – outline permissions normally to 3 years and full permissions normally to 5 years. They cannot be implemented beyond their expiry date and a new permission is required to permit any development to proceed. Previous expired permissions do not impose limitations on future applications as each application must be considered on its merits against the planning policies and requirements current at the time. They are very likely to differ from previous expired permissions to reflect both changing planning policies and changes in the commercial market.

Pre-application

15. According to the applicant's Planning and Heritage Statement extensive pre-application discussions took place with Council planning, highways and footpaths officers over a period of twelve months prior to submission of the application. The applicant reports that there was support from the officers for the site's development for employment use which would be expected given the planning policy position and previous permissions

Pre-application Publicity and Consultation

16. The Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) both highlight the benefits of pre-application discussion and early engagement. The NPPF (2024) states in para 41 *'Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up... They should also, where they think this would be beneficial encourage any applicants to engage with the local community ...'*
17. National Planning Practice Guidance (NPPG) para 012 *' Is pre-application community consultation compulsory? Pre-application engagement with the community is encouraged where it will add value to the process and the outcomeif pre-application advice is to be meaningful then a proposed development may change prior to submission of a formal planning application. This could resolve issues identified at the pre-application stage and/or it may raise new issues that need to be discussed.'*
18. The Council's Statement of Community Involvement September 2023 also refers to early engagement. *Para 2.4 'Our approach to community involvement in the planning application process is in line with paragraph 39 of the NPPF which advocates early engagement for the benefit of all parties. Para 7.1 The council believes that community engagement on planning applications brings benefit to the process by enabling the community to understand proposals and express views on them or suggest changes which could improve them' Para 7.4 Most development proposals benefit from engagement with the local community early in the process and we encourage applicants to undertake community involvement exercises.'*
19. In this case the applicant's attempts at community engagement are set out in their Planning and Heritage Statement at para 3.2. This states that the applicant has engaged with key stakeholders such as local residents and ward councillors and has carried out a formal community engagement exercise. This involved letters to ward councillors which invited them to a meeting and a letter drop to 200 residential addresses nearest to the site including businesses. The letter invited comments. In the words of the statement *'the consultation was designed to allow the community to view the proposals and share their feedback with the design team'*.
20. Letters were sent by post on the 22nd September with a deadline for responding to the applicant by the 9th October. The application is recorded by the Council as being received on the 2nd October. This indicates that there was no meaningful opportunity for the local community to have any engagement with the development prior to submission and any possibility of developing an understanding of the application and expressing views which could lead to change, as envisaged by the Government and the Council in their public documents, was completely unrealistic. It is not part of the brief for this audit to engage with the applicant and there can be no comment on what their objectives were and how the timescales were determined, but it seems a

reasonable conclusion that the lack of opportunity for the local community to engage at a meaningful stage would have a negative impact on the later controversy. It also follows that the low level of response (13 residents and 1 councillor) and the concerns expressed cannot be considered representative of the local reaction.

21. While the applicant's attempts at community engagement appear wholly unsatisfactory, they do not impact on the Council's statutory duty to determine the planning application as submitted. As the policy and guidance at both national and local level clearly state, early engagement pre-application with the applicant is to be encouraged and recommended but it cannot be required.

Environmental Impact Assessment

22. The Town and Country Planning (Environmental Assessment) Regulations 2017 set out the purpose and requirements for Environmental Impact Assessments (EIA). The regulations set out a procedure for identifying those projects which should be subject to an EIA and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.
23. The regulations set out when an EIA must or may be required when considering planning applications. Schedule 2 of the regulations includes (10) Infrastructure Projects (a) industrial estate development projects where the area of development exceeds 0.5 ha and (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas where (i) the development includes more than 1 ha of urban development which is not dwellinghouse development. Schedule 2 criteria identify development which may require an EIA but do not in themselves determine that an EIA is necessary. The Astley Park application could fall within either or both para 10 (a) or (b) of these criteria which then requires the LPA to determine whether it meets the test of having significant environmental effects which should require an EIA. This is a matter for the LPA to decide.
24. The Council's validation checklist which is completed for all applications to check all necessary documentation is in place before an application is accepted as valid has a box to be completed to indicate whether or not an EIA is required. In the case of this application this box was not completed. This is unhelpful as it should confirm that the matter was considered on receipt of the application, but it does not in itself give any indication positive or negative. In a later letter to the Astley Warehouse Action Group the Council stated that *'in this case it was considered that the proposal did not constitute EIA development and the council was content to validate the planning application without an environmental statement.'* The Planning and Heritage Statement accompanying the application contained assessments of those factors which would be expected to have been included in an EIA, supplemented and updated where necessary.

25. It should be noted that the 2015 outline application for the site was also not subject to an EIA. At that time the requirements were subject to the 2011 EIA regs later replaced by the 2017 regulations. The relevant factors that would have been included in a formal EIA were all covered in reports accompanying the application. The 2015 application was the subject of a screening opinion submitted by the applicant for the LPA to determine whether an EIA was required and if so what topics it should cover. This was not the case with the 2023 application, when a screening opinion was not required, but having come to the conclusion that an EIA was not necessary in 2015 it was consistent that it would not be a requirement in 2023.

Processing of the application

26. The planning application was received by the Council on the 2nd October 2023. There were a number of minor errors in the application which required rectification by the applicant before it could be accepted as valid. It was validated on the 24th October 2023. At this stage the required documents, statements and reports were checked, consultees both internal and external established and neighbour notifications identified. This process followed well established procedures. Each planning application will have differing consultation requirements which need to be reviewed by the authority to enable it to come to a properly informed decision and there was no indication that there were any significant omissions in this case.

Accuracy of the plans

27. Representations were received about the accuracy of the application plans and in particular that the site plan did not include the housing to the east of the site in Meadowcroft Gardens, Dandelion Green, Elderfield, and Daisyfield. The applicants were using an out of date ordnance survey base for their plans which was unfortunate but did not compromise the application or its processing. The Council was aware of the error and it did not preclude the inclusion of properties in these roads from notification and the houses were included in the cross sections in the application drawings.
28. Concerns have been expressed locally about the accuracy of some of the plans and in particular apparent inconsistencies in the cross sections. This can be explained in that the cross sections shown on the landscaping plans are taken from a different location from the proposal plans. While this may be confusing it is not an error as both are correct.

Public and Neighbour Notification and Consultation

29. The statutory requirements for publicity for applications for planning permission are set out in the Town and Country Planning (Development Management Procedure)(England) Order 2015. For major applications and applications affecting a public right of way the requirements are set out in para (4) and para (7) . Paragraph 7 requires that the LPA publishes on its website

the address or location of the proposed development, a description of the proposal, the date by which representations should be made (at least 14 days), where the application can be inspected and how representations can be made. Paragraph 4 stipulates that at least one site notice is displayed on or near the land for not less than 21 days, notice is served on any adjoining owner or occupier and a notice is published in a newspaper circulating in the vicinity of the application site.

30. The Council's Code of Practice for Publicity for Planning Applications (Jan 2017) sets out the statutory requirements and then goes into more detail about how they are to be exercised locally. In terms of neighbour notification it specifies that owners and occupiers of adjoining properties will be notified and these are defined as having a common boundary with the application site. The code states that the council will only use submitted application documents, ordnance survey sheets and site visit information to identify adjoining properties. The Code also recognises that there will be developments likely to create wider concerns and that where this is the case additional publicity may be appropriate in addition to the statutory requirements. Examples are listed where this might be appropriate including development with the potential to change the character of an area, proposals on a significant scale attracting traffic, noise and disturbance, causing activity and noise during unsocial hours and resulting in a serious reduction or loss of light, overshadowing or privacy. The code confirms that redacted copies of all representations received will be published on the website for committee cases and will be reported to Committee. A summary of these arrangements is also included in the Council's statement of Community Involvement (Sept 2023).
31. According to the Council's records they sent 90 neighbour notification letters to residential properties adjoining the site on the 7th November 2023 together with a letter to Garrett Hall Primary School and 8 businesses. Two notices were posted, one on Astley Park Way and the second at the Thistle Croft Estate. A notice was published in the Leigh Journal on 16th November 2023.
32. Three issues need to be addressed. Firstly did the notifications meet the statutory requirements. Secondly, did they comply with the Council's Code of Practice, and thirdly whether the decision was prejudiced in any way.
33. On the first point the records indicate that the statutory requirements as required by the Development Management Procedure Order were complied with. Information from local residents suggest that at least one adjoining property was not notified and that the posted notices were not well located. It was also reported that the school did not receive the letter and many of the letters did not reach many of the occupiers. There is no reason to suspect that the Council did not send the letters that are shown on their records. There was one possible omission of a bordering property but that in itself is not sufficient to prejudice the whole process. Clearly many residents did receive the letters and responded and there would be nothing to be achieved by the Council delivering only some of the letters. It is often the case that residents do not appreciate the significance of standard letters or they fail to reach an interested person. The importance of such a letter to the school may again not

have been recognised by whoever saw it. What is clear is that a large number of residents did see the letters and that many more members of the local community were aware of the proposals, either directly as a result of the notification or by word of mouth. The notifications met the minimum statutory requirements.

34. Turning to the Council's Code of Practice compliance rests with whether the development should be considered as likely to create wider concerns, in which case the Council should have considered additional publicity in the form of site notices, press notices or additional individual neighbour notifications. There are several criteria in the code which would lead towards this conclusion; potential change in the character of the area, for example tall buildings, proposals of a significant scale attracting traffic, noise and disturbance and causing activity and noise during unsocial hours.
35. The argument that this would not create wider concerns would rest on the fact that development of this site for employment uses had been considered and accepted previously with the outline planning permissions in 2007 and 2015, and that these wider issues had been addressed at that time. On the other hand there are some significant differences including activity on a 24/7 basis and the additional height and bulk of the buildings. These suggest that a broader consultation including additional properties which have a view of the development would have been appropriate.
36. The question remains as to whether a wider consultation would have had an impact on the responses and consideration of the application. Looking at the location of properties from which representations were received, many of these were not on the council's list of those notified particularly to the east and the north of the site. The occupiers of these properties were clearly aware of the application and took the opportunity to respond accordingly. It is not possible from the redacted representations to establish whether there was any significant difference between the objections made by those notified and those not notified, but intuitively it is unlikely. It is possible that a wider notification could have resulted in a greater number of representations but as stated earlier the sheer numbers of objections is not in itself a planning consideration. Having looked at the content of the representations that were received, they are wide ranging and cover the points that would be expected for an application of this nature, so it is unlikely any new and compelling matters would have been raised and that a different outcome would have resulted.
37. The Officer report states that approximately 70 representations were received. This figure has been disputed by the local Astley Warehouse Action Group which maintains that the figure should be 96. The difference is due to different counting methodology. The Council measures the number according to the number of responses received from households whereas the Action Group counts all representations received. Neither figure is wrong. Many authorities use the household method as it has been the case that multiple, often identical, representations have been received from individual addresses

presumably to boost numbers. As stated earlier the number of representations is of itself not a material consideration.

38. The Committee report summarises the points made in representations in bullet point form. There are 54 points outlined. The report notes that copies of all the representations are available on the Council website. The way the representations are set out has been criticised by local residents for not including more detail of the content which often included in depth analysis and argument. The list includes many points of detail some of which are not planning related, and points of principle. It would not be realistic to deal with each individual response in turn and there would be duplication and repetition. Most of the points raised are dealt with elsewhere in the report. The way the report sets out representations is consistent with the approach in many authorities for this type of application. There could be an attempt to group content around issues and signpost where the points are addressed, but the way these are reported is not considered to compromise the report's validity.

Statutory and non-statutory Consultations

39. The following organisations and officers were consulted and responded. Comments received were set out in the Committee report

- Environment Agency
- Lead Local Flood Authority
- Environmental Protection Officer
- Public Rights of Way Officer
- Highways Policy Officer
- Transport for Greater Manchester
- Salford City Council
- Greater Manchester Ecology Unit
- United Utilities
- Coal Authority
- Urban/Landscape Design Officer
- Cadent Gas

40. This represents a comprehensive list as would be expected for an application of this type and scale in this location. Major applications of this scale require a number of studies and assessments at the application stage on matters such as highways and traffic impact, heritage, landscape and ecology, flood risk and drainage etc. The consultation with statutory bodies and in house and external professionals is mainly to examine the many studies submitted using their expertise, for them to add any relevant information and advice and advise the planning authority accordingly. These may result in requests for schemes to be amended or for further detailed work which can be dealt with through condition. At the planning application stage, in order to grant permission, the Planning Authority must be confident that matters raised by consultees are not so significant that they cannot be accommodated through amendment or condition. This process will often involve discussion and negotiation between the LPA, the applicant and consultees, but the planner's role is to coordinate all the various aspects that need to be taken into

consideration and reached a balanced decision. It is rarely the planners' role to contradict or override consultee's expert advice. In this case there were 33 conditions attached to the permission of which 14 related directly to the consultation responses relating to drainage and flooding, construction management, land contamination, ecology, investigative works regarding coal workings, landscape management and maintenance. The conditions agreed were satisfactory to meet the Consultee responses.

Committee Report

41. The application was reported to the Planning Committee at its meeting of 11th June 2024. The report was drafted by the case officer and reviewed by the Development Manager and Assistant Director prior to finalisation. This is accepted practice. The agenda was published 5 working days prior to the Committee as required. The report was comprehensive and well structured, setting out in a logical way the details of the proposal, the planning background, consultation and representations and the assessment of the relevant planning considerations. The officer conclusions and recommendation to grant subject to conditions and a s106 agreement are clearly set out.
42. The report establishes the arguments as to why the principle of development is consistent with the development plan. The dimensions of each of the 4 proposed warehouse units are set out in the report including their heights. It describes the landscaping proposed and that this is intended to mitigate the acknowledged significant change to the character of the area brought about by the scale of the buildings which will be seen from adjoining residential areas. Attention is drawn to the bunding intended to mitigate the impact.
43. The report goes on to describe the location of each of the 4 proposed units in relation to the residential development and the bunding, landscaping and planting. The officer view on the impact states that *'the 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..... Officers are satisfied that the level of harm to amenity is, on balance, acceptable.'*
44. The report draws attention to residents' concerns about overshadowing and overbearing impact and the loss of existing green space. In the section of conclusions of amenity issues the report confirms that officers understand the concerns raised by local residents: *' Officers are fully aware of the full extent of housing that surrounds the site and that some of these houses are relatively new additions to the area. These factors have been fully considered in this assessment.... However weight must be given to the allocation of the site and the need.... to develop allocated employment sites ... This is a finely balanced issue but given the level of mitigation ... officers are satisfied that subject to the conditions the proposed development will not have an impact on the amenities of local residents to an unacceptable degree...'*

45. In this section of the report the officers draw members attention to their acknowledgement of the adverse impact on the local residents and the measures to mitigate that impact and the considerations that members should take into account in coming to their decision. Commenting on the officers' conclusion on the balance of arguments and their recommendation is not within the terms of reference for this report.
46. The report also deals with transport accessibility and parking issues, trees, landscaping ecology and biodiversity and the technical matters of flooding, drainage and ground conditions. It outlines the relevant considerations in the light of consultee responses and what conditions are required to ensure these matters are properly dealt with at a later stage. A S106 agreement would also be required relating to a highway contribution of £15,000 for local improvements and biodiversity enhancements of £199,332 to meet statutory government 10% net gain enhancement requirements.

