



## **REQUEST 19364**

We have been instructed to submit a Freedom of Information (FOI) Request to Wigan Council. Specifically, the FOI requests:

1. Copies of all written correspondence between Wigan Council Planning/Development Control & Environmental Health Departments and Maxilead Limited (Woodward Way Off, Arley Way, Atherton, Manchester M46 9BP), during the determination of planning application A/25/098899/MAJOR. For clarity, this covers the time period 19<sup>th</sup> May 2025 – 29<sup>th</sup> January 2026.
2. Copies of all correspondence between Wigan Planning/Development Control and Environmental Health Departments and Maxilead Limited in relation to the site visit undertaken at Maxilead Metals (Woodward Way Off, Arley Way, Atherton, Manchester M46 9BP) on Friday 16<sup>th</sup> January 2026.

## **RESPONSE**

Please refer to the information contained within the accompanying document binder.

In general terms, publicly available supporting documentation and information for planning application reference A/25/098899/MAJOR is accessible via the Council's website at the following link. Please utilise the search function available on this webpage accordingly:

[Search and comment on planning applications](#)

Support and guidance on how to search the information the Council holds on this section of its website is available on the above webpage, but is also provided in the accompanying 'Public Access User Guide' PDF document and via the link to the relevant page on the Council's website below:

[Idox PA for Planning User Guide](#)

However, I am unable to release the detail of the report you have requested as it is exempt under Section 30 (1)(b) of the FOI Act which states that:

Information held by a public authority is exempt information if it has at any time been held by the authority for the purposes of:

Any investigation which is conducted by the authority and in the circumstances may lead to a decision by the authority to institute criminal proceedings which the authority has power to conduct.

This exemption is subject to a “public interest test”. This has been considered and concluded that as the information could still be referred to in any future proceedings, disclosing the information could potentially prejudice any future investigations.

Names of Council staff below the level of Assistant Director have been redacted as those are personal data and the Council has no lawful basis under UK GDPR to share them to the world at large, which is the effect of disclosure under the FOI Act 2000. This information is therefore exempt under section 40(2) of the FOI Act 2000.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 24 June 2025 17:02  
**To:** [REDACTED]  
**Cc:** Proctor, David; [REDACTED]  
**Subject:** Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton  
**Attachments:** Wigan letter 24June 25 ref Chanters.pdf

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

Dear [REDACTED]

I hope you are well.

Please find attached an objection letter to the above application on behalf of my clients [REDACTED]. Please can you consider this a 'holding objection' pending further submissions on the technical noise matters associated with the proposal and [REDACTED] own planning consent?

Kind regards

[REDACTED]

MANAGING DIRECTOR

[REDACTED]

[REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 25 June 2025 09:30  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Good morning [REDACTED]

Apologies. I am happy for the letter to be posted online.

Kind regards

[REDACTED]  
MANAGING DIRECTOR



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 25 June 2025 08:17  
**To:** [REDACTED]  
**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Good morning [REDACTED]

Thank you for your email. Are you asking for this to be displayed on the Council's website?



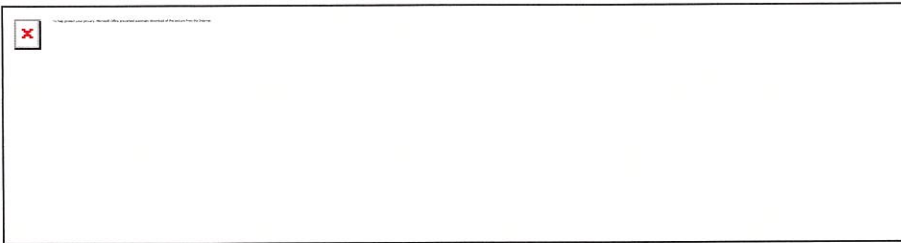
SMARTER  
PLANNING  
CHAIRMAN



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

[REDACTED]

**From:** [REDACTED]  
**Sent:** 25 June 2025 10:06  
**To:** [REDACTED]  
**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Hi [REDACTED]

Unfortunately, I'm unable to upload your holding objection to the web. It just the way the systems are set up so if you do want it to appear on-line, then please can you upload it via the web.

Regards,

[REDACTED]

**Principal Planning Officer - Majors**

**Place Directorate**

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

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

**From:** [REDACTED]  
**Sent:** 24 June 2025 17:02  
**To:** [REDACTED]  
**Cc:** Proctor, David ; [REDACTED]  
**Subject:** Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Dear [REDACTED]

I hope you are well.

Please find attached an objection letter to the above application on behalf of my clients [REDACTED]. Please can you consider this a 'holding objection' pending further submissions on the technical noise matters associated with the proposal and Maxilead's own planning consent?

Kind regards

[REDACTED]



MANAGING DIRECTOR



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 25 June 2025 10:37

**To:** [REDACTED]

**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Hi [REDACTED]

Please can you remove your signature and send the letter to [planning@wigan.gov.uk](mailto:planning@wigan.gov.uk)

I can only refer to representations in the public domain within my final assessment report so it's best to get it online if possible. It might be that the system is detecting your signature and, for some reason, can't redact it.

Regards

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

**Place Directorate**

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

**Telephone** [REDACTED]

**Mobile** [REDACTED]

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

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

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

**From:** [REDACTED]

**Sent:** 25 June 2025 10:25

**To:** [REDACTED]

**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Dear [REDACTED]

I have tried to submit the comments online. After registering etc, it seems I can only upload some of the text due to the word limit. I'd prefer not to submit half our case so I will leave it.

I don't want my client to be disadvantaged or for the applicant not to consider our objection so I trust that you will still consider it in the same manner, no matter what the method of submission?

Kind regards

[REDACTED]  
MANAGING DIRECTOR

[REDACTED]

[REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 25 June 2025 10:06  
**To:** [REDACTED]

**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Hi [REDACTED]

Unfortunately, I'm unable to upload your holding objection to the web. It just the way the systems are set up so if you do want it to appear on-line, then please can you upload it via the web.

Regards,

[REDACTED]

**Principal Planning Officer - Majors**

**Place Directorate**

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

**Telephone** [REDACTED]  
**Mobile** [REDACTED]

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

**From:** [REDACTED]  
**Sent:** 24 June 2025 17:02  
**To:** [REDACTED]

Cc: Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]

**Subject:** Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Dear [REDACTED]

I hope you are well.

Please find attached an objection letter to the above application on behalf of my clients [REDACTED]. Please can you consider this a 'holding objection' pending further submissions on the technical noise matters associated with the proposal and [REDACTED] own planning consent?

Kind regards

[REDACTED]

[REDACTED]  
MANAGING DIRECTOR

[REDACTED]

[REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

>><<

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 25 June 2025 10:41

**To:** [REDACTED]

**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

**Attachments:** Wigan obj letter 24June 25 ref Chanters -redacted.pdf

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

Hi [REDACTED]

Hopefully this works.

Please note I am about to go on leave til 8<sup>th</sup> July. I am sure we'll speak on my return.

Kind regards

[REDACTED]

MANAGING DIRECTOR



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]

**Sent:** 25 June 2025 10:37

**To:** [REDACTED]

**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Hi [REDACTED]

Please can you remove your signature and send the letter to [planning@wigan.gov.uk](mailto:planning@wigan.gov.uk)

I can only refer to representations in the public domain within my final assessment report so it's best to get it online if possible. It might be that the system is detecting your signature and, for some reason, can't redact it.

Regards

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

**Place Directorate**

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

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

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

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

**From:** [REDACTED]

**Sent:** 25 June 2025 10:25

**To:** [REDACTED]

**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Dear [REDACTED]

I have tried to submit the comments online. After registering etc, it seems I can only upload some of the text due to the word limit. I'd prefer not to submit half our case so I will leave it.

I don't want my client to be disadvantaged or for the applicant not to consider our objection so I trust that you will still consider it in the same manner, no matter what the method of submission?

Kind regards

[REDACTED]  
[REDACTED]  
**MANAGING DIRECTOR**



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [Redacted]  
**Sent:** 25 June 2025 10:06  
**To:** [Redacted]  
**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Hi [Redacted]

Unfortunately, I'm unable to upload your holding objection to the web. It just the way the systems are set up so if you do want it to appear on-line, then please can you upload it via the web.

Regards,

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

**Place Directorate**

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

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

**From:** [Redacted]  
**Sent:** 24 June 2025 17:02  
**To:** [Redacted]  
**Cc:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)> [Redacted]

**Subject:** Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Dear [Redacted]

I hope you are well.

Please find attached an objection letter to the above application on behalf of my clients [REDACTED]. Please can you consider this a 'holding objection' pending further submissions on the technical noise matters associated with the proposal and [REDACTED] own planning consent?