Consideration at Committee

47. The format at Committee is for the application to be presented by the case officer, assisted where necessary by the Assistant Director. Presentation is through slides shown on screen. Following the presentation there is provision for a speaker to speak against the proposal and a speaker in support, each limited to 4 minutes. Members of the Committee can then ask questions of officers and debate the application. 14 members of Committee were present.
48. The presentation began with an update for members which corrected some typographical errors in the report relating to the dimensions of the proposed buildings. The members were made aware of the accurate dimensions which reflected those on the application plans. The presentation had a number of contextual slides including current photographs of the site and location.
49. Slides of the application plans were displayed and explained to the Committee which included the layout, siting and dimensions of the proposed buildings. Three cross sections across the proposals were shown illustrating the relationship of the proposed buildings and landscaping to Garrett Hall School and the existing housing in Tanhouse Lane and Norton Hook. These slides clearly showed the distances and the relative heights of the proposed warehousing and existing housing, the bunds and potential heights of planting on the bunds.
50. Further slides outlined the representations received and the planning assessment with the conclusion and recommendation.
51. A speaker spoke against the development followed by a representative from the applicant, in accordance with the Council's procedures. There was no broadcasting or recording of the Committee meeting as this was not the Council's practice. Only Council meetings are broadcast. Contemporaneous notes show that 7 members of the Committee spoke during consideration of the application. Following the debate the decision was made to grant the application, with 12 in favour, 1 against and 1 abstention.
52. Following the Committee's decision the S106 agreement was drafted and agreed between the parties and the decision was issued on 14th August 2024.

Member Site Visits

53. The protocol for member site visits is set out in the Planning Committee Code (para 11). The arrangements for member site visits differ widely between authorities. There is no statutory requirement or government advice on the matter. Some authorities visit all of the sites to be considered at every committee, others have no organised visits and some leave it to the members' or officers' discretion. This is the case at Wigan where an officer, ward member or committee member can request a site visit. The request will then be assessed against the criteria in the protocol. In this instance no request was made.

Member Training

54. It is recommended by Government that members of Planning Committees are trained. Wigan has mandated that all members should be trained before attending and voting at Committee and this is carefully monitored. There are also refresher courses. All members present on the 11th June had attended the required training. Having reviewed the details of the training it is comprehensive and regularly updated and supplemented with role playing exercises based on actual planning cases. The training provided would comply with current good practice standards.

Post- Committee issues

55. Judicial Review: Planning decisions can be challenged through the civil courts on the basis that such decisions were unlawful. Under Part 5 of the Civil Court Procedure Rules such a challenge must be submitted within 3 months of the decision, which was issued on the 14th August 2024. No challenge was submitted. There are no other legal procedures available to challenge the planning permission. The developer is therefore legally entitled to implement the permission as granted, subject to the conditions attached.

56. Following the Committee decision and the issuing of the planning permission the applicant had a number of steps to take prior to being able to start on site, primarily satisfying the many conditions attached to the permission.

Conditions take effect in different ways:

- Pre-commencement: These must be complied with before any development can commence
- Post demolition but prior to construction
- Some conditions are a hybrid of the first 2 bullet points above. Conditions requiring details to be submitted and agreed will usually have a clause requiring implementation as approved
- Pre-occupation: to be complied with before the use of the development (or a specific part of it) commences
- Enduring: Conditions that will have a permanent effect

Pre-commencement conditions:

- Measures to protect retained trees and hedges are approved (condition 3)

- Measures to protect residential property from noise (acoustic fencing) are approved and implemented (condition 4)
- Submission and approval of remediation strategy regarding contamination (condition 5)
- site investigation of risk from coal mining activity submitted and remediation works in place (conditions 6 and 7)
- Submission and approval of a Construction Environmental Management Plan (condition 15)
- Submission and approval of a sustainable surface water drainage scheme and foul water drainage scheme (condition 19)

Pre-construction conditions

- Post demolition but prior to construction up to date investigation of ground gas risk assessment and subsequent remediation measures submitted and approved (condition 5)
- Approval of measures to control giant hogweed (condition 23)
- Avoidance measures for mammals and amphibians (condition 24)
- Protection of breeding birds (condition 25)
- Protection of great crested newts (condition 26)
- Adherence to ecological assessment (condition 27)
- Adherence to Bat report (condition 28)
- Biodiversity management and maintenance plan to be submitted and approved and implemented (condition 29)
- Details of soft landscaping to be submitted and approved including schedules of plants and trees. Any loss of plants and trees to be replaced. (condition 30)
- Full details of protection of retained public rights of way during construction to be submitted and approved (condition 31)
- Details of all surfacing and parking and pedestrian links to be submitted and approved (condition 32)

Pre-occupation Conditions

- Works in remediation strategy to be completed and approved (condition 5.4)
- All works to make site stable and safe from coal mining risks completed (condition 7)
- Electric vehicle infrastructure strategy and implementation plan submitted and approved (condition 9)
- Cycle parking provision scheme submitted and approved (condition 10)
- Parking spaces provided and drainage and run-off provisions implemented (condition 11)
- Training and Employment Management Plan submitted and approved (condition 13)
- Sustainable drainage and management and maintenance plan for lifetime of development submitted and agreed (condition 19)

- Siting and appearance refuse and recycling storage submitted and agreed (condition 21)

Enduring Conditions

- Development to be carried out in accordance with approved plans (condition 2)
- Development to be constructed in accordance with security specifications set out in crime impact statement (condition 12)
- Development to be carried out in accordance with submitted energy statement (condition 16)
- Development to meet BREAM 'very good' standard (condition 17)
- Development to be carried out in accordance with material details as approved (condition 18)
- No materials to be stored on site outside the approved buildings (condition 33)
- Development shall adhere to approved external lighting statement for the lifetime of the development (condition 22)

57. From a desktop appraisal it appears that approval of conditions has been given where required to permit development to proceed through the submission of condition discharge applications. There is an undetermined application for the discharge of Condition 19 (drainage and levels) submitted 26th November 2025. There have been previous applications in November 2024 and March 2025 submitted to discharge these conditions which allowed development to proceed and the current application is therefore an amended provision. This is not unusual in large construction projects of this type to accommodate minor variations arising as work proceeds.

58. Ensuring compliance with conditions will depend on the nature of the condition. For example, for pre-commencement conditions it should be straightforward to determine whether they have been complied with. This should also be the case with conditions relating to pre-occupation. Many conditions can only be tested when the development is complete. This latter is particularly relevant in determining whether development has been constructed in accordance with the approved plans. Compliance with conditions which restrict the operation of the development can only be assessed once the development is in use. At the time of this report the development is not completed and not operational. Clearly certain matters will be apparent at the present time such as the location of buildings, their height and materials which can be checked.

Enforcement

59. The Local Planning Authority has enforcement powers where there is a breach of planning control. That breach must have already occurred; it cannot be assumed that it may happen in the future. The authority has to have evidence that a development has not been built in accordance with approved plans or conditions. It can issue an enforcement notice which must specify the

breach and what is required to remedy it. An enforcement notice can be appealed, and this can be a lengthy drawn-out process. It also can issue a Breach of Condition Notice (BCN) where the breach relates to a specific condition. BCNs cannot be appealed. There is provision in urgent cases to issue a Stop Notice where an enforcement notice has already been served but not complied with or a temporary stop notice, but the authority must be convinced that a breach has occurred and that it is of sufficient harm that the breach should be stopped immediately. Stop Notices can be appealed and if found unsound damages are payable. It is a fundamental requirement that a breach of planning control has already occurred or is occurring and there is compelling evidence of the fact.

60. The Astley Warehouse Action Group requested the Council to issue an Emergency Stop Notice in respect of noise and landscape mitigation measures. Legally and procedurally this would not be appropriate. Many aspects of the development have not been completed to such a stage that there could be evidence of non-compliance with the approved plans and conditions, and mitigation measures cannot be tested until the development is finished and operational. Breaches must be tested against the permission as shown in the Council's decision notice and accompanying plans. Potential future breaches are not grounds for enforcement.
61. Bund heights: This is an issue which has been raised locally. The heights must be tested against the approved plans. Restrictions which may or may not be imposed by Cadent on height and location relative to their gas mains are not within the terms of reference of this report. Cadent were a consultee to the application and responded that they had no comments, which indicates that they had no concerns about the height of the bunds proposed over their infrastructure, and the authority acted accordingly. If there are legal restrictions on these they should be raised with Cadent through legal process, not through planning.
62. A number of other authorities and regimes other than the local planning authority will have responsibility for ensuring the development complies with their statutory requirements. These include Building Control, Highways, Environmental Health and the Fire Authority. While the Council as local planning authority has a role in ensuring that their standards and requirements are taken into account in processing the planning application, monitoring and enforcement of the completed development remains with the appropriate responsible statutory authority.

Non-material amendments

63. Non-material amendments under S96a of the Town and Country Planning Act allow minor changes to be approved without the need for new planning applications/permissions. There have been 3 such amendments agreed for this development, to provide additional trailer parking and fencing, to amend building elevations and lighting, and for minor changes to the building boundary of unit 2. Whether to accept changes as minor amendments is at the discretion of the planning authority, but changes such as these for a

scheme of this type are not unusual. The lighting changes effectively reduced the light spillage from the scheme.

Conclusions

64. This development has proved extremely controversial locally particularly when the full extent of the buildings permitted has become apparent during construction. This has resulted in local residents and politicians re-examining the planning processes leading up to building development.
65. The brief for this report was not to review the planning decision to grant permission. Once the permission was granted and the time limit for judicial review had passed the options for unravelling the decision were very limited and unrealistic. The brief was therefore to audit the decision-making process to consider whether all statutory requirements had been met, whether the consultation processes were consistent with national and local procedures and whether the resulting permission was sound.
66. The overall conclusion must be that the planning permission as granted was consistent with national and local legislation and procedures. This is not to either support or criticize the planning merits of the decision. That was a matter for the planning authority. What is important is that the decision makers at officer and member level took the decision in full knowledge of the relevant factors which were necessary to come to a reasonable and balanced view based on the planning merits.
67. As regards the procedures there are a number of issues which, while not prejudicing the decision, could have improved the process. At pre-application stage for major applications such as this it is good practice as recommended by Government and by the development industry to engage in early and meaningful consultation. This did not happen in this case, where developer pre-application consultation with local residents was wholly inadequate. While this is primarily the responsibility of the applicant the Council also has a role in encouraging such processes. This can result in better applications which take on board local views and improved awareness among all parties. Later antagonism between local residents, the Council and the developer could have been avoided or at least reduced. It may have identified where there may have been scope to amend the scheme before submission of the application. It could also have led to a greater awareness of what could and could not be taken into account in determining the application, such as the impact on property values. The Planning Advisory Service (PAS) has comprehensive guidance on Pre-application engagement.
68. The Council's consultation could also have been more inclusive. The neighbour notification met with the basic requirements of the Code of Practice for Publicity for Planning Applications but did not consider that this development was likely to 'create wider concern' which could have led to wider publicity. Unsurprisingly the local reaction soon created a more widespread awareness of the proposals, and many objections were received

From: Marshall, Joanne, CLLR
Sent: 29 January 2026 18:52
To: Davies, Janet (Solicitors)
Subject: FW: Proposed Land development for industrial use.

See below email correspondence Re: WSP for FOI as requested.

Best Regards
Cllr Joanne Marshall
Tyldesley, Mosley Common Ward
Tel: 07470 927881

From: [REDACTED] <[REDACTED]@wsp.com>
Sent: 30 October 2023 18:03
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [REDACTED] <[REDACTED]@wsp.com>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: RE: Proposed Land development for industrial use.

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Hi Councillor

Thanks for confirming regarding Wednesday – I've just issued a Teams invite for you and Cllr Taylor to that effect.

I'll look out for a direct contact from Cllrs Eastoe, Marshall and Wakefield regarding a separate meeting at a time to suit them.

Kind regards



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: Monday, October 30, 2023 5:50 PM
To: [REDACTED] <[REDACTED]@wsp.com>
Cc: [REDACTED] <[REDACTED]@wsp.com>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: Re: Proposed Land development for industrial use.

Hi James

Myself and Councillor Taylor are available this Wednesday after 2pm as per your original suggestion. Councillors Eastoe, Marshall and Wakefield will contact you directly to make alternative arrangements as it has not been possible to arrange a date when we are all available. Please would you send a Teams invite for this Wednesday 1st November
Thanks

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [REDACTED] <[REDACTED]@wsp.com>
Sent: Monday, October 30, 2023 5:19:04 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [REDACTED] <[REDACTED]@wsp.com>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: RE: Proposed Land development for industrial use.

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Hi Councillor Roberts,

Just to follow up on my email below, if a date/time in w/c 8/11 or 22/11 isn't going to work for all of you then we are happy to do two meetings if necessary to ensure that all Councillors who wish to join a meeting have the opportunity to do so (and prevent the meeting date being pushed out too far). I would just need to know who is able to attend which meeting and when.

Kind regards



[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Monday, October 30, 2023 5:10 PM
To: 'Roberts, Christine CLLR' <Christine.Roberts@wigan.gov.uk>
Cc: [REDACTED] <[REDACTED]@wsp.com>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: RE: Proposed Land development for industrial use.

Hi Councillor Roberts

Thanks for your email – I was going to see if an alternative date/time worked so that all Councillors wishing to attend could do so. Unfortunately, the representative from the developer is on leave w/c 15/11 but could do the week before (w/c 08/11) or after (w/c 22/11). Please can you advise if any dates/times in either of those weeks work for you and fellow Councillors?

Kind regards



[Redacted]

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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: Monday, October 30, 2023 4:30 PM
To: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Cc: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: Re: Proposed Land development for industrial use.

Hi [Redacted]
I have spoken to the other councillors and we cannot all do Tuesday or Wednesday this week as per your suggestion.
Could you do Wednesday 15th after 2pm?

Best wishes
Christine Roberts
Councillor for Astley
07931 308348

From: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Sent: Friday, October 27, 2023 8:39:20 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>
Subject: RE: Proposed Land development for industrial use.

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Good Morning Cllr Roberts,
Thank you for your response.

Me and a representative from PLP (the developer) are both available for a Teams meeting during the afternoons of next Tuesday (31st Oct) or Wednesday (1st Nov) - any time from 14:00 onwards. Do either of those dates/times work for you? I can then issue a meeting invite.

Please can you also advise if any other Councillors will be joining so that I can include them on the meeting invite.

Kind regards



[Redacted]

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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: Monday, October 23, 2023 11:35 AM
To: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Cc: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; cleach@peellandp.co.uk
Subject: RE: Proposed Land development for industrial use.

Please accept my apologies as I obviously overlooked this. I was actually on holiday at the time. Please would you be kind enough to arrange a teams meeting to enable us to discuss the issues raised.

Best Wishes
Councillor Christine Roberts
Labour Councillor Astley Ward
07931 308348

From: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Sent: Friday, October 20, 2023 4:21 PM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Cc: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>; Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; cleach@peellandp.co.uk
Subject: RE: Proposed Land development for industrial use.

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Dear Councillor Roberts

Thank you for your email regarding the development proposals at the site at Astley Park Way.

Firstly, I would like to clarify that you were consulted by email on 20th September 2023 (please see attached). Councillors Wakefield, Taylor, Marshall, Fish and Eastoe were all also consulted at this same time, and I received a response from Councillor Wakefield.

Secondly, I would be happy to facilitate a meeting to discuss matters further with you and fellow Councillors, as necessary. Please can you advise of some suitable dates and times?

Kind regards



[Redacted]
[Redacted]
[Redacted]
[Redacted]

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From: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Sent: Friday, October 20, 2023 1:15 PM
To: UK - Indigo - Comment <[Redacted]@wsp.com>
Cc: Taylor, Barry CLLR <Barry.Taylor@wigan.gov.uk>; Wakefield, Paula, Cllr <P.Wakefield@wigan.gov.uk>; Marshall, Joanne, CLLR <Joanne.Marshall@wigan.gov.uk>; Eastoe, Jess CLLR <J.Eastoe1@wigan.gov.uk>; [Redacted] <[\[Redacted\]@peellandp.co.uk](mailto:[Redacted]@peellandp.co.uk)>
Subject: FW: Proposed Land development for industrial use.