Kind regards

[REDACTED]  
[REDACTED]  
MANAGING DIRECTOR  
[REDACTED]  
[REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

>><<

---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 25 June 2025 08:17  
**To:** [REDACTED]  
**Subject:** RE: Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

Good morning [REDACTED]

Thank you for your email. Are you asking for this to be displayed on the Council's website?

Going forward, please can you upload any further correspondence via the Council's website, this just makes it easier to make it web-facing whilst also appropriately redacting any signatures etc. I get notified of all representations made in this way.

Regards,

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

**Place Directorate**

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

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

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

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

**From:** [REDACTED]  
**Sent:** 24 June 2025 17:02  
**To:** [REDACTED]  
**Cc:** Proctor, David ; [REDACTED]  
**Subject:** Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton

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

Dear [REDACTED]

I hope you are well.

Please find attached an objection letter to the above application on behalf of my clients [REDACTED]. Please can you consider this a 'holding objection' pending further submissions on the technical noise matters associated with the proposal and [REDACTED] own planning consent?

Kind regards



MANAGING DIRECTOR



INSTITUTION  
OF TOWN PLANNERS



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 26 August 2025 14:04  
**To:** [REDACTED]  
**Subject:** RE: Maxilead

Good afternoon [REDACTED]

Thanks for your email. As mentioned before, going forward please can you upload any representations on the current application via our website. I'll forward this one for you.

Regards,

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

**Place Directorate**

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

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

**From:** [REDACTED]  
**Sent:** 20 August 2025 12:54  
**To:** [REDACTED]  
**Subject:** RE: Maxilead

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

Dear [REDACTED]

I refer to application A/25/098899/MAJOR which remains under consideration by your authority. Please find attached an additional objection from [REDACTED] as trailed in my previous letter to you. This focusses on the merits of the scheme from an acoustic point of view and specifically, the demonstrable harm it would case under the agent of change principle. I would be grateful if you could consider the content therein and I am sure you will share it with your colleagues in Environmental Health.

In response to your email of 14 July 2025, I can confirm that the 5m concrete pushwalls are all in place as well as the tensartech greenslope and fencing. The cantilevered canopies have yet to be erected but the yard has yet to operate at anything like capacity. The shear (which was the primary reason for the specification of these canopies) has only very recently been purchased. Maxilead are currently assessing where to best site this for operational and noise purposes and will provide the canopies once this has been finalised.

Kind regards



MANAGING DIRECTOR



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [Redacted]  
**Sent:** 14 July 2025 16:54  
**To:** [Redacted]  
**Subject:** Maxilead

Hi [Redacted]

I hope it's okay to come to you direct on this but I'm wondering if you can clarify something for me.

As part of the planning approval for the Maxilead site, there were a number of acoustic measures to be installed (as per conditions application A/20/90098/CON); are you able to confirm that all approved measures are in place?

The context for this enquiry is the proposed residential development at Douglas Road which is, as you know, currently in the assessment phase. As part of this, the proposal is being looked at by my colleagues in the Environmental Protection Team and the acoustic barriers in place at Maxilead are a material consideration in their review of the proposal.

I have no reason to doubt that your clients are in full compliance with their approval, but it would be good if you can confirm this.

Regards,



**Principal Planning Officer - Majors**

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 26 August 2025 16:17  
**To:** [REDACTED]  
**Subject:** RE: Maxilead

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

Thanks [REDACTED]

Apologies. I'll ensure we upload any further comments through the website.

Kind regards

[REDACTED]  
MANAGING DIRECTOR



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 26 August 2025 14:04  
**To:** [REDACTED]  
**Subject:** RE: Maxilead

Good afternoon [REDACTED]

Thanks for your email. As mentioned before, going forward please can you upload any representations on the current application via our website. I'll forward this one for you.

Regards,

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

**Place Directorate**

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

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

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

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

**From:** [REDACTED]

**Sent:** 20 August 2025 12:54

**To:** [REDACTED]

**Subject:** RE: Maxilead

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

Dear [REDACTED]

I refer to application A/25/098899/MAJOR which remains under consideration by your authority. Please find attached an additional objection from [REDACTED] as trailed in my previous letter to you. This focusses on the merits of the scheme from an acoustic point of view and specifically, the demonstrable harm it would cause under the agent of change principle. I would be grateful if you could consider the content therein and I am sure you will share it with your colleagues in Environmental Health.

In response to your email of 14 July 2025, I can confirm that the 5m concrete pushwalls are all in place as well as the tensartech greenslope and fencing. The cantilevered canopies have yet to be erected but the yard has yet to operate at anything like capacity. The shear (which was the primary reason for the specification of these canopies) has only very recently been purchased. [REDACTED] are currently assessing where to best site this for operational and noise purposes and will provide the canopies once this has been finalised.

Kind regards

[REDACTED]  
MANAGING DIRECTOR



www.jwpc.co.uk

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [Redacted]  
**Sent:** 14 July 2025 16:54  
**To:** [Redacted]  
**Subject:** Maxilead

Hi [Redacted]

I hope it's okay to come to you direct on this but I'm wondering if you can clarify something for me.

As part of the planning approval for the Maxilead site, there were a number of acoustic measures to be installed (as per conditions application A/20/90098/CON); are you able to confirm that all approved measures are in place?

The context for this enquiry is the proposed residential development at Douglas Road which is, as you know, currently in the assessment phase. As part of this, the proposal is being looked at by my colleagues in the Environmental Protection Team and the acoustic barriers in place at Maxilead are a material consideration in their review of the proposal.

I have no reason to doubt that your clients are in full compliance with their approval, but it would be good if you can confirm this.

Regards,  
[Redacted]

**Principal Planning Officer - Majors**

**Place Directorate**

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

**Telephone:** [Redacted]

**Mobile:** [Redacted]

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

>><<

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 August 2025 12:54  
**To:** [REDACTED]  
**Subject:** RE: Maxilead  
**Attachments:** NA\_102531-2-R1 Douglas Road Atherton - Objection Letter.pdf

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

Dear [REDACTED]

I refer to application A/25/098899/MAJOR which remains under consideration by your authority. Please find attached an additional objection from [REDACTED] as trailed in my previous letter to you. This focusses on the merits of the scheme from an acoustic point of view and specifically, the demonstrable harm it would cause under the agent of change principle. I would be grateful if you could consider the content therein and I am sure you will share it with your colleagues in Environmental Health.

In response to your email of 14 July 2025, I can confirm that the 5m concrete pushwalls are all in place as well as the tensartech greenslope and fencing. The cantilevered canopies have yet to be erected but the yard has yet to operate at anything like capacity. The shear (which was the primary reason for the specification of these canopies) has only very recently been purchased. [REDACTED] are currently assessing where to best site this for operational and noise purposes and will provide the canopies once this has been finalised.

Kind regards

[REDACTED]

MANAGING DIRECTOR

[REDACTED]

[REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error,*

*please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 14 July 2025 16:54  
**To:** [REDACTED]  
**Subject:** Maxilead

H [REDACTED]

I hope it's okay to come to you direct on this but I'm wondering if you can clarify something for me.

As part of the planning approval for the Maxilead site, there were a number of acoustic measures to be installed (as per conditions application A/20/90098/CON); are you able to confirm that all approved measures are in place?

The context for this enquiry is the proposed residential development at Douglas Road which is, as you know, currently in the assessment phase. As part of this, the proposal is being looked at by my colleagues in the Environmental Protection Team and the acoustic barriers in place at Maxilead are a material consideration in their review of the proposal.

I have no reason to doubt that your clients are in full compliance with their approval, but it would be good if you can confirm this.

Regards,

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

**Place Directorate**

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

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

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

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

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please



24<sup>th</sup> July 2025

[REDACTED]  
Development Management  
Places Directorate  
Wigan Council  
PO Box 100  
Wigan  
WN1 3DS

Dear [REDACTED]

**Holding Objection to Application A/25/098899/MAJOR – Erection of 83 dwellings with associated access, landscaping and other works on land at Douglas Road, Atherton.**

**On behalf of Maxilead Ltd**

I refer to the above planning application submitted by Bellway Homes Limited (Manchester) on 7<sup>th</sup> April 2025 and validated on 19 May 2025.

I wish to submit a holding objection on behalf of my clients Maxilead Ltd who own and operate the waste recycling centre immediately to the east of the application site, off Woodward Way. Their site boundary would be approximately 65m from the front elevation of the nearest dwelling of Bellway's proposed residential development. It is, by its very nature, a noisy industrial site which is accessed frequently by HGVs.

We are currently engaged with an acoustic engineer who will provide further comments in respect of noise in particular, and this will be issued to you under separate cover, shortly.

The application follows a cursory public consultation exercise by Pegasus Group on behalf of Bellway Homes – to which my client objected with several observations. These are repeated below.

The Statement of Community Involvement acknowledges Maxilead's comments in respect of noise only, whilst the response suggests that the impact of Maxilead's operations (both now and in the future) have been fully assessed in the Noise Report submitted with the application. That Noise Report fails entirely to recognise the Noise Assessment carried out for the Planning Application for Maxilead's facility (Ref: A/17/83795/MAJMIN) which accurately predicted the likely noise levels from the facility when working at full capacity. Indeed, the screening of the site and the lowering of the ground level within it were considered essential mitigation to ensure that the *existing* dwellings on Douglas Road would not suffer from unacceptable noise impacts. It is therefore



obvious that any houses positioned in the intervening space would suffer from greater noise levels that in all likelihood, would be excessive.

The Noise Report also fails to recognise that the application was approved contingent upon Condition 6 which ensures that the operation of the site shall be in accord with Noise Mitigation and Management Plan (document reference NMP\_101723, received on 22nd June 2018) and that these measures were to protect existing residents. One would expect a competent acoustic consultant to consider this in any report.

It should also be noted that several site layout plans fail to show the existence of my clients' site at all. Whilst they may have utilised older OS base maps, this has the effect of misleading any observer who would naturally believe that the land to the east of the application is open. At the very least, these drawings need to be updated to allow for proper assessment of the relationship to Maxilead's site.

Maxilead's site benefits from an express grant of planning permission which was eventually granted in May 2019 following extensive negotiations over matters including noise. It was also subject of request for 'call-in' to MHCLG which was ultimately unsuccessful. The application was twice presented to Wigan's Planning Committee and thus its eventual approval was the result of considerable technical and political scrutiny. We would expect the same close scrutiny of this application.

As you know, when that application was submitted, Maxilead had operated from Parr Bridge Works, at Mosley Common Road. They had operated their metal recycling business from there for over 20 years and had built up an excellent reputation throughout the UK and beyond. However, their business became compromised through the granting of planning permission and the development of residential schemes nearby. They faced continued complaints from residents of new homes about noise, disturbance and traffic movements adjacent to their site. Ultimately, we were able to work with Wigan Council to secure the redevelopment of Parr Bridge Works for a mixed-use development that facilitated Maxilead's recent relocation to Chanters.

Maxilead are deeply concerned that, having embarked on an investment of in excess of £6m in the development at Arley Way, the problems they left at Parr Bridge Works appear to be re-emerging here.

The current yard represents around half of what is consented by the aforementioned planning permission. Similarly, the current business is not yet running anywhere near capacity. The planning permission was supported by a detailed Cadna noise model which considered all potential noise sources within the site – not all of which have yet been purchased and operated, either individually

or collectively. I have previously advised Bellway/Pegasus of this, but it appears not to have been considered within their Noise Report.

Many of the 85 dwellings proposed could be subject to unacceptable noise levels externally and potentially, internally. We will provide evidence to demonstrate this shortly.

As required by Paragraph 200 of the National Planning Policy Framework, any potential new development must integrate effectively with existing businesses. It urges that these businesses should not have unreasonable restrictions placed upon them as a result of any development. This would clearly be the case here. Future residents are likely to complain about noise in particular, resulting in further work for your Environmental Health colleagues and potentially, actions which may ultimately compromise the ability of Maxilead to operate their site as they require, leading to loss of revenue and potentially, a reduction in employment levels.

The protection and potential expansion of Chanters Industrial Estate was a consideration when Policy SP4 of the Wigan Core Strategy was adopted. The site was identified as a 'broad location' for future growth and stated the following would be appropriate for the 'East of Atherton' site:

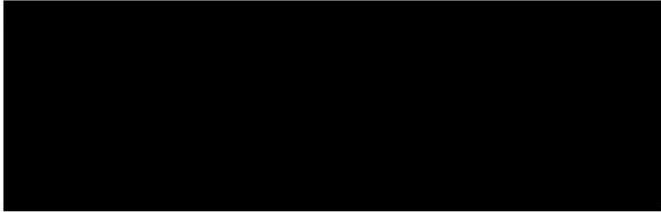
*'Housing development close to the railway station and employment development as an extension of Chanters Industrial Estate with approximately 450 dwellings up to 2026. There will be a substantial area of strategic 'green infrastructure' in between the two areas of potential development*

The local community and businesses are fully aware that the Lilford Estate is preparing a planning application for around 550 dwellings to the north of Chanters. This more than exceeds the yield expected from this allocation. This current proposal would not be compliant with the Development Plan in this regard. Furthermore, it would fall precisely where any such 'green infrastructure' should be located. It is patently contrary to this policy and entirely inappropriate.

The new Wigan Local Plan is currently being made. The 'Options and Preferences' document from late 2023 continues to promote 'East of Atherton' for residential and industrial uses. Again, it supports the expansion of the Chanters Industrial Estate at its southern end and requires housing development to deliver a green infrastructure corridor between housing and industry. The thin sliver of grass shown to the east of the service road appears to fall well short of any meaningful 'green infrastructure'. Whilst I recognise the very limited weight that can be attributed to this emerging policy, the existing Development Plan already provides adequate policy justification to refuse this application.

This is an ill-conceived and poorly justified planning application, prepared without any proper understanding of the planning consent that Maxilead enjoys. The introduction of 85 dwellings off Douglas Road would clearly be contrary to both existing and emerging local planning policy as well as the National Planning Policy Framework and as such it ought to be refused without further negotiations with the applicant.

Yours sincerely,



Managing Director



**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 23 July 2025 15:01:00

---

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Mobile:** [REDACTED]

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

Wigan WN1 1NJ



**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)  
**Date:** 20 November 2025 10:09:00

---

Good morning,  
Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

**From:** [REDACTED]

**Sent:** 19 November 2025 15:37

**To:** [REDACTED]

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

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

Hi All,

Following [REDACTED] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

1.0 Introductions

2.0 Site investigation matters – approved scheme

3.0 Noise related matters – current running application to vary condition 4

4.0 Adjacent application , 83 houses , Douglas Rd, Atherton

5.0 Next Steps

Thanks

[REDACTED]

---

**Microsoft Teams** [Need help?](#)

[REDACTED]

---

[REDACTED]

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 10 October 2025 11:59:00  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[A25099030VARMIN - Land To The North Of Chanters Industrial Estate.pdf](#)  
[Minerals and Waste 099030.pdf](#)  
[099030 RFI - Land to the North of Chanters Industrial Estate.docx](#)

---

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4).

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is

no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [REDACTED]

**Sent:** 27 August 2025 15:32

**To:** [REDACTED]

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

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI

MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days.

Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[Redacted signature]

**Principal Planner – Development Management**

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 14 October 2025 12:04:51  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)

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

Dear [REDACTED]

Thanks for your email of 10 October regarding the pending S73 application and the matters around the previous approval and associated conditions. I have spoken to the applicants, and they would like to take you up on your offer of a meeting. Rather than Teams though, we think it would be helpful to meet at your offices, at a time of your convenience. I think it's important you are able to understand the background to Maxilead and [REDACTED] and [REDACTED] roll in developing a modern waste recycling facility at Atherton following their move from Parr Bridge.

Can you let me have some dates that suit you?

In the meantime, I will liaise with our noise and contamination consultants to address the points raised.

Kind regards

[REDACTED]  
MRTPI  
MANAGING DIRECTOR

T [REDACTED]  
M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 10 October 2025 11:59

**To:** [REDACTED]

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

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4).

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our

knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [Redacted] <[Redacted]>

**Sent:** 27 August 2025 15:32

**To:** [Redacted] <[Redacted]>

**Cc:** [Redacted] <[Redacted]> [Redacted] [Redacted]

<[Redacted]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

**Think Before you Click**

Dear [Redacted]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[Redacted] MRTPI  
MANAGING DIRECTOR

[Redacted]

T [Redacted]

M [Redacted]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

---

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring

resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 10 October 2025 12:14:30  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)

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

Thanks [REDACTED]

No need to apologise. I will liaise with my clients and come back to you shortly.

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]

M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 10 October 2025 11:59

**To:** [REDACTED]

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

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4).

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

A black rectangular redaction box covering the signature area.

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

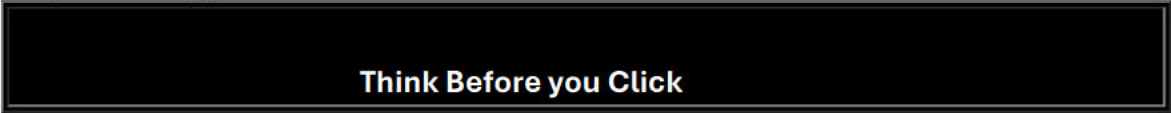
**Mobile:** [REDACTED]

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

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 27 August 2025 15:32  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>, [REDACTED], [REDACTED]  
<[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site



Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR



T [REDACTED]  
M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

---

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 02 November 2025 10:57:35  
**Attachments:** [image001.jpg](#)  
[image004.png](#)  
[image005.jpg](#)  
[image006.jpg](#)

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

Hi [REDACTED]

I have had a response from Maxilead and we can meet on 20<sup>th</sup> at site. Can you do 10.30am?