Re below.
We have been contacted by the resident and given information sent to him by yourselves.

The letter states that you have reached out to local councillors to notify us of the development proposals when in fact, we have heard nothing from you.

We would welcome a meeting to discuss the issues raised by our resident

Best Wishes
Councillor Christine Roberts
Labour Councillor Astley Ward
07931 308348

From: [Redacted] <[\[Redacted\]@btinternet.com](mailto:[Redacted]@btinternet.com)>
Sent: Monday, October 2, 2023 8:02 AM
To: Roberts, Christine CLLR <Christine.Roberts@wigan.gov.uk>
Subject: Proposed Land development for industrial use.

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Dear Christine,

My name is [Redacted] and I reside and have done at [Redacted] Withington Drive, Astley since March 1978. My property backs onto the old Farmland that sits at the side of Garret Hall Primary School, Astley Tyldesley.

I would like to draw your attention to a significant issue that myself and other residents have just been informed of via a Specialist UK logistics Company, that deals with Industrial Site developments.

You will no doubt be well aware that the residents around the farmland that stretches from Garrett Hall School over to Mosley Common have for over thirty years been embroiled in attempts to challenge the development of the farmland that was farmed by the [Redacted] brothers. It has entailed over this time providing testimony before Public Inquires, (which we won) to sending numerous letters to the Wigan Planning Department seeking their support to prevent development of this land and to keep it green. Inevitably this came to nothing, the farms closed, and the housing development took place and residents resigned themselves to this position.

In 2017 developers made additional representations to develop what was left from the packages of fields that were sold by Peel Estates to build an Industrial Estate behind the Applewood Public House, named Astley Park Way. Despite many objections raised by residents from the area sanction to build this site was granted. I have a copy of that original plan, (attached). It mainly consisted of industrial units of a medium size along with offices, all serviced by roads coming in from Chaddock Lane, next to the Applewood pub.

You will see from the attached copy letter from WSP agents for developers PLP, that the original planning permission has elapsed and as such these new people have resubmitted new proposed plans for this site. The enormity of the re-design is staggering, with these very large warehouse type buildings, not dissimilar to the large Aldi distribution warehouse depot on the A6 north of Atherton. These structures will dominate the whole of the site and surrounding area. This development if allowed to go forward in its current proposal will cause significant noise, light and noxious exhaust fumes pollution to the immediate area from its proposed usage. Given the close proximity of residential homes and the Garrett Hall Primary School, I would submit that this will have a detrimental health concern for all existing nearby.

We already have to contend with the large haulage firm Swales, in Kennedy Road and the endless stink of diesel exhaust fumes from its workshops and wagons and noise in the early hours together with beeping folk lift trucks loading trailers, to wagons manoeuvring around the yard, couple that with the Tarmac production facility opposite that spews out stone dust in windy conditions and fumes all over the Withington Drive area. This new proposed development will be the last straw for residents who feel helpless against the desires of such developers.

I have sent a letter (copy attached) of objection to [REDACTED] the Principle Planning Officer at Wigan Council, to register my strong challenge to these proposals. I am visiting local residents to ensure they do the same and would ask for your support and position to be applied to drive and represent this objection. The sheer scale of this proposal demonstrates that these developers do not care one single jot for residents or their peaceful and healthy existence within the vicinity. This is not a NIMBY plea, we have long resigned ourselves to the development of the land for housing, but to have the intention of creating this behemoth of a series of structures in what is a residential area is simply ludicrous in this day and age, and totally unwarranted and disproportionate. The letter from the developers is laden with silky disingenuous rhetoric obviously well practiced for planners minds.

I believe that the objections I have raised are balanced and reasonable and I do firmly believe that there will be a real health issue to residents and the children at the school. If this plea is not going to be effective then at the very least that development must be significantly scaled back to reduce its impact, and allow for a greater landscaping buffer zone between the residences and the new structures.

Many thanks in anticipation of your support.
Best regards

[REDACTED]

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RE: Statement from Wigan Council

From [REDACTED]
Date Fri 2025-11-07 2:14 PM
To [REDACTED] Chief Exec Public Relations
<pr@wiganmbc.gov.uk>

Hi [REDACTED]

Yes, here is the full statement we sent to Global:

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.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 November 2025 10:51
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Fw: Statement from Wigan Council

From: [REDACTED]
Sent: Friday, November 7, 2025 10:49
To: [REDACTED]
Subject: Re: Statement from Wigan Council

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██████████ sorry. Here it is:

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.

On Fri, 7 Nov 2025 at 08:56, ██████████ wrote:

Hi ██████████

You haven't attached any text?

From: ██████████
Sent: Thursday, November 6, 2025 18:36
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Statement from Wigan Council

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Hi there, please could you confirm that this text attributed to Wigan council by Global News is genuine, asap, please?

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██████████

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FW: Contact to the PR team from the Web

From [REDACTED]
Date Wed 2026-01-28 4:00 PM
To [REDACTED]

[REDACTED]

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 07 November 2025 11:24
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: 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
Posted by: Public User
IP Address: 10.13.0.135
Posted on: 07/11/2025 11:23:34
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]

RE: Enquiry- Warehouses

From [REDACTED]
Date Fri 2025-11-07 3:22 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."

ends

We are in the process of identifying a suitable organisation to undertake the review and will let the group know as soon as a decision is made to check they are comfortable with the selection before proceeding.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 November 2025 11:39
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Enquiry- Warehouses

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Thanks [REDACTED] I don't have an immediate deadline, but the earlier you're able to get back to me the better.

[REDACTED]

BBC
RADIO



From: [REDACTED]
Sent: 07 November 2025 11:32
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Enquiry- Warehouses

External: Think before clicking

Hi [REDACTED]

Just confirming receipt of your enquiry.

Did you have a deadline?

Many thanks,

[REDACTED]

[REDACTED]

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RE: Astley Warehouses - independent audit

From [REDACTED]
Date Mon 2025-11-10 11:47 AM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hello,

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."

ends

We are in the process of identifying a suitable organisation to undertake the review and will let the group know as soon as a decision is made to check they are comfortable with the selection before proceeding.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 10 November 2025 10:39
To: [REDACTED]
Subject: Re: Astley Warehouses - independent audit

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Hi [REDACTED]

Thanks for getting back to me.

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[REDACTED]

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RE: Right of Reply Request

From [REDACTED]
Date Mon 2025-11-10 3:20 PM
To [REDACTED] 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."

ends

We are in the process of identifying a suitable organisation to undertake the review and will let the group know as soon as a decision is made to check they are comfortable with the selection before proceeding.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 10 November 2025 10:56
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Right of Reply Request
Importance: High

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Dear Wigan Council Press Office,

I am contacting you from **That's TV Manchester (Freeview Channel 7)** regarding a statement issued by the **Astley Action Group** following confirmation that Wigan Council will commission

[REDACTED]

an independent audit of its planning process.

In their statement, the group welcome the commitment to an audit but express concern that it "will have little meaning if construction continues during the process." They also raise questions about transparency and procedural matters, referencing alleged issues such as missing environmental assessments, incomplete consultation steps, and inaccuracies in planning maps.

In the interest of balanced and accurate reporting, we would like to offer Wigan Council the opportunity to respond.

Could you please provide a statement addressing:

1. The scope and independence of the planned audit, including how the investigating body will be selected;
2. Whether construction will continue during the audit process; and
3. The council's response to residents' concerns about transparency and planning procedure.

Our deadline for inclusion in our upcoming broadcast by **4pm today**, though we can update the story if a response is received later.

Thank you for your time and assistance.

Kind regards,

[REDACTED]

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Wigan[♥]
Council



[REDACTED]

From: [REDACTED]
Sent: 12 November 2025 13:44
To: [REDACTED]
Cc: Chief Exec - Public Relations
Subject: Re: [EXT] RE: Hits Radio - Astley Warehouses

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Hi!

Thanks so much for this!

Kindest

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Reaching over 25 million adults with the UK's most influential brand network

From: [REDACTED]
Sent: Wednesday, November 12, 2025 13:42
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: [EXT] RE: Hits Radio - Astley Warehouses

Hi [REDACTED]

- *We acknowledge receipt of the letter and information delivered to the town hall this morning.*
- *The council is considering the contents and the matters raised.*
- *We will respond to the group as soon as possible.*

Best wishes,



>>Corporate Logo<<



From: [Redacted]
Sent: 12 November 2025 11:04
To: [Redacted]
Subject: Hits Radio - Astley Warehouses

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Hi,

I hope you are well!

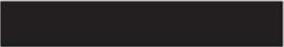
I'm getting in touch as we have heard that residents have delivered a formal Stop Notice. They say "new evidence shows planning for 4 warehouses just metres from their homes and a school was approved based on mitigation that was never possible."

The group are calling for an immediate halt on construction at Astley Business Park and a full environmental reassessment under the Environmental Impact Assessment (EIA) Regulations.

Would it be possible to get a statement from yourselves we could run alongside this in our bulletins.

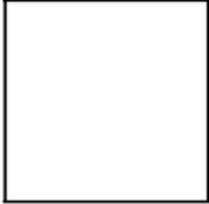
Kindest,












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RE: Astley warehouse

From [REDACTED]
Date Wed 2025-11-12 1:42 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

- We acknowledge receipt of the letter and information delivered to the town hall this morning.
- The council is considering the contents and the matters raised.
- We will respond to the group as soon as possible.

Best wishes,

[REDACTED]



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From: [REDACTED]
Sent: 12 November 2025 11:23
To: [REDACTED]
Subject: Re: Astley warehouse

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Hi [REDACTED]

Me again about the Astley development - do you have a statement responding to the group handing in stop notices this morning?

Thanks [REDACTED]

Sent from Outlook for Mac

From: [REDACTED] >
Date: Thursday, 6 November 2025 at 14:44
To: [REDACTED]
Subject: RE: Astley warehouse

Thanks [REDACTED] appreciated

From: [REDACTED]
Sent: 06 November 2025 14:39
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouse

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]



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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

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,



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Re: Good Morning Britain Right of Reply

From [REDACTED]
Date Wed 2025-11-12 5:30 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Please see responses outlined below:

Thanks,

Councillors on the planning committee were falling asleep during meetings so they weren't across all of the details.

Each Planning Committee is attended by a member of the council's legal team who provides legal advice to elected members.

They are entirely satisfied that all Committee meetings, including that held on 11th June 2024, have been conducted and managed in an entirely appropriate and proper manner.

- They weren't aware of how high the building was going to be because of poor understanding of the application.

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 assessed the impact on neighbouring buildings sufficiently.

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.

- Residents were not consulted properly as not all of them received letters.

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 this application, letters were sent to 99 neighbouring properties, site notices were displayed, and a press notice was published in the local press.

From: [REDACTED]
Sent: Wednesday, November 12, 2025 15:21
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Good Morning Britain Right of Reply

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He was being interviewed in regard to this specifically - but his words are rather general

[REDACTED]



On Wed, 12 Nov 2025 at 15:19, [REDACTED] wrote:

Hi [REDACTED]

We'll try and get something to you on these points. What's your deadline?

Re: point no.1, can I just clarify whether Cllr Fish is referring to this specific meeting or to meetings more generally?

Many thanks,

[REDACTED]



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Wigan Council



From: [REDACTED]
Sent: 12 November 2025 14:09
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Good Morning Britain Right of Reply

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Thanks [REDACTED] we also have an interview with Cllr James Fish if you want to add extra right of reply

He says:

- Councillors on the planning committee were falling asleep during meetings so they weren't across all of the details
- They weren't aware of how high the building was going to be because of poor understanding of the application.
- Residents were not consulted properly as not all of them received letters.

[REDACTED]

On Wed, 12 Nov 2025 at 13:40, [REDACTED] wrote:

Hi [REDACTED]

No problem, and good to speak to you. Here is our response:

- *We acknowledge receipt of the letter and information delivered to the town hall this morning.*

- *The council is considering the contents and the matters raised.*
- *We will respond to the group as soon as possible.*

Best wishes,

[Redacted signature]



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[Redacted box]

From: [Redacted]
Sent: 12 November 2025 13:17
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Good Morning Britain Right of Reply

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Hopefully this will reach you now

Hello [Redacted]

Many thanks for your help just now. As discussed regarding the Wigan Warehouse development, we plan to cover the Stop Notice being handed in to the council today. We will be speaking to a resident and to councillor James Fish.

And will be live for our news bulletins tomorrow morning in Wigan at the development.

If you could send over a right of reply for fairness and balance, that would be great.

Many Thanks

[Redacted signature]

[Redacted signature]

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RE: Astley Group Response

From [REDACTED]
Date Thu 2025-11-13 3:04 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Sorry for the delay on this. Please see the below statement and extra information...

A Wigan Council spokesperson said:

"We have received the request from the group and have thanked them for their ongoing engagement and continuing to raise their concerns.

"Council officers are considering the contents and will provide a direct response to the group as soon as possible.

"We are continuing to pro-actively respond to any enquiries regarding alleged breaches at the site."

Regarding the concerns about the planning committee approval process and the reports of damage to properties, please see the below information:

- *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 assessed the impact on neighbouring buildings sufficiently.*
- *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.*
- *Members of the planning committee receive training to ensure they are able to interpret and make decisions on planning applications.*
- *Residents who have concerns about damage caused by the building works are advised to report the details to their insurance company and the developer, in the first instance. Anyone requiring further support though can contact the council and we can raise the issues on their behalf.*

Many thanks,
[REDACTED]



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From: [REDACTED]
Sent: 13 November 2025 11:34
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley Group Response

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Good morning,

I am seeking comment from your authority, please, on the latest developments surrounding the warehouses project in Astley.

What is your response to the stop notice request from the action group? The group say the scheme was approved on the basis of mitigation measures which could never be delivered upon.

A councillor, James Fish, has raised concerns regarding the approval process and that the planning committee did not understand the application. Do you have any comment on this?

Also, a resident - [REDACTED] - says her home has now developed cracks in walls and dips in flooring since construction began. What does Wigan Council say about this?

I would appreciate a response ASAP, please.

Thank you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

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 Outlook

RE: Astley Business Park

From [REDACTED]
Date Mon 2025-11-17 1:54 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Thanks. Here's a comment for you...

A Wigan Council spokesperson said: "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."

Kind regards,

[REDACTED]



>>Corporate Logo<<



From: [REDACTED]
Sent: 17 November 2025 13:42
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley Business Park

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Hi [REDACTED]

Thanks for getting back to me. I'm a freelancer, but this is for Northern Quota.

Best,
[REDACTED]

On Mon, Nov 17, 2025 at 1:24 PM [REDACTED] wrote:

Hi [REDACTED]

Just acknowledging receipt of your enquiry re: Astley Business Park.

Can you tell me which outlet you're working for please?

Many thanks,

[REDACTED]



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--

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

FW: Contact to the PR team from the Web

From [Redacted]

Date Thu 2026-01-29 11:05 AM

To [Redacted]

[Redacted]



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From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 17 November 2025 12:39
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:	17/11/2025 12:38:46
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 reporter and I'm working on a story about the Astley Business Park in Tyldesley. I have seen that Wigan Council has apparently launched an independent audit into the planning process (as reported by the BBC). Is there an official statement by Wigan Council on the matter? Best, [REDACTED]

Properties**Form Reference:** FRM2189726**Posted by:** Public User**IP Address:** 10.13.0.132**Posted on:** 17/11/2025 12:38:46**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]

[REDACTED]

From: [REDACTED]
Sent: 20 November 2025 17:11
To: [REDACTED]
Cc: Chief Exec - Public Relations
Subject: Re: Astley Warehouses - stop notice

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Thanks [REDACTED]

On Thu, 20 Nov 2025 at 16:57, [REDACTED] wrote:

H [REDACTED]

A Wigan Council spokesperson, said: "Following careful examination of the legislation and a further site visit this week, we have found no grounds to lawfully issue a temporary stop notice.