Please bring the normal PPE.

I look forward to your confirmation.

Kind regards

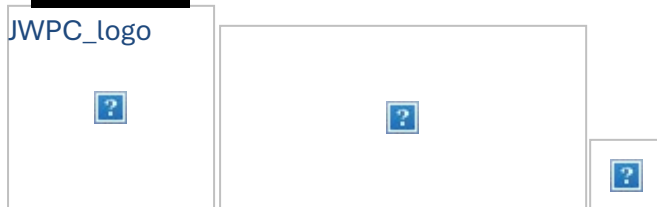
[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]

M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 30 October 2025 12:49

**To:** [REDACTED]

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

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

Thank you for your email. Would it be possible to have a face to face meeting on site at the Maxilead offices? It would be helpful me to further familiarise myself with the site and we could view the mitigation measures that have been put in place. Colleagues from Environmental Protection and I would attend if possible. Having checked our diaries,

the date of the Thursday 20<sup>th</sup> November, particularly in the morning, would enable all of us to attend. Please let me know if this is suitable.

Kind regards

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

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

**Sent:** 14 October 2025 12:05

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] [REDACTED]

<[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

**Think Before you Click**

Dear [REDACTED]

Thanks for your email of 10 October regarding the pending S73 application and the matters around the previous approval and associated conditions. I have spoken to the applicants, and they would like to take you up on your offer of a meeting. Rather than Teams though, we think it would be helpful to meet at your officers, at a time of your convenience. I think it's important you are able to understand the background to Maxilead and [REDACTED] and [REDACTED] roll in developing a modern waste recycling facility at Atherton following their move from Parr Bridge.

Can you let me have some dates that suit you?

In the meantime, I will liaise with our noise and contamination consultants to address the points raised.

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

T [REDACTED]  
M [REDACTED]

JWPC\_logo

[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 10 October 2025 11:59

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

<[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4).

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

[Redacted signature]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [Redacted] <[Redacted]>

**Sent:** 27 August 2025 15:32

**To:** [Redacted] <[Redacted]>

**Cc:** [Redacted] <[Redacted]> [Redacted] [Redacted]

<[Redacted]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

**Think Before you Click**

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]

M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification

Report should have been submitted prior to first use. Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[Redacted signature]

**Principal Planner – Development Management**

**Mobile:** [Redacted mobile number]

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

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 12 November 2025 10:15:00  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.jpg](#)

---

Good morning,

Apologies for the delay. I can confirm that 10.30am on Thursday 20<sup>th</sup> is fine for us.

Many thanks

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED]  
**Sent:** 02 November 2025 10:57  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Hi [REDACTED]

I have had a response from Maxilead and we can meet on 20<sup>th</sup> at site. Can you do 10.30am?

Please bring the normal PPE.

I look forward to your confirmation.

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 30 October 2025 12:49

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

Thank you for your email. Would it be possible to have a face to face meeting on site at the Maxilead offices? It would be helpful me to further familiarise myself with the site and we could view the mitigation measures that have been put in place. Colleagues from Environmental Protection and I would attend if possible. Having checked our diaries, the date of the Thursday 20<sup>th</sup> November, particularly in the morning, would enable all of us to attend. Please let me know if this is suitable.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

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

**Sent:** 14 October 2025 12:05

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]

Thanks for your email of 10 October regarding the pending S73 application and the matters around the previous approval and associated conditions. I have spoken to the applicants, and they would like to take you up on your offer of a meeting. Rather than Teams though, we think it would be helpful to meet at your offices, at a time of your convenience. I think it's important you are able to understand the background to Maxilead and [REDACTED] and [REDACTED] roll in developing a modern waste recycling facility at Atherton following their move from Parr Bridge.

Can you let me have some dates that suit you?

In the meantime, I will liaise with our noise and contamination consultants to address the points raised.

Kind regards

[REDACTED]  
MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 10 October 2025 11:59

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

<[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and

provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4).

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards



[REDACTED]  
**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

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

**Sent:** 27 August 2025 15:32

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

**Cc:** [REDACTED] <[REDACTED]>, [REDACTED], [REDACTED]

<[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 12 November 2025 11:35:30  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.jpg](#)

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

Thanks [REDACTED]

See you then.

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]  
**Sent:** 12 November 2025 10:16  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
Good morning,

Apologies for the delay. I can confirm that 10.30am on Thursday 20<sup>th</sup> is fine for us.

Many thanks

[REDACTED]

**Principal Planner – Development Management**

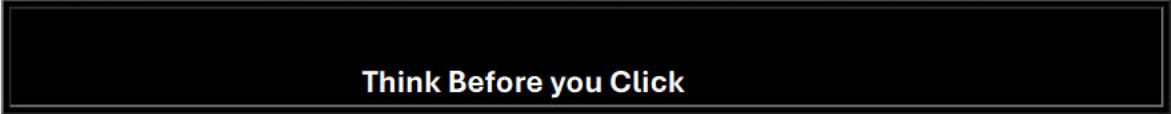
**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 02 November 2025 10:57  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site



Hi [REDACTED]

I have had a response from Maxilead and we can meet on 20<sup>th</sup> at site. Can you do 10.30am?

Please bring the normal PPE.  
I look forward to your confirmation.  
Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 30 October 2025 12:49  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> Rimmer,

[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

Thank you for your email. Would it be possible to have a face to face meeting on site at the Maxilead offices? It would be helpful me to further familiarise myself with the site and we could view the mitigation measures that have been put in place. Colleagues from Environmental Protection and I would attend if possible. Having checked our diaries, the date of the Thursday 20<sup>th</sup> November, particularly in the morning, would enable all of us to attend. Please let me know if this is suitable.

Kind regards

[REDACTED]  
**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

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

**Sent:** 14 October 2025 12:05

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

**Think Before you Click**

Dear [REDACTED]

Thanks for your email of 10 October regarding the pending S73 application and the matters around the previous approval and associated conditions. I have spoken to the applicants, and they would like to take you up on your offer of a meeting. Rather than Teams though, we think it would be helpful to meet at your offices, at a time of your convenience. I think it's important you are able to understand the background to Maxilead and [REDACTED] and [REDACTED] roll in developing a modern waste recycling facility at Atherton following their move from Parr Bridge.

Can you let me have some dates that suit you?

In the meantime, I will liaise with our noise and contamination consultants to address the points raised.

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

T  
M

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 10 October 2025 11:59

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] [REDACTED]

<[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and

Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4.

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

[Redacted signature]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [Redacted] <[Redacted]>

**Sent:** 27 August 2025 15:32

**To:** [Redacted] <[Redacted]>

**Cc:** [Redacted] <[Redacted]> [Redacted] [Redacted]

<[Redacted]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

**Think Before you Click**

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]

M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no

record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards



**Principal Planner – Development Management**

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

As a public body, the Council may be required to disclose this email or any response to it

under the Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 30 October 2025 12:48:00  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)

---

Good afternoon,  
Thank you for your email. Would it be possible to have a face to face meeting on site at the Maxilead offices? It would be helpful me to further familiarise myself with the site and we could view the mitigation measures that have been put in place. Colleagues from Environmental Protection and I would attend if possible. Having checked our diaries, the date of the Thursday 20<sup>th</sup> November, particularly in the morning, would enable all of us to attend. Please let me know if this is suitable.  
Kind regards

[REDACTED]  
**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED]  
**Sent:** 14 October 2025 12:05  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]  
Thanks for your email of 10 October regarding the pending S73 application and the matters around the previous approval and associated conditions. I have spoken to the applicants, and they would like to take you up on your offer of a meeting. Rather than Teams though, we think it would be helpful to meet at your offices, at a time of your convenience. I think it's important you are able to understand the background to Maxilead and [REDACTED] and [REDACTED] roll in developing a modern waste recycling facility at Atherton following their move from Parr Bridge.  
Can you let me have some dates that suit you?  
In the meantime, I will liaise with our noise and contamination consultants to address the points raised.

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 10 October 2025 11:59

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

**Cc:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

<[REDACTED]> [REDACTED] <[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment'

(report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4.

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [Redacted] <[Redacted]>

**Sent:** 27 August 2025 15:32

To: [REDACTED] <[REDACTED]>  
Cc: [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]  
M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential

breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[Redacted signature]

**Principal Planner – Development Management**

**Mobile:** [Redacted]

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

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 27 August 2025 15:32:42  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[Confirmation of DoC for Conds 5,7,8,11,12,15,18 and 19.pdf](#)  
[RE Chanters.msg](#)

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

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI  
MANAGING DIRECTOR

[REDACTED]

T [REDACTED]

M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [REDACTED]

**Sent:** 23 July 2025 15:01

**To:** [REDACTED]

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to

A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

[Redacted signature]

**Principal Planner – Development Management**

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [Redacted]  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** Re: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site  
**Date:** 19 November 2025 14:59:05  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.jpg](#)

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

Hi All,

Apologies for the short notice but we will have to move tomorrow's onsite visit to a teams call, which we will schedule for 10.30am. Myself and [Redacted] will need to be away for 11.30am to attend a family matter that cannot be changed.