"As there has been no breach of planning control, there is no legal basis to enact such a request and to do so would not only be unlawful, but risks incurring significant adverse costs to the taxpayer.

"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless we fully acknowledge the concerns being raised and we have committed to carrying out an independent audit of the planning process to ensure additional transparency. We will remain in dialogue with the group as that progresses."

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]



>>Corporate Logo<<



From: [REDACTED]
Sent: 20 November 2025 14:26
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley Warehouses - stop notice

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Of course, thanks for letting me know

Is it possible to get a response this afternoon?

Thanks

On Thu, 20 Nov 2025 at 14:17, [REDACTED] wrote:

Hi [REDACTED],

Just copying in our duty inbox- please could you send enquiries to pr@wigan.gov.uk just so they don't get missed in individual inboxes

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 20 November 2025 13:43

To: [REDACTED]

Subject: Re: Astley Warehouses - stop notice

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Hi [REDACTED]

Please can you send me the response to the stop notice issued by the Astley campaign group?

Thanks

[REDACTED]

[REDACTED]

On Mon, 10 Nov 2025 at 10:35, [REDACTED] wrote:

Hello,

Thanks for your email- I will look into it and come back.

Did you have a deadline?

Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 10 November 2025 10:31
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>; [REDACTED]
Subject: Astley Warehouses - independent audit

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Good morning,

I am contacting you from ITV Granada News in connection with the ongoing story of the warehouses being built around the Henfold Estate in Astley.

I understand from the residents group that there will be an independent audit about the development.

Please can you confirm this and give me more details?

Thanks for your help

Best Regards



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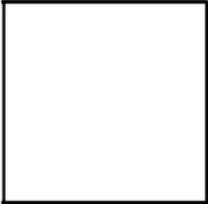
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RE: That's TV Request

From [REDACTED]
Date Thu 2025-11-20 2:53 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Thanks for getting in touch. We'll get back to you.

Kind regards,

[REDACTED]



>>Corporate Logo<<



From: [REDACTED]
Sent: 20 November 2025 14:49
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: That's TV Request
Importance: High

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Good afternoon,

My name is [REDACTED] a journalist with **That's TV Manchester**, broadcasting on **Freeview Channel 7**. We are preparing a news report regarding the concerns raised by residents and cross-party representatives over the Astley Business Park warehouse development, including the recent Temporary Stop Notice Request submitted to Wigan Council.

Given the serious public interest involved, we are requesting a **Right of Reply** from Wigan Council to ensure your position is fully and fairly reflected in our coverage.

Specifically, we would appreciate the Council's response to the following points:

1. Noise and visual mitigation dependent on bunding that cannot legally be built

Residents argue that planning approval relied on 3–5 metre earth bunds, despite the Cadent high-pressure gas main easement restricting bund height to **1.8 metres**.

- Does the Council recognise this limitation, and can the original noise and visual assessments remain valid in light of it?
-

2. Over 25 revised drawings uploaded after public consultation closed

More than 25 amended drawings affecting bunding and landscaping were uploaded to the planning portal months after consultation ended.

- Can the Council explain why these material changes did not trigger a new public consultation?
-

3. Drainage and flooding concerns based on outdated information

Residents state that flooding has already occurred, and that the approved drainage strategy was based on **2015 topographical data** that did not account for the bunds now under construction.

- How does the Council respond to the claim that drainage and flood-risk assessments did not reflect the conditions of the development being built?
-

4. Calls for construction pause and retrospective assessments

The Astley Warehouse Action Group and several political representatives are calling for construction to be paused and for retrospective EIA and LVIA assessments to be carried out.

- Does the Council intend to take these steps, and if not, why?
-

We aim to include the Council's position **in our broadcast tomorrow**, so we would be grateful for a response by **2pm tomorrow**.

Please feel free to provide a written statement, or we would be happy to record an on-camera or audio interview with an appropriate spokesperson if preferred.

Thank you for your time. We look forward to including the Council's response.

Kind regards,

[REDACTED]

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RE: Request for detailed comment on Astley Warehouses Protest group's allegations

From [REDACTED]
Date Mon 2025-11-24 12:14 PM
To [REDACTED] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Thank [REDACTED]

Leave it with me and I'll come back to you.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 24 November 2025 12:02
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Request for detailed comment on Astley Warehouses Protest group's allegations

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Hi there, in a press release, the Astley Warehouses protest group has made a series of allegations, supported by documentation available in this link: https://www.dropbox.com/scl/fo/x20201b801jgpxuzqnsq5/AH0rUqQp2DepO12Od1Pa_JE?rlkey=5h1c68ycyn8lt6nnod9w5q36o&dl=0

The claims are as follows:

- 1. The high-pressure Cadent gas main.** According to the residents, planning approval relied on three-to-five metre earth bunds to screen the warehouses and reduce the noise for neighbouring homes and a primary school. But they point out that Cadent legally restricts bund heights to just 1.8 metres, a contrast they say was known to the developer and the council before the noise assessment was carried out.
- 2. Transparency.** Residents say that more than 25 revised drawings were uploaded onto the planning portal five months after public consultation had closed. Late amendments, they say, included reductions to the bunds and alterations to the landscaping scheme to justify approval. They claim that under national planning rules, material changes made after consultation require fresh public notification. They say no such consultation took place and that the council has not explained why.

3. **Drainage and flood risk.** The group points to an approved drainage strategy based on 2015 pre-bund topographical data, meaning the design never accounted for the large earth bunds now being constructed. They say these bunds don't appear in any of the drainage or flood documentation, even though they significantly alter ground levels and surface water flow. They say several residents and a path to the local primary school have already experienced flooding for the first time, something the group claims is a direct result of the development being built in a way that doesn't match the plans.

We are preparing to publish a piece detailing these claims and feel it is only fair to give you an opportunity to respond to these claims point by point. Please can you do this by 12noon on Wednesday November 26. If you want to discuss any of this please call me on [REDACTED]
[REDACTED] Cheers

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Info

From [REDACTED]
Date Wed 2025-11-26 12:55 PM
To [REDACTED] Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

As discussed, the information below has been sent to the group yesterday in response to the points raised.

And here is our statement from last week regarding the stop notice:

A Wigan Council spokesperson, said: "Following careful examination of the legislation and a further site visit this week, we have found no grounds to lawfully issue a temporary stop notice.

"As there has been no breach of planning control, there is no legal basis to enact such a request and to do so would not only be unlawful, but risks incurring significant adverse costs to the taxpayer.

"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless we fully acknowledge the concerns being raised and we have committed to carrying out an independent audit of the planning process to ensure additional transparency. We will remain in dialogue with the group as that progresses."

See you later!

[REDACTED]

As requested, we have set out the detailed answers (highlighted) to the individual points you have raised regarding the temporary stop notice below.

We hope this information is helpful in clarifying our position and the rationale behind the decision.

1. Cadent Gas Main: Legal Height Restriction on Bunds

Our Stop Notice Request showed that:

- the noise assessment relied on 3-5m bunds
- Cadent's easement legally caps bund height at 1.8m
- this restriction was known before the noise assessment
- therefore the mitigation used to justify approval could never be delivered

Your response makes no reference to Cadent, the 1.8m limit, or the fact the approved mitigation is unachievable.

Please confirm:

1a. Whether you accept that the bunds along the easement zone cannot legally exceed 1.8m?

The developer has confirmed that the bunds in the vicinity of the pipeline easement, in particular the length along the boundary with Thistle Croft where the pipeline is close to the edge of the site, will conform to the heights stipulated in the approved planning drawings, specifically the cross-sections shown in approved plan WIG-PHP-00-00-DR-A-4557-005- P12. This shows a bund approximately 2.2 metres in height along the line C-C.

1b. Whether you accept that this contradicts the mitigation used in the decision?

The noise assessment did not make any specific reference to bund heights.

The text in question is in Section 6.0 of the report and reads:

“Based on the assessments above, mitigation has been considered for this site in the form of acoustic bunds and barriers ranging between 3.0m and 5.0m in height. The locations of these barriers are presented in Figure 6.1 below.”

The reference to “between 3.0m and 5.0m in height” is a reference to the height of the acoustic barriers to be installed at various positions within the site. This is confirmed by the reference to Figure 6.1; Figure 6.1 shows the positions of the acoustic barriers, which are confirmed by the plan key to be 3.0m and 5.0m in height depending on location.

1c. How the Council can maintain there is “no breach” when approved mitigation cannot be built?

See above – it is not correct to state that the approved mitigation cannot be built. It is important to note however that even if this was the position, at this stage it would not constitute a breach of planning control if the developer was constructing the scheme in accordance with the planning permission that had been granted.

1d. How can the noise assessment be valid if the findings are based on mitigation that isn't achievable?

It is possible to achieve the mitigation. See above.

1e. Will you perform a retrospective EIA and LVIA in light of the mitigation the noise assessments relied on were not achievable?

It is possible to achieve the mitigation, as detailed above. Again, it is important to note that there is no mechanism, under any circumstances, for a local authority to retrospectively re-assess a planning application after permission has been granted. There is a six-week window following the grant of planning permission for a judicial review to be launched as the Council has previously confirmed no such challenge was made.

2. Material Changes Uploaded After Public Consultation Closed

Our Stop Notice highlighted that more than 25 amended documents and drawings were uploaded in May 2024... months after public consultation closed, including material reductions in bunds and landscaping. Under the DMPO 2015, such material changes require re-notification.

Your response does not mention these amendments or why residents were not re-consulted.

Please confirm:

2a. Whether you accept these amendments to reduce bunds and landscaping were material?

There were no amendments to reduce the bunds or landscaping.

The plans that the Council relied on to assess the heights of the bunds were the cross-section plans referred to in Point 1 – these are the plans quoted as “approved plans” in Condition 2 of the planning permission, and the heights of the bunds depicted did not reduce between versions of this plan.

The detail of the landscape planting was dealt with through a planning condition, which was discharged through application A/25/098808/CON.

2b. Why re-consultation did not occur?

See above.

2c. Why material changes without re-consultation do not warrant a stop notice?

See above regarding the statement that no material changes were made.

In any event a stop notice can only be served where a breach of planning control has occurred: a breach is defined in the legislation as development without planning permission or a failure to comply with conditions on a granted planning permission. The route to challenge the procedure followed by a local authority in dealing with a planning application is a judicial review, which must be made within six weeks of the granting of permission. No such challenge was made.

3. Bunds Not Included in Drainage / Flood Documentation

Our Stop Notice addition on Monday 17th November, showed that:

- the drainage strategy was based on pre-bund levels, a model from 2015
- bunds do not appear on the approved drainage or flood documents
- the landform has materially changed from the assessed scheme

Your response does not refer to this at all.

Please confirm:

3a. Why the bunds were not included in the drainage strategy?

The planning permission included Condition 19, which required further details of the site drainage arrangements to be submitted for approval. This was done via Condition Discharge application reference A/25/098808/CON which contained detailed engineering reports and designs for the site drainage. The Council has approved this application.

3b. Whether the Council accepts that the approved drainage model does not reflect the site as built?

The Council does not accept this – see above for explanation.

3c. Why drainage mapping from 2015 was used for a newly designed development proposal in 2023?

See above – the drainage design was developed and approved in full alignment with the approved development design.

3d. Whether this constitutes a material change requiring enforcement action, and what do you base that conclusion on?

This is not a material change. See our comments above regarding the

definition of a planning breach.

We trust this information is helpful and demonstrates our commitment to transparency and constructive dialogue. Should you have any further questions or wish to discuss these matters in more detail, please do not hesitate to contact us.

>><<



Fw: Contact to the PR team from the Web

From [REDACTED]

Date Thu 2026-01-29 10:18 AM

To [REDACTED]

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>

Sent: Tuesday, December 9, 2025 09:43

To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Contact to the PR team from the Web

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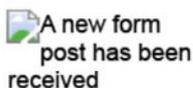
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A new form post has been received.



Posted on: 09/12/2025 09:42:33

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 speaking to residents about flooding issues reported in gardens next to the Astley Business Park warehouse development. They say gardens and paths are now regularly flooding and that this did not happen before construction on the site began. Residents argued this shows the development was approved with surface-water plans that were unsuitable. Some say they worry about going into their gardens in case the excess surface water leads to ground-stability problems. Residents add that when they reported flooding on paths leading to a nearby school, they were told by the council that the area is not part of the adopted highway and therefore not the council's maintenance responsibility. Could a

spokesperson for Wigan Council please respond to the above concerns? Best regards,

Properties

Form Reference: FRM2192988
Posted by: Public User
IP Address: 10.13.0.132
Posted on: 09/12/2025 09:42:33
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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>>Corporate Logo<<



Re: Astley warehouses

From: [REDACTED]
Date: Wed 2025-12-10 10:15 AM
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Approved statement for you below. If you could amend the syndicated article that would be greatly appreciated

Thank you,
[REDACTED]

A Wigan Council spokesperson said: "Following a meeting on Monday with the developer and site manager, it has been agreed that a drainage channel will be dug along the length of the path, and the garden boundaries.

"This work will take place immediately, as soon as weather permits this week.

" We are confident this measure will address the issue, however the situation will be kept under regular monitoring by council officers and the developer."

From: [REDACTED]
Sent: Wednesday, December 10, 2025 09:50
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

Hi [REDACTED]

Yes we will share it asap. We have been working on this but it needed approval before sending out. Realise you have shared the story now so can you add this in?

In future can you give us a deadline for when you want a response by please. We have been liasing with the residents group also, which is why it has taken a little longer to come back to you

Thanks again,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, December 10, 2025 09:48
To: [REDACTED]
Subject: Re: Astley warehouses

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

Hi [REDACTED]

Could you send the statement over to me when ready please?

Thanks,
[REDACTED]

[REDACTED]



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From: [REDACTED]
Sent: 09 December 2025 16:52
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

Hi [REDACTED]

We have a drafted statement almost ready to go, but just waiting for final approval. Is this okay being sent over tomorrow?

Thanks again,
[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 9, 2025 11:04
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

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Hi [REDACTED]

Thank you for this.

swns

THE PRESS AWARDS



BEST COMMERCIAL PARTNER 2025

swns
media group

72POINT

OATH.

OnePoll

PINPEP



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From:

Sent: 09 December 2025 10:25

To:

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Astley warehouses

H

Thanks for your query about the reported flooding in gardens around the Astley warehouses. We will aim to get you a statement on this today

Thank you,

>><<



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Re: Flooding near Tyldesley/Astley warehouses

From [REDACTED]
Date Wed 2025-12-10 10:18 AM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Statement for you on this one below

Thanks again,
[REDACTED]

A Wigan Council spokesperson said: "Following a meeting on Monday with the developer and site manager, it has been agreed that a drainage channel will be dug along the length of the path, and the garden boundaries.

"This work will take place immediately, as soon as weather permits this week.

" We are confident this measure will address the issue, however the situation will be kept under regular monitoring by council officers and the developer."

From: [REDACTED]
Sent: Tuesday, December 9, 2025 13:16
To: [REDACTED]
Subject: Re: Flooding near Tyldesley/Astley warehouses

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Cheers [REDACTED]

On Tue, 9 Dec 2025 at 13:04, [REDACTED] wrote:

Hi [REDACTED]

Thanks for your enquiry, we'll get something back to you before your deadline

Thanks again,
[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 9, 2025 12:49
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Flooding near Tyldesley/Astley warehouses

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Hi there, please can I draw your attention to this video:

https://www.dropbox.com/scl/fi/drqqzxa4v156eab2cgnv3/IMG_3263-John-Peters.mov?rlkey=vx1t7biuj3r4r6fllvqyd4uef&st=9lmfkr2g&dl=0

and the attached images taken by me today of flooding near the warehouses. The resident is [REDACTED] who lives on Tanhouse Avenue. [REDACTED] is one of three residents whose back gardens are flooded. [REDACTED] has lived there 18 years and never been flooded before. Is the council taking any enforcement action of this, or doing anything to mitigate the effects of this development? Response by 12noon tomorrow (Wed December 10) please.

--

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FW: Contact to the PR team from the Web

From [REDACTED]
Date Wed 2026-01-28 3:57 PM
To [REDACTED]

[REDACTED]

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 10 December 2025 11:21
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: 10/12/2025 11:20:03
Posted from: <https://www.wigan.gov.uk/Contacts/PR-team.aspx>

Form Post

Name: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Message / Comment: Hi there. I'm working on a story regarding the development at Pilning. Locals say the buildings were constructed without a proper surface water plan and have since caused flooding. They claim they are concerned their homes will be flooded after heavy rainfall. Wigan Council has reportedly said a drainage ditch will be dug to address the issue but

have given no time frame for when that may be. Residents also say their pleas for help on the issue have fallen on deaf ears. Several locals said they contacted you with concerns and were ignored. Could you provide a comment on the issue? Many thanks, [REDACTED]

Properties

Form Reference: FRM2193150
Posted by: Public User
IP Address: 10.13.0.135
Posted on: 10/12/2025 11:20:03
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]

RE: Enquiry

From [REDACTED]
Date Wed 2025-12-10 3:01 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Just to clarify- this comment was regarding the warehouses being built near Tyldesley in Wigan borough- not Pilning, this isn't within Wigan Council's area- as the story seems to cover both?

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 10 December 2025 12:31
To: [REDACTED]
Subject: Re: Enquiry

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Thank you.

On Wed, Dec 10, 2025 at 12:29 PM [REDACTED] wrote:

Here you go:

A Wigan Council spokesperson said: "Following a meeting with the developer and site manager, work is starting today on a drainage channel which will be dug along the length of the path, and the garden boundaries.

" We are confident this measure will address the issue, however the situation will be kept under regular monitoring by council officers and the developer."

Ends

For info, the Council is liaising with everyone who has been in touch with us with a complaint about this flooding, to both personal gardens and the public path.

Many thanks,

[Redacted signature]

From: [Redacted]
Sent: 10 December 2025 11:32
To: [Redacted]
Subject: Re: Enquiry

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As soon as possible is best.

Thanks [Redacted]

On Wed, Dec 10, 2025 at 11:30 AM [Redacted] wrote:

Hi [Redacted]

Just acknowledging your enquiry- I will look into it and come back. Did you have a deadline?

Many thanks,

[Redacted signature]

>>><

[Redacted footer]

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RE: [EXT] Enquiry- Tyldesley

From [REDACTED] >
Date Thu 2025-12-11 12:47 PM
To [REDACTED]
Cc Chief Exec Public Relations <pr@wiganmbc.gov.uk>

Thanks [REDACTED]

Appreciate the flexibility, here you go:

A Wigan Council spokesperson said: "Following a meeting with the developer and site manager, work started yesterday on a drainage channel which will be dug along the length of the path, and the garden boundaries.
"We are confident this measure will address the issue at this location, however the situation here and across the site will be kept under regular monitoring by council officers and the developer."
Ends

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 December 2025 11:52
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: [EXT] Enquiry- Tyldesley

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Thanks [REDACTED] our team will begin the edit around 2pm for our 5pm programme, I think 2pm would be a hard deadline.

Thank you!

From: [REDACTED]
Sent: Thursday, December 11, 2025 11:50 AM
To: [REDACTED]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: RE: [EXT] Enquiry- Tyldesley

Hello,

Apologies, I am getting a statement together but going to miss your noon deadline.

Is it OK if I get it to you this afternoon?

Many thanks,

[Redacted]

[Redacted]

From: [Redacted] >

Sent: 11 December 2025 09:22

To: [Redacted]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Re: [EXT] Enquiry- Tyldesley

You don't often get email from [Redacted]

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Just cc'ing my colleagues [Redacted] and [Redacted] who are working on this story today.

Please do send over before midday today to ensure inclusion.

All the best,

[Redacted]

From: [Redacted]

Sent: Thursday, December 11, 2025 9:13 AM

To: [Redacted]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Re: [EXT] Enquiry- Tyldesley

Thanks [Redacted]

From: [Redacted]

Sent: Thursday, December 11, 2025 8:52 AM

To: [Redacted]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: [EXT] Enquiry- Tyldesley

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Hi

Just acknowledging your enquiry- I will come back to you.

Many thanks,

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Fw: The Independent - request for comment

From: [REDACTED]
Date: Thu 2025-12-11 4:02 PM
To: Chief Exec Public Relations <pr@wiganmbc.gov.uk>

From: [REDACTED]
Sent: Thursday, December 11, 2025 15:13
To: [REDACTED]
Subject: The Independent - request for comment

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

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

Hello,

Hope you're well. I've spoken to a number of people who live around the PLP warehouse development in Tyldesley and Astley - they are very unhappy with Wigan Council and said it has not supported them - and that it should not have approved planning permission.

They said the warehouses are much bigger than they expected, and they now tower over their homes - blocking out daylight, reducing the value of their houses and overpowering the area. They believe the development is not in keeping with the area.

Additionally, people claim the construction has led to damage in their homes - including structural damage and cracks. This week, they said, it has led to flooding of gardens and paths to nearby schools.

The residents believe that the council should be listening to them and should support them in their opposition to the construction project, which they said is causing them hellish living conditions.

One resident said: "It's a reminder ever single day of the injustice that our council has put us through.

Still every day I open the curtains and think 'how the hell have Wigan done this?'.

"Because we're on the action group, we're seeing everything that everyone's going through - with their flooding, their cracks, the noise all day, lights into their windows. We're telling Wigan all of this stuff and they're just brushing it off. It's mad."

Do you wish to respond to this with a comment? If so, could you do so by midday tomorrow please?

[REDACTED]

[REDACTED]

[REDACTED]

Independent.media

[REDACTED]

[REDACTED]

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>><<



RE: Enquiry- Warehouses

From [REDACTED]
Date Fri 2025-12-12 12:11 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Here you go:

A Wigan Council spokesperson said: "We fully acknowledge the concerns that residents in the local area have regarding this development, and we are committed to continuing to work with them.

"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless we fully acknowledge the concerns being raised and an independent audit of the planning process to ensure additional transparency is currently underway."

ends

For information, the Council has liaised with the developer and successfully brought forward landscaping works to help mitigate the visual impact.

Regarding the recent flooding issues:

A Wigan Council spokesperson said: "Following a meeting with the developer and site manager, work started earlier this week on a drainage channel which will be dug along the length of the path, and the garden boundaries.

"We are confident this measure will address the issue at this location, however the situation here and across the site will be kept under regular monitoring by council officers and the developer."

Ends

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 12 December 2025 10:16
To: [REDACTED]
Subject: Re: Enquiry- Warehouses

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H

Thanks for this. Could we get a response today please?

On Thu, 11 Dec 2025 at 16:14, > wrote:

Hi

Just confirming receipt of your enquiry- I will come back to you.

Many thanks,

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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FW: Contact to the PR team from the Web

From [Redacted]

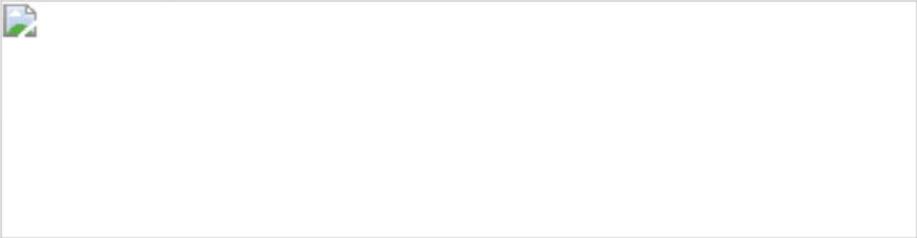
Date Wed 2026-01-28 2:49 PM

To [Redacted]

[Redacted]



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From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 12 December 2025 16:16
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: 12/12/2025 16:15:43

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

Form Post**Name:** [REDACTED]**Phone:** [REDACTED]**Email:** [REDACTED]

Hi there, Hope you are well. Just getting in touch as we are doing a roundup piece of completed and upcoming warehouse developments in the UK and we are including plans for warehouses in Lowton. Residents are concerned about potential noise and air pollution, the impact on local scenery, and extra traffic. Do you have any comment on this?

Message /**Comment:**

Many thanks, [REDACTED]

Properties**Form Reference:** FRM2193477**Posted by:** Public User**IP Address:** 10.13.0.135**Posted on:** 12/12/2025 16:15:43**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]

RE: Enquiry- Warehouses

From [REDACTED]
Date Mon 2025-12-15 12:16 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED],

A Wigan Council spokesperson said: "Decisions on whether to approve planning permission are taken in line with national planning policy.
"All the potential implications and risks of a development are fully considered during the planning process, and planning officer reports to elected members include assessments of the potential impact on residents and the surrounding area. This includes matters such as noise, air quality, traffic, appearance and other environmental impacts.
"Nevertheless, we recognise and understand the concerns expressed by local residents and are committed to engaging constructively to address any issues that may arise from these developments – including working with developers to ensure projects are delivered properly, to minimise any adverse impact on the community while bringing new jobs and investment to our borough."

Best wishes,

[REDACTED]



>>Corporate Logo<<



From: [REDACTED]
Sent: Friday, December 12, 2025 16:22
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Enquiry- Warehouses

You don't often get email [REDACTED]

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

Hi there,
PLP Astley; and the Intermodal Logistics Park North
Deadline is end of day Monday.
Thanks,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Daily Mail

Daily Mail The Mail M+ Editions YOU weekend

From: [Redacted]
Sent: 12 December 2025 4:19 PM
To: [Redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Enquiry- Warehouses

You don't often get email from [Redacted]

External Sender

Hi [Redacted]

Thanks for your enquiries- would you mind just confirming the addresses of the two sets of warehouses you are referring to?

Did you have a deadline?

Many thanks,

[Redacted]

[Redacted]

[Redacted]

>><<



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FW: Contact to the PR team from the Web

From [REDACTED]

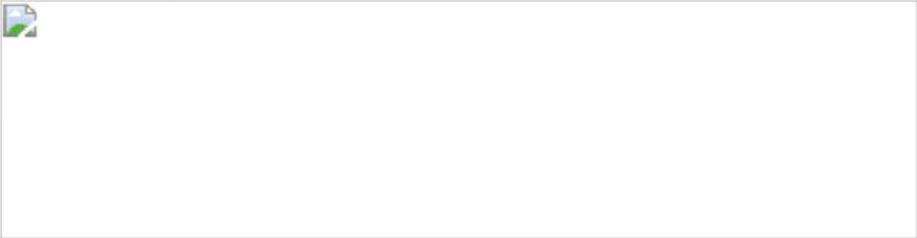
Date Wed 2026-01-28 2:47 PM

To [REDACTED]

[REDACTED]



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From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>

Sent: 15 December 2025 09:17

To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

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: 15/12/2025 09:16:55

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

Form Post**Name:** [REDACTED]**Phone:** [REDACTED]**Email:** [REDACTED]

Hello, [REDACTED] here from BBC North West Tonight. Can we request a statement/ right of reply for a story we are covering today. Residents living in Astley near the development of large warehouses have said the ongoing construction work has caused flooding in residents gardens and on a pathway near a local school. The areas include Tanhouse Avenue and Riding Close. They say that the development has not included plans for this. They say a drainage channel was dug along the length of the path and the garden boundaries by Wigan Council after last weeks flooding. However - they say the issues have continued over the weekend with the heavy rain causing more flooding issues. Please can you provide a statement on this including how it is being monitored and what measures are being put in place by Wigan Council. Please can you send a response by 1pm today. Many

Message / Comment: thanks, [REDACTED]**Properties****Form Reference:** FRM2193622**Posted by:** Public User**IP Address:** 10.13.0.135**Posted on:** 15/12/2025 09:16:55**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]

Re: Astley warehouse development

From [REDACTED]
Date Mon 2025-12-15 12:12 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

A Wigan Council spokesperson said: "Our officers are actively monitoring the site following the reports of flooding last week and added heavy rainfall this weekend. "We remain in close contact with the developer and the site operator. In recent days, a drainage channel has been dug along the length of the path and the garden boundaries to help alleviate flooding issues. "Further assessments are taking place today and we have made it clear to the developer that a fuller investigation will be needed should the measures not have the desired effect. "Any residents who have concerns or are experiencing issues with flooding are encouraged to contact the council directly."

Best wishes,

[REDACTED]



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Re: Comment on the flooding at the Astley warehouses

From [REDACTED]
Date Tue 2025-12-16 10:05 AM
To [REDACTED]

Morning [REDACTED]

This is our latest statement on the warehouses after the reported flooding. We may have more information following the assessments but we will send this over when we have it

Thanks again,
[REDACTED]

A Wigan Council spokesperson said: "Our officers are actively monitoring the site following the reports of flooding last week and added heavy rainfall this weekend.

"We remain in close contact with the developer and the site operator. In recent days, a drainage channel has been dug along the length of the path and the garden boundaries to help alleviate flooding issues.

"Further assessments are taking place and we have made it clear to the developer that a fuller investigation will be needed should the measures not have the desired effect.

"Any residents who have concerns or are experiencing issues with flooding are encouraged to contact the council directly."

From: [REDACTED]
Sent: Tuesday, December 16, 2025 08:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Comment on the flooding at the Astley warehouses

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Hi there, I note you sent a comment to BBC North West Tonight re James Fish's repeated request for a stop notice. Please could issue the same comment to me, or one of your choosing asap.
Cheers

--
[REDACTED]

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FW: Contact to the PR team from the Web

From [Redacted]

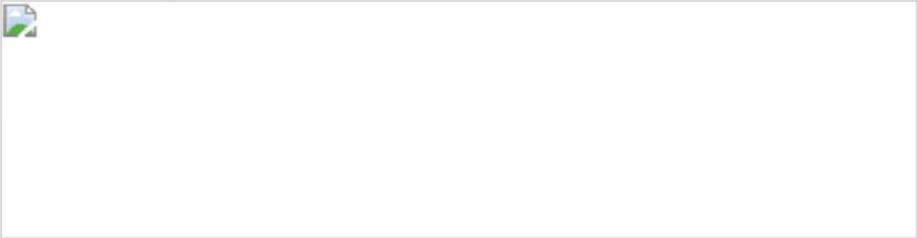
Date Wed 2026-01-28 2:42 PM

To [Redacted]

[Redacted]



>>Corporate Logo<<



From: [Redacted]

Sent: 21 December 2025 20:14

To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Contact to the PR team from the Web

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A new form post has been received.