We don't want to cancel this meeting as we appreciate that this has been in the diary for a while and we are keen to get these matters resolved.

Regards

[Redacted]

[Redacted]

Director

Maxilead Limited



[Redacted]

[Redacted]

[Redacted]

[Redacted] Main Site - Metal Works, Woodward Way, Atherton, Manchester M46 9BP



On Wed, 12 Nov 2025 at 11:35, [Redacted] <[Redacted]> wrote:

Thanks [Redacted]

See you then.

[Redacted]

[Redacted] MRTPI

MANAGING DIRECTOR

[Redacted]

[Redacted]

T [Redacted]

M [Redacted]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

**From:** [Redacted] <[Redacted]>

**Sent:** 12 November 2025 10:16

**To:** [Redacted] <[Redacted]>

**Cc:** [Redacted] <[Redacted]> [Redacted] <[Redacted]>

<[Redacted]> <[Redacted]>

<[Redacted]> <[Redacted]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Apologies for the delay. I can confirm that 10.30am on Thursday 20<sup>th</sup> is fine for us.

Many thanks

[Redacted]

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

From: [REDACTED] <[REDACTED]>

Sent: 02 November 2025 10:57

To: [REDACTED] <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>, [REDACTED] <[REDACTED]>

<[REDACTED]>, [REDACTED] <[REDACTED]>

<[REDACTED]>, [REDACTED] <[REDACTED]>

Subject: RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Hi [REDACTED]

I have had a response from Maxilead and we can meet on 20<sup>th</sup> at site. Can you do 10.30am?

Please bring the normal PPE.

I look forward to your confirmation.

Kind regards

[REDACTED] MRTPI

MANAGING DIRECTOR

[REDACTED]

[REDACTED]

T [REDACTED]

M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the*

*recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

---

**From:** [redacted] <[redacted]>  
**Sent:** 30 October 2025 12:49  
**To:** [redacted] <[redacted]>  
**Cc:** [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]>  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

Thank you for your email. Would it be possible to have a face to face meeting on site at the Maxilead offices? It would be helpful me to further familiarise myself with the site and we could view the mitigation measures that have been put in place. Colleagues from Environmental Protection and I would attend if possible. Having checked our diaries, the date of the Thursday 20<sup>th</sup> November, particularly in the morning, would enable all of us to attend. Please let me know if this is suitable.

Kind regards

[redacted]

[redacted]

**Principal Planner – Development Management**

**Telephone:** [redacted]

**Mobile:** [redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [redacted] <[redacted]>  
**Sent:** 14 October 2025 12:05  
**To:** [redacted] <[redacted]>  
**Cc:** [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]

Thanks for your email of 10 October regarding the pending S73 application and the matters around the previous approval and associated conditions. I have spoken to the applicants, and they would like to take you up on your offer of a meeting. Rather than Teams though, we think it would be helpful to meet at your offices, at a time of your convenience. I think it's important you are able to understand the background to Maxilead and [REDACTED] and [REDACTED] roll in developing a modern waste recycling facility at Atherton following their move from Parr Bridge.

Can you let me have some dates that suit you?

In the meantime, I will liaise with our noise and contamination consultants to address the points raised.

Kind regards

[REDACTED]

[REDACTED] MRTPI

MANAGING DIRECTOR

[REDACTED]

[REDACTED]

T [REDACTED]

M [REDACTED]

JWPC\_logo



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

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

**Sent:** 10 October 2025 11:59

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

Cc: [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]>  
**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good morning,

Thank you for your email below and please accept my apologies for the delay in responding. I have now received consultee responses from Transport Policy, Greater Manchester Minerals and Waste Team and comments in respect of Noise from the Council's Environmental Protection Team in respect of Noise. I have attached these for your consideration. Please note that the Environmental Protection Officer has made a number of requests for further information. I would be grateful if you and your noise consultants could consider these comments and provide a response.

I also write with regard to application A/20/90098/CON. We are still concerned that insufficient information has been provided under conditions 8 and 18.

It is understood that the site is being developed in development two phases: Phase 1 (western area) and Phase 2 (eastern area). This may have caused some confusion with the standard reporting phases (Phase 1 – Preliminary Risk Assessment and Phase 2 – Geo-Environmental Assessment).

For each 'development phase' there needs to be a set of reports that covers each area. Whilst the 'Phase 1 – Preliminary Risk Assessment' (report reference CL-602-LKC 16 1440-01 Revision 01 dated January 2017 by LK Consult Ltd.) covers both development phases, the submitted 'Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy' (report reference CL-602-LKC 16 1440-02 Revision R1 dated October 2018 by LK Consult Ltd.), as stated within s.1.1 only covers the 'Phase 1 Development Area' (western area of the site as shown on report figure 4).

The only other land document received is:

- 'Gas Design Report & Verification Plan', referenced LKC 16 1440-04 Phase 1 Development, Arley Way Verification Plan, dated September 2021 by LK Consult Ltd.

This document resulted in the points raised regarding the bund design and drawing discrepancies as the acoustic bund had to be redesigned to incorporate gas protection measures. It is still unclear if there is a definitive design drawing. The letter dated 31st January 2022 in respect

of A/20/90098/CON referred only to Phase 1 of the development. There is no record of a verification report being submitted in relation to development/construction Phase 1 (western area) to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas, which should have been submitted and agreed prior to first use, therefore further assessment and reporting is required under conditions 8 and 18.

Without verification evidence, it is unknown if the remediation has been completed or if the development is at risk.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of development/construction within this area of the site.

We were wondering if it would be helpful to have a Teams call to discuss this? It might be easier to discuss in person rather than by email. Please let me know when you are free and I will get something set up.

Kind regards

[REDACTED]

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

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

**Sent:** 27 August 2025 15:32

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

Cc: [REDACTED] <[REDACTED]> [REDACTED] [REDACTED]

<[REDACTED]>

**Subject:** RE: Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

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

Dear [REDACTED]

Apologies for the delay in coming back to you.

I have checked our records and can see that Conditions 8 and 18 were confirmed as being discharged. See attached. I believe the SI and remediation strategies for both Phases 1 and 2 were approved. I am currently investigating whether verifications reports for both phases have been done. Please leave this with me.

Can you advise where the current application sits?

Kind regards

[REDACTED] MRTPI

MANAGING DIRECTOR

[REDACTED]

[REDACTED]

T [REDACTED]

M [REDACTED]



[www.jwpc.co.uk](http://www.jwpc.co.uk)

*This email and the files sent with it are confidential and for the use of the intended recipient(s) only. If you are not the intended recipient(s), please note that any use, distribution or copying of this communication or the information in it, is strictly prohibited. If you have received this in error, please notify the sender by replying by email and then delete the email completely from your system. This email and any attachments have been scanned for viruses, but it is the responsibility of the recipient to conduct their own security measures and no responsibility is accepted by JWPC Ltd for loss or damage arising from the receipt or use of this email. No responsibility is accepted by JWPC Ltd for personal emails or emails unconnected with the firm's or clients' business.*

---

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

**Sent:** 23 July 2025 15:01

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

**Subject:** Applications A/25/099030/VARMIN and A/20/90098/CON Maxilead site

Good afternoon,

I am the case officer for planning application A/25/099030/VARMIN that you have recently submitted, however I am currently writing to you with regard to application A/20/90098/CON (also relating to A/17/83795/MAJMIN). I note that you were the agent for all three applications, I hope it is okay to now contact you with regard to the earlier applications.

It has recently come to our attention that there may be a potential breach of conditions 8 and 18 of planning approval A/17/83795/MAJMIN. My colleague in Environmental Protection has advised that there is no record of a verification report being submitted in relation to development/construction Phase 1 to evidence the gas protection measures installed within the buildings, bund and under the hardstanding areas. A development/construction Phase 1 Verification Report should have been submitted prior to first use.

Development/construction Phase 2 (eastern area) has to the best of our knowledge not yet been assessed therefore further assessment and reporting is required under conditions 8 and 18 prior to commencement of Development/construction Phase 2. (Similar to the first phase, this will likely require site investigation report(s) and a remediation strategy for agreement prior to commencement and subsequent verification reporting on completion prior to first use).

You may already be aware of these concerns as one of our enforcement officers has recently spoken to the site management. Please can the details in relation to the Phase 2 be submitted within the next 14 days. Please let me know if you have any queries.