Posted on: 21/12/2025 20:13:55

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

Form Post**Name:** [REDACTED]**Phone:** [REDACTED]**Email:** [REDACTED]

Dear Wigan Council, My name is [REDACTED] and I am an MA journalism student at Liverpool John Moores University. I am working on an original news story for a module assessment about the recent warehouse developments in Astley, and I am seeking to include an official comment from Wigan Council. The article will not be published; it is only marked by supervisors. The article will focus on the community impact of the warehouses, including public safety, environmental concerns, and any support being provided to local residents and businesses. It would be valuable to include an official response from the council. Could you please provide a comment addressing any of the following: - The council's response to the development - Environmental monitoring or assessments following the flooding, noise concerns, and lighting - Support offered to affected residents or businesses - Any safety or planning reviews the council intends to carry out Thank you very much for your time and assistance. Please let me know if you require any further information from me. Kind

Message / Comment: regards, [REDACTED]

Properties**Form Reference:** FRM2194352**Posted by:** Public User**IP Address:** 10.13.0.132**Posted on:** 21/12/2025 20:13:55**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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FW: Astley warehouses

From: [REDACTED]

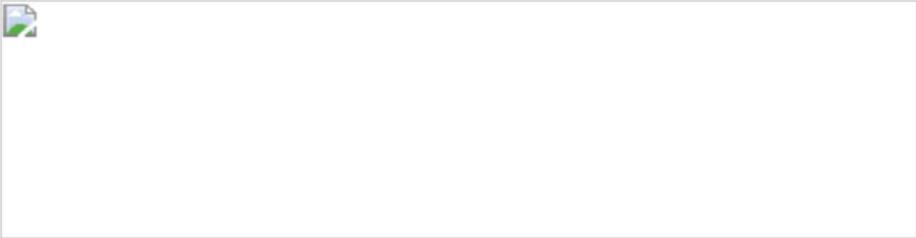
Date: Wed 2026-01-28 2:43 PM

To: [REDACTED]

[REDACTED]



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From: [REDACTED]

Sent: 23 December 2025 10:05

To: [REDACTED]

Subject: Fw: Astley warehouses

From: [REDACTED]

Sent: Monday, December 22, 2025 20:21

To: [REDACTED]

Subject: Re: Astley warehouses

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H [REDACTED]

Thank you so much for the response. I greatly appreciate it.

To ensure I can build a full, balanced story, I have listed some questions that cover different areas of this development. Feel free to answer as much/as little as you can:

- There has obviously been a high volume of press on this site. In what way might this influence future decision-making?

- What reassurance can the council offer to residents who are concerned about the long-term environmental, health, or safety impacts once the site is fully operational?
- How is the council engaging with residents who feel their concerns were ignored during the planning process?
- Why do you believe the council concluded that this development was appropriate for the site despite objections from local residents?
- How does the council assess the wider impact of the Astley warehouse development on the local community, beyond what is set out in formal planning documents?
- Residents have raised concerns about lighting, noise and flooding since construction began. How is the council monitoring these issues, and what action can be taken if problems persist?
- In what way were local residents and community groups' feedback considered during the planning process, and how does their ongoing feedback influence future decisions?
- How can this be prevented in the future? Have there been any learning curves for the council?

I appreciate this is a lot of questions, so answer whichever you can.

Thank you,

[REDACTED]

On Mon, 22 Dec 2025 at 10:09, [REDACTED] wrote:

Hi [REDACTED]

Thanks for getting in touch re: the Astley warehouse developments. I'd be happy to send something over to you... just wondering if you could provide any specific questions you'd like to ask, which might help us put together something relevant for you?

Best wishes,

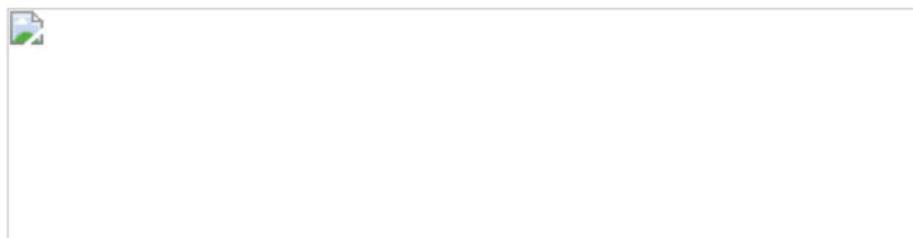
[REDACTED]

[REDACTED]

[REDACTED]



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Re: Astley warehouses

From [REDACTED]
Date Tue 2026-01-06 11:28 AM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Happy New Year, and hope you are well! I'm just following up on your request from pre-Christmas re: the Astley Warehouses, now that we're back after the break.

We actually have some FAQs available on our website which probably address quite a lot of the points you wanted to cover, so just wanted to point you to them in case they are sufficient for you: [Development at Astley Business Park](#)

We're also more than happy for you to use any of the comments you may have seen provided by us in coverage of the story by other outlets, if these are relevant to you.

If there's anything specific that the FAQs don't address that you feel you need to follow up on then please just let me know.

Kind regards,

[REDACTED]



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RE: BBC News enquiry re Astley Park Way independent review

From [REDACTED]
Date Wed 2026-01-07 2:31 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

*A Wigan Council spokesperson said: "We commissioned this independent audit, recognising the concerns and strength of feeling of local residents.
"The report found that planning permission was granted in line with national and local legislation and procedures, and that the Committee report was comprehensive and drew members' attention to the relevant planning considerations.
"It also confirms that the consultation on the planning application was undertaken in line with requirements and notes that 'a broader consultation would have been unlikely to raise any new or different planning considerations'.
"The report provides a helpful overview of the Council's processes in handling planning applications, and identifies some areas to consider in order to maximise transparency. As a learning organisation we will reflect on these and make any necessary adjustments to our procedures."*

Please find our full response on our website:
<https://www.wigan.gov.uk/News/Articles/2026/January/Response-to-independent-audit-Astley-Business-Park.aspx>

Best wishes,

[REDACTED]



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From: [REDACTED]
Sent: 07 January 2026 10:13
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC News enquiry re Astley Park Way independent review

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H [REDACTED]

Thanks for getting back to me. Can you respond as soon as possible today please.

Best wishes,

From: [REDACTED]
Sent: 07 January 2026 10:06
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC News enquiry re Astley Park Way independent review

External: Think before clicking

Hi [REDACTED]

We'll get back to you on this. Is there a deadline you're working towards?

Best wishes,

[REDACTED]



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From: [REDACTED]
Sent: 07 January 2026 09:37
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC News enquiry re Astley Park Way independent review

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Good morning,

We have had the following press release re the warehouse development in Astley Park Way. We note your response here - <https://www.wigan.gov.uk/News/Articles/2026/January/Response-to-independent-audit-Astley-Business-Park.aspx>. Just checking if you wish to respond further.

Thanks,



Independent audit into Astley Warehouses raises serious questions over consultation, transparency and value for money

An independent audit commissioned by Wigan Council into the approval of the Astley Park Way warehouse development has confirmed that local residents were given “no meaningful opportunity” to engage with the proposals before the application was submitted, and that developer consultation with the community was “wholly inadequate.”

The audit, completed in December 2025, was tightly scoped by the Council. One man was given just a few weeks in December to investigate and was explicitly not permitted to review whether the decision to approve the development was right or wrong, nor to revisit the planning merits of the scheme. Its role was limited to examining whether the *process* complied with planning law and procedure.

Despite these constraints, the findings recorded by the independent auditor are significant.

The report states that “there was no meaningful opportunity for the local community to have any engagement with the development prior to submission”, and that “any possibility of developing an understanding of the application and expressing views which could lead to change ... was completely unrealistic.”

It further concludes that “developer pre-application consultation with local residents was wholly inadequate.”

The audit also acknowledges that the scale and nature of the development differed materially from previous proposals, citing “activity on a 24/7 basis and the additional height and bulk of the buildings,” and confirms that “a broader consultation including additional properties which have a view of the development would have been appropriate.”

Crucially, the report records that council officers accepted the impact on nearby homes, stating that “the officers accept that the proposed development will impact the existing level of amenity experienced by local residents,” and that “views of these units cannot be completely mitigated for local residents, they will be seen despite the proposed landscaping scheme.”

The development itself is described as having “proved extremely controversial locally, particularly when the full extent of the buildings permitted has become apparent during construction.”

Long-standing concerns echoed in the audit

For residents and members of the Astley Warehouses Action Group, these findings echo concerns raised consistently throughout the project, including:

- the absence of meaningful early engagement with affected households
- the failure to consult more widely despite clear indicators of wider impact
- the under-representation of local feeling through narrow notification methods
- and the reality that the full scale of the development only became apparent once construction was underway

The audit also acknowledges that “the low level of response ... cannot be considered representative of the local reaction,” directly challenging the suggestion that there was limited community concern.

Transparency and accountability

Residents were told that, in the interests of transparency, the completed audit would be shared with both the council and the community at the same time. This did not happen. The report was received by the council before being provided to the Astley Warehouses Action Group.

Commenting on the findings, a spokesperson for the Astley Warehouses Action Group said: “Given how tightly restricted the scope of this audit was, residents are entitled to question whether commissioning it represented good value for taxpayers’ money.

“Despite those limits, it still identifies serious failings in consultation and transparency. We will continue to seek accountability and clear answers on how this development was handled and on the

issues residents are still living with as a result.”

The audit itself notes that “later antagonism between local residents, the Council and the developer could have been avoided or at least reduced” had early and meaningful engagement taken place.

Notes to editors

- The audit is titled *Independent Audit of Decision Making – Land at Astley Park Way* and was completed by POS Enterprises in December 2025.
 - The audit was commissioned by Wigan Council following sustained complaints from local residents during construction.
 - The audit’s terms of reference explicitly excluded any review of the planning merits or reconsideration of the decision to approve the development.
-

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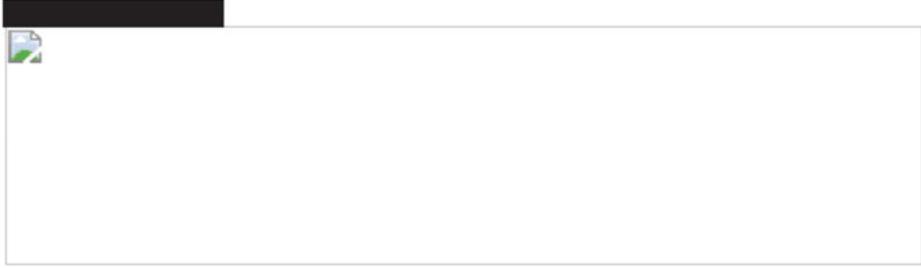
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Date Wed 2026-01-28 2:39 PM
To [REDACTED]

[REDACTED]



From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 07 January 2026 15:27
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

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Posted on:	07/01/2026 15:26:25
Posted from:	https://www.wigan.gov.uk/Contacts/PR-team.aspx

Form Post**Name:** [REDACTED]**Email:** [REDACTED]

Good afternoon, I'm a reporter at SWNS and have been sent the report following the audit into the Astley Business Park planning process. The report says that residents were given "no meaningful opportunity" to engage with the proposals prior to submission, that developer pre-application consultation was "wholly inadequate", and that a broader consultation would have been appropriate given the scale, height and 24/7 nature of the development. It also records that officers accepted the impact on nearby homes could not be fully mitigated. While the report ultimately finds the planning process complied with legislation and procedure, campaigners say these findings raise serious concerns. Please

Message / Comment: let me know if the council would like to comment on these points. My deadline is tomorrow at 8am. Best regards, [REDACTED]

Properties**Form Reference:** FRM2195949**Posted by:** Public User**IP Address:** 10.13.0.132**Posted on:** 07/01/2026 15:26:25**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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From: [REDACTED]
Sent: 08 January 2026 14:36
To: [REDACTED]
Cc: Chief Exec - Public Relations
Subject: Re: Re: Astley warehouses audit

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Hi [REDACTED],

Thank you for this response.

Best regards,
[REDACTED]

[REDACTED]



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From: [REDACTED]
Sent: 08 January 2026 09:26
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Re: Astley warehouses audit

Hi [REDACTED]

The matter of the pre-application consultation is one for the developer.

Here is our comment with regard to the review of the planning application process.

A Wigan Council spokesperson said: "We commissioned this independent audit, recognising the concerns and strength of feeling of local residents."

“The report found that planning permission was granted in line with national and local legislation and procedures, and that the Committee report was comprehensive and drew members’ attention to the relevant planning considerations.

“It also confirms that the consultation on the planning application was undertaken in line with requirements and notes that ‘a broader consultation would have been unlikely to raise any new or different planning considerations’.

“The report provides a helpful overview of the Council’s processes in handling planning applications, and identifies some areas to consider in order to maximise transparency. As a learning organisation we will reflect on these and make any necessary adjustments to our procedures.”

Further information:

- In concluding that ‘a broader consultation would have been unlikely to raise any new or different planning considerations’, the auditor’s report stated:

“Looking at the location of properties from which representations were received, many of these were not on the council’s list of those notified particularly to the east and the north of the site. The occupiers of these properties were clearly aware of the application and took the opportunity to respond accordingly.

“It is possible that a wider notification could have resulted in a greater number of representations but as stated earlier the sheer numbers of objections is not in itself a planning consideration.

“Having looked at the content of the representations that were received, they are wide ranging and cover the points that would be expected for an application of this nature, so it is unlikely any new and compelling matters would have been raised and that a different outcome would have resulted.”

- Please find our full response on our website: <https://www.wigan.gov.uk/News/Articles/2026/January/Response-to-independent-audit-Astley-Business-P...>

Kind regards,



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From: [Redacted]
Sent: 08 January 2026 08:17
To: [Redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Re: Astley warehouses audit

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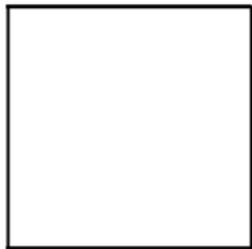
Hi [REDACTED]

Yes, that's no problem.

Thanks,

[REDACTED]

[REDACTED]



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From: [REDACTED]

Sent: 07 January 2026 17:39

To: [REDACTED]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: RE: Re: Astley warehouses audit

Hi [REDACTED]

Apologies- is it OK if we get you something in morning- by 9.30am?

Thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 January 2026 17:09
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses audit

Hi [REDACTED]

Just to let you know we'll get something over to you soon.

Kind regards,

[REDACTED]



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Date Wed 2026-01-28 3:54 PM
To [REDACTED]



From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 12 January 2026 10:27
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

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Posted on: 12/01/2026 10:26:04
Posted from: <https://www.wigan.gov.uk/Contacts/PR-team.aspx>

Form Post

Name: [REDACTED]
Email: [REDACTED]
Message / Comment: Good morning, I'm a reporter at SWNS and have spoken to residents living near the Astley Business Park warehouses, who say that an automated security alarm warning and a flashing blue light are operating continuously from the site, day and night. They claim the alarm is triggered by pedestrians using a public footpath along the site perimeter and that the light shines directly into nearby homes, disrupting sleep and causing distress. Some

residents have said they believe this may amount to an environmental health issue and argue it highlights how close the development is to existing housing. Could the council please comment on the above concerns, confirming whether these complaints are being investigated? Kind regards, [REDACTED]

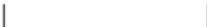
Properties

Form Reference: FRM2196549
Posted by: Public User
IP Address: 10.13.0.132
Posted on: 12/01/2026 10:26:04
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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From: [REDACTED]
Sent: 12 January 2026 10:46
To: [REDACTED]
Cc: Chief Exec - Public Relations
Subject: Re: Enquiry- Warehouses alarm

Some people who received this message don't often get email from [REDACTED]

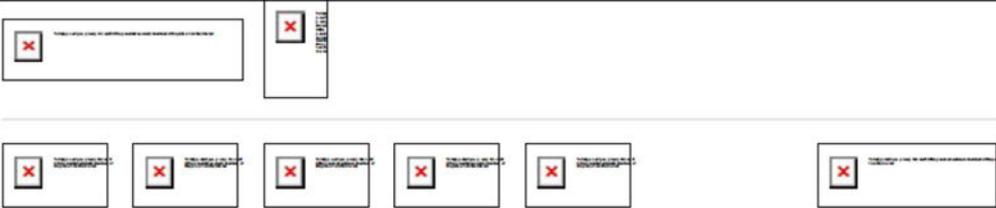
CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click

Hi [REDACTED]

Yes, I've contacted both the developer and construction firm.