At this time I do not have any details to provide as regard application A/25/099030/VARMIN, other than to confirm that consultee requests have been set out and one letter of objection from a neighbouring resident has been received. I hope to be able to post the site notice late next week (I am on leave Monday/Tuesday).

Kind regards

██████████

████████████████████

**Principal Planner – Development Management**

**Mobile:** ████████████████████

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)  
**Date:** 21 November 2025 10:10:51  
**Attachments:** [image001.jpg](#)  
[Maxilead Limited – Chanters Industrial Estate - Planning Status across various Applications 181125.pdf](#)  
[Maxilead Chanters Updated Phasing Plan Phases 1, 2A and 2B 181125.pdf](#)

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

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

Morning [REDACTED] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[REDACTED] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [REDACTED] to outline how we intend to take matters forward. To that end and as noted in your email, we think it would be prudent for you, [REDACTED] and [REDACTED] / [REDACTED] to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

[REDACTED]

[REDACTED] | Director

[REDACTED]

**Mobile:** [REDACTED] | **Email:** [REDACTED]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

**From:** [REDACTED]

**Sent:** 20 November 2025 10:09

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

-----Original Appointment-----

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

**Sent:** 19 November 2025 15:37

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

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

[REDACTED]

**Think Before you Click**

Hi All,

Following [redacted] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

- 1.0 Introductions
- 2.0 Site investigation matters – approved scheme
- 3.0 Noise related matters – current running application to vary condition 4
- 4.0 Adjacent application , 83 houses , Douglas Rd, Atherton
- 5.0 Next Steps

Thanks

[redacted]

---

[redacted] [redacted]

[redacted]

[redacted]

[redacted]

---

[redacted]

[redacted]

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 03 December 2025 10:20:00  
**Attachments:** [image001.jpg](#)

---

Good morning,  
My apologies for the delay in responding to your email. I do intend to provide a full and detailed response to each of the matters raised as soon as I am able. Unfortunately, I have been extremely busy over the last week and have not yet been able to complete my response. I will endeavour to review all planning issues this week and hope to respond early next week. Your patience is much appreciated.

Kind regards

[REDACTED]  
**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED]  
**Sent:** 01 December 2025 11:00  
**To:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

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

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

Morning [REDACTED]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[REDACTED]  
**From:** [REDACTED]  
**Sent:** 21 November 2025 10:10

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

<[REDACTED] [REDACTED] <[REDACTED] [REDACTED]>

<[REDACTED] [REDACTED] <[REDACTED]@maxileadmetals.co.uk>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Morning [REDACTED] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[REDACTED] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [REDACTED] to outline how we intend to take matters forward.

To that end and as noted in your email, we think it would be prudent for you, [REDACTED] and [REDACTED] / [REDACTED] to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

[REDACTED]  
[REDACTED] | Director

**Mobile:** [REDACTED] | **Email:** [REDACTED]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

---

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

**Sent:** 20 November 2025 10:09

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and

are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

-----Original Appointment-----

**From:** [Redacted] <[Redacted]>

**Sent:** 19 November 2025 15:37

**To:** [Redacted]

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

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

Hi All,

Following [Redacted] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

1.0 Introductions

2.0 Site investigation matters – approved scheme

3.0 Noise related matters – current running application to vary condition 4

4.0 Adjacent application , 83 houses , Douglas Rd, Atherton

5.0 Next Steps

Thanks

[Redacted]

---

[Redacted]

---

[Redacted]

---

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 03 December 2025 17:53:26  
**Attachments:** [image001.jpg](#)

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

Hi [REDACTED] – many thanks indeed for this, much appreciated

Best regards

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 03 December 2025 10:21  
**To:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Good morning,

My apologies for the delay in responding to your email. I do intend to provide a full and detailed response to each of the matters raised as soon as I am able. Unfortunately, I have been extremely busy over the last week and have not yet been able to complete my response. I will endeavour to review all planning issues this week and hope to respond early next week. Your patience is much appreciated.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 01 December 2025 11:00  
**To:** [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]>  
<[REDACTED]> <[REDACTED]>  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
[\[REDACTED\]@maxileadmetals.co.uk](mailto:[REDACTED]@maxileadmetals.co.uk)>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

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

**Think Before you Click**

Morning [REDACTED]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 November 2025 10:10

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Morning [REDACTED] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[REDACTED] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [REDACTED] to outline how we intend to take matters forward. To that end and as noted in your email, we think it would be prudent for you, [REDACTED] and [REDACTED] / [REDACTED] to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

[REDACTED]

[REDACTED] | Director

[REDACTED]

**Mobile:** [REDACTED] | **Email:** [REDACTED]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

---

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

**Sent:** 20 November 2025 10:09

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

-----Original Appointment-----

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

**Sent:** 19 November 2025 15:37

To: [Redacted]

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

**Think Before you Click**

Hi All,

Following [Redacted] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

- 1.0 Introductions
- 2.0 Site investigation matters – approved scheme
- 3.0 Noise related matters – current running application to vary condition 4
- 4.0 Adjacent application , 83 houses , Douglas Rd, Atherton
- 5.0 Next Steps

Thanks

[Redacted]

---

[Redacted]

[Redacted]

[Redacted]

[Redacted]

---

[Redacted]

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 12 December 2025 15:42:00  
**Attachments:** [image001.jpg](#)

---

Good afternoon,  
I was wondering if it would be possible to rearrange our site visit for next Thursday afternoon (17<sup>th</sup> of December) in order that we can continue to move forward with our discussions?

Many thanks

[REDACTED]  
**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED]  
**Sent:** 03 December 2025 17:53  
**To:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

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

Hi [REDACTED] – many thanks indeed for this, much appreciated

Best regards

[REDACTED]  
**From:** [REDACTED] <[REDACTED]>  
**Sent:** 03 December 2025 10:21  
**To:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]@maxileadmetals.co.uk>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Good morning,  
My apologies for the delay in responding to your email. I do intend to provide a full and detailed response to each of the matters raised as soon as I am able. Unfortunately, I have been extremely busy over the

last week and have not yet been able to complete my response. I will endeavour to review all planning issues this week and hope to respond early next week. Your patience is much appreciated.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

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

---

**From:** [Redacted] <[Redacted]>

**Sent:** 01 December 2025 11:00

**To:** [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> [Redacted] <[Redacted]>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

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

Morning [Redacted]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[Redacted]

---

**From:** [Redacted]

**Sent:** 21 November 2025 10:10

**To:** [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> [Redacted] <[Redacted]>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Morning [Redacted] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each if these areas.

██████████ from LK Consult ( our site investigation specialists) has also had a very helpful conversation with ██████████ to outline how we intend to take matters forward. To that end and as noted in your email, we think it would be prudent for you, ██████████ and ██████████ / ██████████ to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

██████████ | Director

Mobile: ██████████ | Email: ██████████

Web: [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

---

**From:** ██████████ <██████████>  
**Sent:** 20 November 2025 10:09  
**To:** ██████████ <██████████> ██████████ <██████████>  
██████████ <██████████> ██████████ <██████████> ██████████ <██████████>  
<██████████> ██████████ <██████████> ██████████ <██████████>  
<██████████>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

Good morning,  
Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. ██████████ and ██████████ are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would

be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

-----Original Appointment-----

**From:** [Redacted] <[Redacted]>

**Sent:** 19 November 2025 15:37

**To:** [Redacted]

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

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

Hi All,

Following [Redacted] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

1.0 Introductions

2.0 Site investigation matters – approved scheme

3.0 Noise related matters – current running application to vary condition 4

4.0 Adjacent application , 83 houses , Douglas Rd, Atherton

5.0 Next Steps

Thanks

[REDACTED]

---

[REDACTED]

---

[REDACTED]

---

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 15 December 2025 09:58:44  
**Attachments:** [~WRD0000.jpg](#)  
[image001.jpg](#)

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

Morning [REDACTED] thanks for your email below.

This period leading up to Christmas is one of the busiest in the year for the business and so it's not possible to get together before the Christmas break.

That said and as noted in my email of 21<sup>st</sup> November 2025, can you let us know when your team are likely to be able to provide comments under each of the various items in the summary that we sent over a month ago and then hopefully we can narrow down the issues prior to a site visit in the New Year ?

Many thanks,

**From:** [REDACTED]  
**Sent:** 12 December 2025 15:43

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

**Cc:** [REDACTED]

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Good afternoon,

I was wondering if it would be possible to rearrange our site visit for next Thursday afternoon (17<sup>th</sup> of December) in order that we can continue to move forward with our discussions?

Many thanks

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

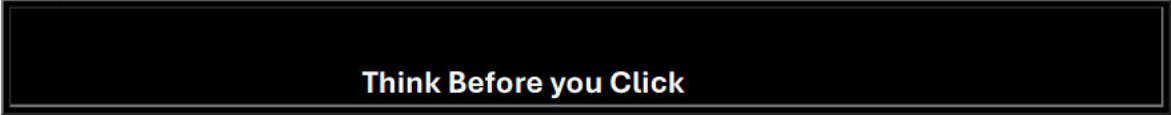
Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

**From:** [REDACTED]  
**Sent:** 03 December 2025 17:53

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am

( Teams) 211125



Hi [redacted] – many thanks indeed for this, much appreciated  
Best regards

[redacted]

**From:** [redacted] <[redacted]>

**Sent:** 03 December 2025 10:21

**To:** [redacted] <[redacted]> [redacted]  
<[redacted]> [redacted] <[redacted]> [redacted]  
<[redacted]> [redacted] <[redacted]> [redacted]  
[redacted] <[redacted]> [redacted] <[redacted]> [maxileadmetals.co.uk](mailto:[redacted]@maxileadmetals.co.uk)>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am  
( Teams) 211125

Good morning,  
My apologies for the delay in responding to your email. I do intend to provide a full and detailed response to each of the matters raised as soon as I am able. Unfortunately, I have been extremely busy over the last week and have not yet been able to complete my response. I will endeavour to review all planning issues this week and hope to respond early next week. Your patience is much appreciated.

Kind regards

[redacted]

**Principal Planner – Development Management**

**Telephone:** [redacted]

**Mobile:** [redacted]

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

**From:** [redacted] <[redacted]>

**Sent:** 01 December 2025 11:00

**To:** [redacted] <[redacted]> [redacted]  
<[redacted]> [redacted] <[redacted]> [redacted]  
<[redacted]> [redacted] <[redacted]> [redacted]  
[redacted] <[redacted]> [redacted] <[redacted]> [maxileadmetals.co.uk](mailto:[redacted]@maxileadmetals.co.uk)>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am  
( Teams) 211125

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

**Think Before you Click**

Morning [redacted]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[redacted]

**From:** [redacted]

**Sent:** 21 November 2025 10:10

**To:** [redacted] <[redacted]> [redacted]  
<[redacted]> [redacted] <[redacted]> [redacted]  
<[redacted]> [redacted] <[redacted]> [redacted]  
[redacted] <[redacted]> [redacted] <[redacted]> [redacted] <[\[redacted\]@maxileadmetals.co.uk](mailto:[redacted]@maxileadmetals.co.uk)>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Morning [redacted] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[redacted] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [redacted] to outline how we intend to take matters forward. To that end and as noted in your email, we think it would be prudent for you, [redacted] and [redacted] / [redacted] to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

[redacted]

[redacted] | Director

[redacted]

**Mobile:** [redacted] | **Email:** [redacted]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part

of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

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

**Sent:** 20 November 2025 10:09

**To:** [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [maxileadmetals.co.uk](mailto:[REDACTED]@maxileadmetals.co.uk)>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

-----Original Appointment-----

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

**Sent:** 19 November 2025 15:37

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

Tunstall; [REDACTED]

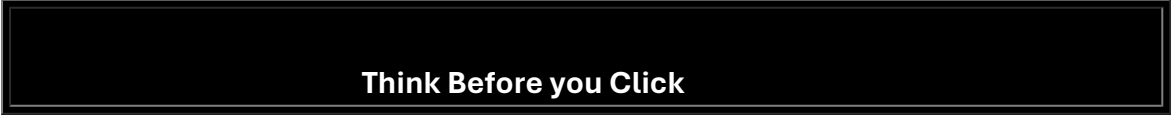
**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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



Hi All,

Following [REDACTED] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

- 1.0 Introductions
- 2.0 Site investigation matters – approved scheme
- 3.0 Noise related matters – current running application to vary condition 4
- 4.0 Adjacent application , 83 houses , Douglas Rd, Atherton
- 5.0 Next Steps

Thanks

[REDACTED]

---

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]

>><<

Image removed by sender.



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 19 December 2025 11:49:00  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Good morning,

Thank you for your reply, please find my comments in respect of your email of the 21<sup>st</sup> of November below:

*Issue 1: I understand that [REDACTED] is liaising with The LK Group to secure the required verification reports for both condition 8 and 18.*

*Once finalised these documents should be formally submitted to the Council in the form of a discharge of conditions application. I do not agree that this condition has been fully discharged for phase 1.*

*Issue 2: Further details in respect of condition 8 and 18 are also required for phases 2a and 2b. It was always anticipated that the development would take place in a phased manner (condition 5). This being the case we also request that an additional noise assessment for phase 2a and 2b to be submitted. The comments from Miller Goodall in respect of this request are noted. These should be formulated into a formal response for consideration. Please also see my comments below as regards the commencement of works on phases 2a and 2b.*

*It is agreed that an updated phasing plan is now required under condition 5. This must be submitted as soon as possible as it is evident that work has commenced on phase 2a and potentially 2b.*

*Issue 3: Please provide all of the indicated information as soon as possible so that this can be formally considered.*

*The work that has commenced on phase 2a does not accord with the approved plans for the site. The buildings that have been constructed are not in accordance with the approved site layout (ref. 5336-02N). A section 73 application to vary the approved plans needs to be submitted as a matter of urgency. As the development does not appear to be progressing in accordance with the approved plans it is therefore particularly important to ensure that the assessment of noise impacts reflects the updated position, rather than rely solely upon that information that has previously been agreed for a different scheme. The Miller Goodall Report ref. 102513\_V4, dated 18 August 2021 provides updated modelling results to reflect proposed changes to the site layout for Phase 1 only. We cannot comment on whether condition 15 has been fully complied with until we make a visit to the site.*

We still consider that a site visit would assist greatly in moving forward with all of these issues. Would any of the following dates be convenient:

W/C 5<sup>th</sup> January: 8<sup>th</sup> AM

W/C 12<sup>th</sup> January: 15<sup>th</sup> PM, 16<sup>th</sup> PM

I look forward to receiving your response. Please note that I will now be on annual leave until the 29<sup>th</sup> of December.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

**From:** [Redacted]

**Sent:** 15 December 2025 09:59

**To:** [Redacted]; [Redacted]; [Redacted]; [Redacted]; [Redacted]; [Redacted];

[Redacted]

**Cc:** [Redacted]

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

Morning [Redacted] thanks for your email below.

This period leading up to Christmas is one of the busiest in the year for the business and so it's not possible to get together before the Christmas break.

That said and as noted in my email of 21<sup>st</sup> November 2025, can you let us know when your team are likely to be able to provide comments under each of the various items in the summary that we sent over a month ago and then hopefully we can narrow down the issues prior to a site visit in the New Year ?

Many thanks,

[Redacted]

---

**From:** [Redacted] <[Redacted]>

**Sent:** 12 December 2025 15:43

**To:** [Redacted] <[Redacted]> [Redacted] <[Redacted]>

[Redacted] <[Redacted]> [Redacted] <[Redacted]> [Redacted] <[Redacted]>

<[Redacted]> [Redacted] <[Redacted]> [Redacted]

<[Redacted]> [Redacted]

**Cc:** [Redacted] <[Redacted]>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Good afternoon,

I was wondering if it would be possible to rearrange our site visit for next Thursday afternoon (17<sup>th</sup> of December) in order that we can continue to move forward with our discussions?

Many thanks

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

---

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

**Sent:** 03 December 2025 17:53

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

<[REDACTED]> <[REDACTED]>

<[REDACTED]> <[REDACTED]>

<[REDACTED]> <[REDACTED]>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

Hi [REDACTED] – many thanks indeed for this, much appreciated

Best regards

[REDACTED]

---

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

**Sent:** 03 December 2025 10:21

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

[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]

<[REDACTED]> <[REDACTED]>

<[REDACTED]>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Good morning,

My apologies for the delay in responding to your email. I do intend to provide a full and detailed response to each of the matters raised as soon as I am able. Unfortunately, I have been extremely busy over the last week and have not yet been able to complete my response. I will endeavour to review all planning issues this week and hope to respond early next week. Your patience is much appreciated.

Kind regards

[REDACTED]  
Principal Planner – Development Management

Telephone: [REDACTED]

Mobile: [REDACTED]

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

---

From: [REDACTED] <[REDACTED]>

Sent: 01 December 2025 11:00

To: [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]>

Subject: RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

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

Morning [REDACTED]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[REDACTED]

---

From: [REDACTED]

Sent: 21 November 2025 10:10

To: [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]> [REDACTED]  
<[REDACTED]> <[REDACTED]@maxileadmetals.co.uk>

Subject: RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Morning [REDACTED] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues

together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[REDACTED] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [REDACTED] to outline how we intend to take matters forward. To that end and as noted in your email, we think it would be prudent for you, [REDACTED] and [REDACTED] / [REDACTED] to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

[REDACTED]  
[REDACTED]

Mobile: [REDACTED] | Email: [REDACTED]

Web: [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

---

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

**Sent:** 20 November 2025 10:09

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should

be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

-----Original Appointment-----

**From:** [Redacted] <[Redacted]>

**Sent:** 19 November 2025 15:37

**To:** [Redacted]

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

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

Hi All,

Following [Redacted] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

1.0 Introductions

2.0 Site investigation matters – approved scheme

3.0 Noise related matters – current running application to vary condition 4

4.0 Adjacent application , 83 houses , Douglas Rd, Atherton

5.0 Next Steps

Thanks

[Redacted]

[REDACTED]

[REDACTED]

---

[REDACTED]

>><<

Image removed by sender.