Thanks again,

[REDACTED]



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From: [REDACTED]
Sent: 12 January 2026 10:45
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Enquiry- Warehouses alarm

Thanks [REDACTED], I'll see what I can do and will keep you updated.

Have you also contacted the developer?

Many thanks,

[REDACTED]

[Redacted]

From: [Redacted] >
Sent: 12 January 2026 10:42
To: [Redacted]
Subject: Re: Enquiry- Warehouses alarm

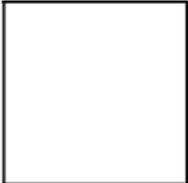
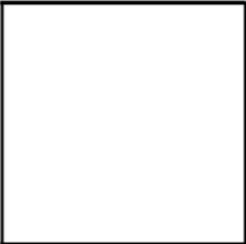
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Hi [Redacted]

Thanks for this - I'll email directly in future! Would it be possible to get a response by the end of today?

Best regards,

[Redacted signature block]



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From: [Redacted]
Sent: 12 January 2026 10:40
To: [Redacted]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Enquiry- Warehouses alarm

Hi [Redacted]

Thanks for your email- just confirming receipt.

Did you have a deadline?

You can also email pr@wigan.gov.uk with enquiries and it will come to us direct, rather than via the form, if that's easier.

Many thanks,

[Redacted]

[Redacted]

>><<



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FW: Contact to the PR team from the Web

From [REDACTED]
Date Wed 2026-01-28 3:27 PM
To [REDACTED]

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 14 January 2026 17:07
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

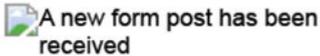
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Contensis Email Notification



Project - Website
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 **Posted on:** 14/01/2026 17:06:12
Posted from: <https://www.wigan.gov.uk/Contacts/PR-team.aspx>

Form Post

Name: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Message / Comment: Please can you send us an up to date statement on the Astley Warehouse developement. We are broadcasting live from there on Friday morning for BBC Breakfast TV following up on a meeting on Thursday evening with Michael Wheeler MP and their legal team. My colleague [REDACTED] will be working on this tomorrow Thanks [REDACTED]

Properties

Form Reference: FRM2197092

Posted by: Public User
IP Address: 10.13.0.132
Posted on: 14/01/2026 17:06:12
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]
Sent: 15 January 2026 21:58
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Astley Warehouses

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Hi there

Please see below the latest from the Astley residents - apologies I have only just received this.

If you would like to respond - particularly to their assertion that the independent review was not adequate - please cc in my colleague [REDACTED] who will be able to make sure this is reflected in our coverage tomorrow.

Best

[REDACTED]

BBC Breakfast – Press Briefing

Astley Warehouses, Wigan
Interviewees

Background

Residents in Astley, Wigan, are challenging the approval and construction of four large warehouse units built immediately next to multiple housing estates and a primary school.

An “independent audit” commissioned by Wigan Council was published recently following sustained public concern. However, residents, supported by legal advisers, believe the audit was fundamentally inadequate in scope, having one man review the case over just two weeks. Yet the audit still managed to identify serious issues with the original planning decision.

What was discussed at today’s meeting:

Today, the Astley Warehouse Action Group met with its legal team and Michael Wheeler, the local Member of Parliament.

The discussion focused on four key areas:

1. The inadequacy of the audit

The audit was limited in scope, time, and remit. It did not examine several core issues residents have raised for over two years. Despite this, the audit still identified multiple procedural and decision-making concerns. Residents believe this is significant: if problems were found despite the audit's constraints, a broader review is clearly warranted.

2. The audit's findings themselves

Even within its narrow remit, the audit raised issues that go to the heart of how the planning decision was made. Residents believe these findings undermine confidence in the original approval and justify further independent scrutiny.

3. Next legal steps

The Action Group's legal team is now reviewing a substantial body of evidence and preparing a legal pack. This will assess which legal routes are viable and proportionate, including potential claims relating to decision-making, process, and impacts on residents.

4. Whistl's refusal to engage

Whistl, the future operator of the site, has chosen not to engage with residents until their operations plan has been finalised. Residents have repeatedly invited Whistl to meet the community. The Action Group believes delaying engagement is unacceptable, and mirrors the previous behaviour of Wigan Council and PLP - particularly given the scale and proximity of the development.

Why residents believe a wider audit is now necessary

The Action Group believes the current audit, while limited, has already produced enough evidence to justify a larger, fully independent audit that examines:

- the full planning decision-making process
- matters excluded from the original audit
- the relationship between assessments, mitigation, and approval

Residents argue this is now a matter of public confidence, not just local dispute.

Current position

- The Action Group is finalising a clear strategy for the next phase
- Legal options are actively being assessed
- Political support is growing, including from the local MP
- Residents say momentum, evidence, and public interest are all increasing

Why this matters beyond Astley

Residents believe this case highlights a wider national issue: how large-scale industrial developments can be approved next to established communities, with limited consultation, constrained scrutiny, and reliance on minimal compliance rather than meaningful engagement.

Sent from my iPhone

On 15 Jan 2026, at 15:02, [REDACTED] wrote:

External: Think before clicking

Hi [REDACTED]

Thank you, if you can reply to our main inbox cc'ed in, one of us can pick this up.

Following on from our last email, we are aware of Michael Wheeler's letter to the Secretary of State for Housing, Communities and Local Government.

We have previously written to government following our full council meeting in November - you can see more on that [here](#).

If you have any other questions, please do get in touch.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: 15 January 2026 11:50
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Astley Warehouses

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Hi [REDACTED]

Thanks for this. That's no problem. Are you the best contact to come to for that as it may be a little late? I will ask the residents to give me a very brief summary of the meeting.

Best

[REDACTED]

From: [REDACTED]
Sent: 15 January 2026 10:54
To: [REDACTED]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: RE: Astley Warehouses

External: Think before clicking

Hi [REDACTED]

If you're wanting our position on the audit report, please find below our latest statement.

Our full response can also be found on our website - [Response to independent audit - Astley Business Park](#)

In terms of your meeting this evening, if anything new arises from this, please could we have the opportunity to respond.

If there's anything else you need, please let us know.

Thank you,

[REDACTED]

A Wigan Council spokesperson said: "We commissioned this independent audit, recognising the concerns and strength of feeling of local residents.

"The report found that planning permission was granted in line with national and local legislation and procedures, and that the Committee report was comprehensive and drew members' attention to the relevant planning considerations.

"It also confirms that the consultation on the planning application was undertaken in line with requirements and notes that 'a broader consultation would have been unlikely to raise any new or different planning considerations'.

"The report provides a helpful overview of the Council's processes in handling planning applications, and identifies some areas to consider in order to maximise transparency. As a learning organisation we will reflect on these and make any necessary adjustments to our procedures."

From: [REDACTED]
Sent: 15 January 2026 08:40
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley Warehouses

Good morning [REDACTED]

Thanks for getting in touch.

We will come back to you as soon as possible.

Thank you,

[REDACTED]

[Redacted]

>><<



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From [REDACTED]
Date Wed 2026-01-28 3:22 PM
To [REDACTED]

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 14 January 2026 18:05
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

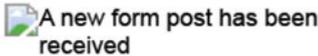
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 **Posted on:** 14/01/2026 18:04:26
Posted from: <https://www.wigan.gov.uk/Contacts/PR-team.aspx>

Form Post

Name: [REDACTED]
Email: [REDACTED]

Hi, Hope you're well. I am a reporter from the Daily Mail. Families living in Peel Group's Astley Business Park in Tyldesley, Wigan say their lives are now being blighted by its 'dystopian' security system of four warehouses, which stand up to 60ft tall. Footage shows flashing blue lights shining into the windows of the homes causing families' sleepless nights, with residents claiming they've captured evidence of a 'dystopian' security system triggered by people simply walking along a public footpath. Would you be able to provide a comment in response? Thanks [REDACTED]

Message / Comment:

Properties

Form Reference: FRM2197106
Posted by: Public User
IP Address: 10.13.0.135
Posted on: 14/01/2026 18:04:26
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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RE: Astley Warehouses

From [REDACTED]
Date Thu 2026-01-15 2:31 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Thank you for your patience on this.

This matter is one for the developer.

Here is our comment below regarding the audit report. Our full response can also be found on our website - [Response to independent audit - Astley Business Park](#)

Thank you,

[REDACTED]

A Wigan Council spokesperson said: "We commissioned this independent audit, recognising the concerns and strength of feeling of local residents.

"The report found that planning permission was granted in line with national and local legislation and procedures, and that the Committee report was comprehensive and drew members' attention to the relevant planning considerations.

"It also confirms that the consultation on the planning application was undertaken in line with requirements and notes that 'a broader consultation would have been unlikely to raise any new or different planning considerations'.

"The report provides a helpful overview of the Council's processes in handling planning applications, and identifies some areas to consider in order to maximise transparency. As a learning organisation we will reflect on these and make any necessary adjustments to our procedures."

From: [REDACTED]
Sent: 15 January 2026 08:42
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Astley Warehouses

Hi [REDACTED]

Thank you for getting in touch, we will come back to you as soon as we can.

Thank you,

[REDACTED]

>><<



Wigan[♥]
Council



RE: Right of Reply Request

From [REDACTED]

Date Thu 2026-01-15 2:55 PM

To [REDACTED]

Apologies, see below.

A Wigan Council spokesperson said: "We commissioned this independent audit, recognising the concerns and strength of feeling of local residents.

"The report found that planning permission was granted in line with national and local legislation and procedures, and that the Committee report was comprehensive and drew members' attention to the relevant planning considerations.

"It also confirms that the consultation on the planning application was undertaken in line with requirements and notes that 'a broader consultation would have been unlikely to raise any new or different planning considerations'.

"The report provides a helpful overview of the Council's processes in handling planning applications, and identifies some areas to consider in order to maximise transparency. As a learning organisation we will reflect on these and make any necessary adjustments to our procedures."

From: [REDACTED]

Sent: 15 January 2026 14:55

To: [REDACTED] Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: RE: Right of Reply Request

H [REDACTED]

Thank you for your patience on this.

The matter of the pre-application consultation is one for the developer.

Here is our comment below regarding the audit report. Our full response can also be found on our website - [Response to independent audit - Astley Business Park](#)

We also have a list of FAQs that may be helpful in response to your other questions - [Development at Astley Business Park](#)

Thank you,

[REDACTED]

From: [REDACTED]

Sent: 15 January 2026 10:46

To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Right of Reply Request

Importance: High

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Good morning,

I am contacting you on behalf of **That's TV Manchester (Freeview Channel 7)** regarding a report we are preparing on the Astley Business Park warehouse development in Tyldesley.

As part of our coverage, we have interviewed **John Peters** of the Astley Warehouses Action Group, who is highly critical of both the development itself and Wigan Council's handling of the planning process.

Mr Peters states that:

- Local residents were given "no meaningful opportunity" to have their say before the planning application was submitted.
- The warehouses should never have been approved due to their scale, height and proximity to family homes.
- The development highlights what he believes is a failure of the current planning system and the need for a significant overhaul.
- Wigan Council bears responsibility for approving a scheme which an independent audit later described as "extremely controversial" and acknowledged would cause unavoidable harm to residential amenity.

The report also references the independent audit commissioned by the council, which found that pre-application consultation was "wholly inadequate", while concluding that the decision itself was lawful.

We would like to offer Wigan Council the opportunity to respond to these criticisms. In particular, we are seeking comment on:

- Whether the council accepts that residents were not given a meaningful opportunity to influence the plans prior to submission
- What lessons have been learned from the audit's findings
- Whether any changes will be made to future consultation or planning procedures as a result

Please let us know if you would like to provide a statement by **3:30pm today.**

Kind regards



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>><<



RE: Right of Reply Request

From [REDACTED]
Date Wed 2026-01-28 4:13 PM
To [REDACTED]
Cc Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

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Hi [REDACTED] thanks for your email.

This is very helpful - thank you.

Kind regards,

From: [REDACTED]
To: [REDACTED]
Cc: "Chief Exec - Public Relations" <pr@wiganmbc.gov.uk>
Date: Wed, 28 Jan 2026 14:53:33 +0000
Subject: RE: Right of Reply Request

Hi [REDACTED]

Thank you for your patience.

Please note, matters in relation to the pre-application you would need to contact the developer for comment.

In terms of your other points, please see below.

- Whether the council believes proper consultation took place

Please refer to our response on our [webpage](#), which states that we carried out a consultation in line with statutory requirements, which included publishing site notices, placing an advert in the local newspaper and writing to 99 properties in the vicinity of the site. This is the standard consultation process for planning applications nationally.

- Whether a site visit was conducted as part of the planning process

Please refer to the audit report [here](#), which discusses this. Cllr Paul Prescott's statement (below) addresses this too.

- How the council responds to concerns about noise, mitigation measures, and enforcement

Concerns around security of the site need to be addressed by the developer.

- What "lessons learned" means in practical terms for residents

This was addressed at cabinet last week - please see [here](#) - and Cllr Paul Prescott's statement [here](#)

We also have [FAQs](#) which you may find helpful.

Thank you,

From: [REDACTED]
Sent: 28 January 2026 14:07
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: Right of Reply Request

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Thank you

From: [REDACTED]
To: [REDACTED]
Cc: "Chief Exec - Public Relations" <pr@wiganmbc.gov.uk>
Date: Wed, 28 Jan 2026 11:45:29 +0000
Subject: RE: Right of Reply Request

Hi [REDACTED]

Thank you for your email.

Let me look into this and come back to you.

Thank you,

From: [REDACTED]
Sent: 28 January 2026 11:20
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Right of Reply Request

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Dear Wigan Council Communications Team,

I'm writing on behalf of That's TV Manchester (Freeview Channel 7) to request a right of reply for an upcoming broadcast regarding the Astley warehouse development.

We interviewed local residents [REDACTED] and [REDACTED] at the site. They described the situation as “scandalous,” stating they received no meaningful consultation, that there was no site visit by planners, and that they believe the council’s planning process and oversight were inadequate.

Residents also criticised the council’s statement about “lessons learned,” calling it insulting, and raised concerns about ongoing 24/7 operations, noise disruption, and the effectiveness of installed acoustic fencing and noise barriers.

We would welcome a response to the following points:

- Whether the council believes proper consultation took place
- Whether a site visit was conducted as part of the planning process
- How the council responds to concerns about noise, mitigation measures, and enforcement
- What “lessons learned” means in practical terms for residents

Please could you provide a statement by 4pm today.

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Fw: Contact to the PR team from the Web

From: [REDACTED]
Date: Wed 2025-12-10 10:26 AM
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

From: [REDACTED]
Sent: Wednesday, December 10, 2025 10:16
To: [REDACTED]
Subject: FW: Contact to the PR team from the Web

[REDACTED]

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: 10 December 2025 08:16
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.

 A new form post has been received

Posted on: 10/12/2025 08:15:09

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

Form Post

Name: [REDACTED]

Email: [REDACTED]

Message / Comment:

Hi there, Does the council wish to comment about a pathway in Tyldesley, Wigan, being flooded, which has forced parents to carry their kids on their backs to get through the water? They have blamed the development of 60ft tall warehouses at Astley Business Park for the flood. There is also mention here of the council saying it will build a ditch when the weather allows it. <https://www.instagram.com/p/DSDvMZbDX5N/> Does the council wish to comment?

Properties

Form Reference: FRM2193122

Posted by: Public User

IP Address: 10.13.0.132

Posted on: 10/12/2025 08:15:09

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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Fw: Astley warehouses

From [REDACTED]

Date Thu 2026-01-29 10:13 AM

To [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: Wednesday, December 10, 2025 10:36

To: [REDACTED]

Subject: Re: Astley warehouses

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Thanks, [REDACTED] That's been added

From: [REDACTED]

Sent: 10 December 2025 10:29

To: [REDACTED]

Subject: Astley warehouses

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External Sender

H [REDACTED]

I'm from Wigan Council's media team. Thanks for your enquiry about the reported flooding in gardens around Astley warehouses. We have a statement on this below if you could include in your article

Thank you,
[REDACTED]

A Wigan Council spokesperson said: "Following a meeting on Monday with the developer and site manager, it has been agreed that a drainage channel will be dug along the length of the path, and the garden boundaries.

"This work will take place immediately, as soon as weather permits this week.

" We are confident this measure will address the issue, however the situation will be kept under regular monitoring by council officers and the developer."

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Fw: Contact to the PR team from the Web

From: [REDACTED]
Date: Thu 2026-01-29 10:18 AM
To: [REDACTED] >

From: formpost@wigan.gov.uk <formpost@wigan.gov.uk>
Sent: Tuesday, December 9, 2025 09:43
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Contact to the PR team from the Web

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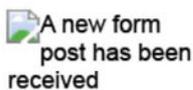
Contensis Email Notification



Project - Website

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

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Posted on: 09/12/2025 09:42:33
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 speaking to residents about flooding issues reported in gardens next to the Astley Business Park warehouse development. They say gardens and paths are now regularly flooding and that this did not happen before construction on the site began. Residents argued this shows the development was approved with surface-water plans that were unsuitable. Some say they worry about going into their gardens in case the excess surface water leads to ground-stability problems. Residents add that when they reported flooding on paths leading to a nearby school, they were told by the council that the area is not part of the adopted highway and therefore not the council's maintenance responsibility. Could a

spokesperson for Wigan Council please respond to the above concerns? Best regards,

Properties

Form Reference: FRM2192988
Posted by: Public User
IP Address: 10.13.0.132
Posted on: 09/12/2025 09:42:33
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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Re: Astley warehouses

From: [REDACTED]
Date: Wed 2025-12-10 10:15 AM
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Hi [REDACTED]

Approved statement for you below. If you could amend the syndicated article that would be greatly appreciated

Thank you,
[REDACTED]

A Wigan Council spokesperson said: "Following a meeting on Monday with the developer and site manager, it has been agreed that a drainage channel will be dug along the length of the path, and the garden boundaries.

"This work will take place immediately, as soon as weather permits this week.

" We are confident this measure will address the issue, however the situation will be kept under regular monitoring by council officers and the developer."

From: [REDACTED]
Sent: Wednesday, December 10, 2025 09:50
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

Hi [REDACTED]

Yes we will share it asap. We have been working on this but it needed approval before sending out. Realise you have shared the story now so can you add this in?

In future can you give us a deadline for when you want a response by please. We have been liasing with the residents group also, which is why it has taken a little longer to come back to you

Thanks [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Wednesday, December 10, 2025 09:48
To: [REDACTED]
Subject: Re: Astley warehouses

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Hi [REDACTED]

Could you send the statement over to me when ready please?

Thanks,
[REDACTED]

[REDACTED]



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From: [REDACTED]
Sent: 09 December 2025 16:52
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

Hi [REDACTED]

We have a drafted statement almost ready to go, but just waiting for final approval. Is this okay being sent over tomorrow?

Thanks again,
[REDACTED]

From: [REDACTED]
Sent: Tuesday, December 9, 2025 11:04
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Astley warehouses

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Hi [REDACTED]



BEST COMMERCIAL PARTNER 2025



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From: [redacted]

Sent: 09 December 2025 10:25

To: [redacted]

Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>

Subject: Astley warehouses

H [redacted]

Thanks for your query about the reported flooding in gardens around the Astley warehouses. We will aim to get you a statement on this today

Thank you,

[redacted]

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[REDACTED]

From: [REDACTED]
Sent: 08 January 2026 10:06
To: [REDACTED]
Cc: Chief Exec - Public Relations
Subject: RE: BBC North West Tonight

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Hi [REDACTED]

Just to keep you in the loop on our end, we're speaking to residents today about the audit.

We have a statement from yourselves so will use that for now. As discussed, I'm still keen to sit down with a Wigan Council representative about this, so please can you keep me in the loop with any updates on that bid.

Thank you!

[REDACTED]

From: [REDACTED]
Sent: 06 January 2026 14:19
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: RE: BBC North West Tonight

External: Think before clicking

Hi [REDACTED]

Thanks for getting in touch.

Appreciate the offer, leave it with us and we'll have some conversations internally and come back to you.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, January 5, 2026 13:28
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: BBC North West Tonight

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Hello,

I hope you all had a lovely Christmas and New Year.

As you'll be aware, we first covered the Astley Warehouse dispute last year and have continued to follow the story.

I really feel like we need to hear from Wigan Council in a full interview about this and am writing to see if this is something we could arrange asap.

I'm happy to discuss further on the phone - my number is [REDACTED]

Look forward to hearing from you.

Thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 25 November 2025 12:02
To: [REDACTED]
Cc: Chief Exec - Public Relations
Subject: Re: Comment for The Sun - Tyldesley warehouse development

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Thanks [REDACTED] this is running tomorrow.

[REDACTED]

On Fri, 21 Nov 2025 at 16:52, [REDACTED] wrote:

Hi [REDACTED]

We have a statement and information for you on this one below

Thanks again,
[REDACTED]

A Wigan Council spokesperson, said: "Following careful examination of the legislation and a further site visit this week, we have found no grounds to lawfully issue a temporary stop notice.

"As there has been no breach of planning control, there is no legal basis to enact such a request and to do so would not only be unlawful, but risks incurring significant adverse costs to the taxpayer.

"We are confident that the decision to grant planning permission aligns with national planning policy. Nonetheless we fully acknowledge the concerns being raised and we have committed to carrying out an independent audit of the planning process to ensure additional transparency. We will remain in dialogue with the group as that progresses."

Context:

- *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.*

- *The full planning application for this development went to Committee in June 2024, at which point the size, footprint and height of the units was set and agreed.*
- *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 local press.*
- *The final plans include landscaping which will help to screen and soften the appearance, and mitigate the impact 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.*

From: [REDACTED]
Sent: Wednesday, November 19, 2025 16:34
To: [REDACTED]
Cc: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Re: Comment for The Sun - Tyldesley warehouse development

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Thanks so much.

[REDACTED]

On Wed, 19 Nov 2025 at 16:27, [REDACTED] wrote:

Thanks for your query. Just acknowledging that we have received this and we will work on getting a response to you by end of day Friday

Thanks again,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, November 19, 2025 15:22
To: Chief Exec - Public Relations <pr@wiganmbc.gov.uk>
Subject: Comment for The Sun - Tyldesley warehouse development

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Hello

I spoke to one of your team by phone earlier and am emailing as discussed.

I work on the Fab Daily section of The Sun and I am writing a report about the trend for large warehouse developments around the UK, fuelled by the increase in online shopping.

The article talks about three different communities who have been affected by warehouses being built near to their homes, including the one by the Henfold Estate in Tyldesley, which has been the subject of much coverage and debate.

My understanding is that residents who have formed the Astley Warehouses Action group served a stop notice on the council last week and believe the planning permission was not granted in line with the law.

I was wondering if the council would like to make any comment about this situation? Ideally could you get back to me by the end of the working week, on Friday 21 November?

Many thanks

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[REDACTED]

From: Fish, James CLLR
Sent: 25 September 2025 09:37
To: [REDACTED], [REDACTED]
Subject: Re: Astley Park Way, Wigan

Hi [REDACTED]

Hope you are well?

The consultation letters sent out in September 2023 to nearby residents, do we know the post codes these was sent too?

Also it states only 1 Councillor responded to the consultation which I believe was myself.

Did any of the other 5 councillors respond or have any form of communication with WSP up until it went before the planning committee.

Thanks

James

Sent from [Outlook for Android](#)

From: [REDACTED]@wsp.com>
Sent: Monday, March 17, 2025 12:10:45 PM
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Cc: [REDACTED]@wsp.com>
Subject: RE: Astley Park Way, Wigan

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Hi James

The Site Manager is happy to meet with you and the local primary school headteacher, however they do not consider it appropriate for the local resident to attend also and won't be able to facilitate this – the resident(s) in question can express their concerns to you as their representative and then your discussion with the Site Manager can be fed back accordingly to the resident after the meeting.

As indicated, the meeting will take place at the site office at **10:30 on 19th March** – if you and the local headteacher aim to be at the site entrance/gate on Astley Park Way (which is located roughly where the red marker is on the map below, just after the pub's rear car park entrance), you'll be met by the Site Manager / a site team member and directed to the Site Office where the meeting will take place.

Kind regards

[REDACTED]



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Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: 12 March 2025 17:47
To: [redacted] <[redacted]@wsp.com>

Cc: [REDACTED]@wsp.com>
Subject: Re: Astley Park Way, Wigan

Hi [REDACTED]

I have received confirmation that the local primary school headteacher would like to attend along side a local resident [REDACTED].

Thanks

James

Sent from [Outlook for Android](#)

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: Tuesday, March 11, 2025 12:22:17 PM
To: [REDACTED]@wsp.com>
Cc: [REDACTED]@wsp.com>
Subject: Re: Astley Park Way, Wigan

Hi [REDACTED]

I am happy with the date and time however I believe this needs to be a meeting for local residents too.

The school have also contacted me and asked for communication.

Thanks

James

Sent from [Outlook for Android](#)

From: [REDACTED]@wsp.com>
Sent: Tuesday, March 11, 2025 10:56:10 AM
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Cc: [REDACTED]@wsp.com>
Subject: RE: Astley Park Way, Wigan

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Hi James

Further to the below – sorry for the delay, but the contractor has since suggested that they could meet with you (on behalf of / as a representative of the local residents) in the Site Office on **Wednesday 19th at 10:30**, if that works for you?

Please can you let me know and I can ensure the contractor / Site Office is reserved for this date/time.

Kind regards



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Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: [Redacted]
Sent: 21 February 2025 15:59
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Cc: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Subject: RE: Astley Park Way, Wigan

Hi James

Sorry for the delay in responding. I am meeting the building contractor on Tuesday morning and will come back to you with a meeting date as soon as possible.

Kind regards



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Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: 20 February 2025 21:00
To: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Cc: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>
Subject: Re: Astley Park Way, Wigan

Please can we schedule this meeting asap for the residents.

Thanks

James

Sent from [Outlook for Android](#)

From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: Tuesday, February 4, 2025 4:31:42 PM
To: [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>

Cc: [REDACTED] wsp.com>
Subject: Re: Astley Park Way, Wigan

Hi [REDACTED]

Im available anytime for meeting just met with aomr residents now who would ideally like a meeting before the end of February if this can be arranged.

Thanks

James

Sent from [Outlook for Android](#)

From: [REDACTED] wsp.com>
Sent: Thursday, January 30, 2025 5:53:32 AM
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Cc: [REDACTED] wsp.com>
Subject: RE: Astley Park Way, Wigan

You don't often get email from james.warrington@wsp.com. [Learn why this is important](#)

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Dear Councillor

Thanks for contacting my colleague [REDACTED]. I can assist in facilitating a call with the building contractor's site team/Site Manager as they will ultimately be best placed to discuss concerns and measures to alleviate concerns during the construction process.

Please can you let me know your availability? It may be worthwhile having the initial meeting with yourself on Teams so that I can join as a conduit – potentially also the planning officer, [REDACTED]. We could then tee up a meeting between residents and the building contractor if necessary afterwards.

Kind regards



[REDACTED]
[REDACTED]
[REDACTED]

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From: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Sent: 29 January 2025 13:51
To: [REDACTED] wsp.com>
Subject: Re: Astley Park Way, Wigan

Hi [REDACTED]

Please can we arrange a phone call to discuss residents concerns with the development and a possible meeting with residents.

Thanks

James

Sent from [Outlook for Android](#)

From: [REDACTED] [wsp.com](#)>
Sent: Tuesday, October 3, 2023 11:35:41 AM
To: Fish, James CLLR <J.Fish2@wigan.gov.uk>
Cc: [REDACTED] [wsp.com](#)>
Subject: Astley Park Way, Wigan

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Hi James

As discussed, I understand you were looking for a PDF version of the site plan we issued as part of the public consultation on plans for Astley Park Way, Wigan. As such, I attach the same site plan in PDF version for review.

Kind regards



WSP in the UK
8 First Street
Manchester
M15 4RP

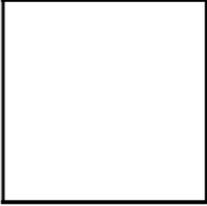
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This footnote also confirms that this email has been swept for the presence of computer viruses.

[REDACTED]

From: Kenny, Paul, CLLR
Sent: 31 January 2026 13:00
To: Davies, Janet (Solicitors)
Cc: Harding, John CLLR
Subject: FOI 19194

As per your request.

Cllr Paul Kenny
Representing Winstanley Ward

Chair – Planning Committee

From: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Sent: Tuesday, October 28, 2025 09:15
To: Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>; Davies, Janet (Solicitors) <Janet.Davies@wigan.gov.uk>
Cc: Harding, John CLLR <J.Harding@wigan.gov.uk>; Fish, James CLLR <J.Fish2@wigan.gov.uk>; [REDACTED]
[REDACTED]@wigan.gov.uk>
Subject: Re: Planning Meeting & Urgent Business

Paul,

Thank you for your response. However, I must again request that this matter be permitted to be raised under Urgent Business at the forthcoming Planning Committee meeting today.

This situation meets the criteria for urgent consideration on several grounds. Firstly, it has become evident that the approved plans for the application differ substantially from what is being constructed on site and the area around it, with entire sections of neighbouring housing missing from the submitted layout. This raises serious questions about compliance with the approved planning consent and the accuracy of the application documents upon which the Committee made its original decision.

Secondly, I have received multiple reports from residents and have observed first-hand that dust suppression and control measures are not being adhered to on site, contrary to the conditions set out in the planning approval and relevant environmental health guidance. This has resulted in unacceptable levels of dust affecting local properties, public highways, and air quality an ongoing public amenity and health concern.

Given these material issues, I believe there is a clear and demonstrable public interest in bringing this to the Committee's attention without delay. Under the Local Government Act 1972 and established Council procedure, any Councillor has the right to request that an item be considered as urgent business where, in their view, it warrants immediate attention and cannot reasonably be deferred.

While I acknowledge that officers have provided responses, the substantive issues of potential non-compliance and harm to local amenity remain unresolved. Furthermore, the level of public concern continues to grow, and it is the Committee's duty to ensure that development proceeds in accordance with both the letter and the spirit of the planning permission granted.

For these reasons, I respectfully maintain that this item should be accepted as Urgent Business for open discussion by the Planning Committee.

Stuart
Cllr Gerrard

Sent from [Outlook for Android](#)

From: Kenny, Paul, CLLR <P.Kenny@wigan.gov.uk>
Sent: Friday, October 24, 2025 1:10:24 PM
To: Gerrard, CLLR Stuart <S.Gerrard@wigan.gov.uk>
Cc: Harding, John CLLR <J.Harding@wigan.gov.uk>
Subject: Planning Meeting & Urgent Business

Stuart,

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 - 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'. 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.

Cllr Paul Kenny

Sent from [Outlook for iOS](#)



From: Harding, John CLLR
Sent: 28 January 2026 13:06
To: Davies, Janet (Solicitors)
Subject: FW: Answers

Cllr. John Harding
Atherton South & Lilford ward
[Tel:- 07917553527](tel:07917553527)

From: Proctor, David
Sent: 25 September 2025 11:57
To: Thatcher, Aidan ; [REDACTED] ; [REDACTED] ; [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
07769 755859

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

From: Proctor, David
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 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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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

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