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 01 December 2025 11:01:11  
**Attachments:** [image001.jpg](#)  
[Maxilead Limited – Charters Industrial Estate - Planning Status across various Applications 181125.pdf](#)  
[Maxilead Charters Updated Phasing Plan Phases 1, 2A and 2B 181125.pdf](#)

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

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

Morning [REDACTED]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[REDACTED]

**From:** [REDACTED]  
**Sent:** 21 November 2025 10:10

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

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Morning [REDACTED] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[REDACTED] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [REDACTED] to outline how we intend to take matters forward. To that end and as noted in your email, we think it would be prudent for you, [REDACTED] and [REDACTED] / [REDACTED] to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If you are able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

[REDACTED]

[REDACTED] | Director

[REDACTED]

**Mobile:** [REDACTED] | **Email:** [REDACTED]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

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

**Sent:** 20 November 2025 10:09

**To:** [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]@maxileadmetals.co.uk>

**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. [REDACTED] and [REDACTED] are also now in an important meeting this morning about an emergency matter that will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measure have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

Place Directorate

Wigan Council

Wigan Life Centre (South Site)

College Avenue  
Wigan WN1 1NJ

-----Original Appointment-----

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

**Sent:** 19 November 2025 15:37

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

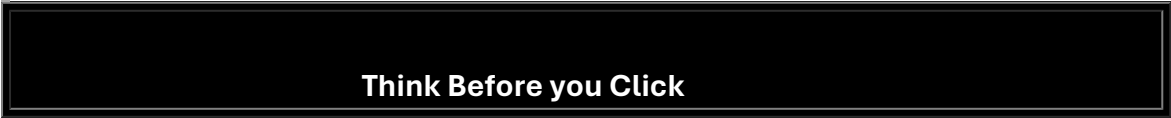
**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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



Hi All,

Following [REDACTED] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site, which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

- 1.0 Introductions
- 2.0 Site investigation matters – approved scheme
- 3.0 Noise related matters – current running application to vary condition 4
- 4.0 Adjacent application, 83 houses, Douglas Rd, Atherton
- 5.0 Next Steps

Thanks

[REDACTED]

---

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]

---

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm  
**Date:** 13 January 2026 14:58:56  
**Attachments:** [image001.jpg](#)  
[Maxilead - Chanters Industrial Estate, Woodward Way, Off Arley Way, Atherton M46 9BP - Planning Matters - Agenda 160126.pdf](#)  
[Maxilead Chanters Updated Phasing Plan Phases 1, 2A and 2B 181125.pdf](#)  
[Maxilead Limited – Chanters Industrial Estate - Planning Status across various Applications 181125.pdf](#)

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

Hi All,

I attach an Agenda for our meeting on Friday afternoon at 3pm on site.

I also attach the current proposed updated phasing plan and my table summarising the various items ( sent previously) to aid our conversation.

See you all on Friday

Regards,

[REDACTED]

[REDACTED] | Director

**Mobile:** [REDACTED] | **Email:** [REDACTED]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701



**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm  
**Date:** 13 January 2026 16:08:25  
**Attachments:** [image001.jpg](#)

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

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

Hi [REDACTED]

Thanks for your email.

I note in the Agenda, that a supervised walk around with appropriate PPE is listed. What is "appropriate PPE" in this case? Just so I can bring the necessary stuff.

Kind regards,  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 13 January 2026 14:58  
**To:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]>  
**Subject:** Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi All,

I attach an Agenda for our meeting on Friday afternoon at 3pm on site.

I also attach the current proposed updated phasing plan and my table summarising the various items ( sent previously) to aid our conversation.

See you all on Friday

Regards,



[Redacted] | Director

**Mobile:** [Redacted] | **Email:** [Redacted]

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm  
**Date:** 13 January 2026 16:10:49  
**Attachments:** [image001.jpg](#)

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

Many thanks [REDACTED] – Maxilead will have hard hats and high-viz, so you can use those or bring your own

Decent shoes, ideally steel toe capped if you have them

Many thanks

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 13 January 2026 16:08  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** RE: Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm

Hi [REDACTED]

Thanks for your email.

I note in the Agenda, that a supervised walk around with appropriate PPE is listed. What is “appropriate PPE” in this case? Just so I can bring the necessary stuff.

Kind regards,

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 13 January 2026 14:58  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm

**CAUTION:** This email originated from outside your organization. Exercise caution when opening

attachments or clicking links, especially from unknown senders.

Hi All,

I attach an Agenda for our meeting on Friday afternoon at 3pm on site.

I also attach the current proposed updated phasing plan and my table summarising the various items ( sent previously) to aid our conversation.

See you all on Friday

Regards,

██████

██████████ | Director

██████████  
**Mobile:** ██████████ | **Email:** ██████████

**Web:** [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm  
**Date:** 16 January 2026 13:50:00  
**Attachments:** [image001.jpg](#)

---

Good afternoon,

Many thanks for sending these over. I can confirm that [REDACTED], Planning Team Leader will also be attending from Wigan Council and that it is not our intention to discuss application A/25/098899/MAJOR (Douglas Road) today as we are not in a position to provide an update at this time and the case officer is not attending this meeting.

Kind regards

[REDACTED]

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 13 January 2026 14:58  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** Maxilead Ltd - Meeting on Site - Friday 16th January 2026 - 3pm

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

Hi All,

I attach an Agenda for our meeting on Friday afternoon at 3pm on site.



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125  
**Date:** 05 January 2026 11:57:47  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

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

Hi [REDACTED] – many thanks for your email below and I hope you had a good break over the festive period.

Your comments are rather general in nature , but as you say, I think that in order to take matters forward and discuss these points in more detail, we need to meet on site

Taking your suggested dates, we can meet on the afternoon of the 16<sup>th</sup> January at 3pm, so I'll send a meeting request for then and look forward to catching up with you.

Best regards,

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 19 December 2025 11:50  
**To:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Good morning,

Thank you for your reply, please find my comments in respect of your email of the 21<sup>st</sup> of November below:

*Issue 1: I understand that [REDACTED] is liaising with The LK Group to secure the required verification reports for both condition 8 and 18. Once finalised these documents should be formally*

*submitted to the Council in the form of a discharge of conditions application. I do not agree that this condition has been fully discharged for phase 1.*

*Issue 2: Further details in respect of condition 8 and 18 are also required for phases 2a and 2b. It was always anticipated that the development would take place in a phased manner (condition 5). This being the case we also request that an additional noise assessment for phase 2a and 2b to be submitted. The comments from Miller Goodall in respect of this request are noted. These should be formulated into a formal response for consideration. Please also see my comments below as regards the commencement of works on phases 2a and 2b.*

*It is agreed that an updated phasing plan is now required under condition 5. This must be submitted as soon as possible as it is evident that work has commenced on phase 2a and potentially 2b.*

*Issue 3: Please provide all of the indicated information as soon as possible so that this can be formally considered.*

*The work that has commenced on phase 2a does not accord with the approved plans for the site. The buildings that have been constructed are not in accordance with the approved site layout (ref. 5336-02N). A section 73 application to vary the approved plans needs to be submitted as a matter of urgency. As the development does not appear to be progressing in accordance with the approved plans it is therefore particularly important to ensure that the assessment of noise impacts reflects the updated position, rather than rely solely upon that information that has previously been agreed for a different scheme. The Miller Goodall Report ref. 102513\_V4, dated 18 August 2021 provides updated modelling results to reflect proposed changes to the site layout for Phase 1 only. We cannot comment on whether condition 15 has been fully complied with until we make a visit to the site.*

We still consider that a site visit would assist greatly in moving forward with all of these issues. Would any of the following dates be convenient:

W/C 5<sup>th</sup> January: 8<sup>th</sup> AM

W/C 12<sup>th</sup> January: 15<sup>th</sup> PM, 16<sup>th</sup> PM

I look forward to receiving your response. Please note that I will now be

on annual leave until the 29<sup>th</sup> of December.

Kind regards

[Redacted]

[Redacted]

**Principal Planner – Development Management**

**Telephone:** [Redacted]

**Mobile:** [Redacted]

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

---

**From:** [Redacted] <[Redacted]>  
**Sent:** 15 December 2025 09:59  
**To:** [Redacted] <[Redacted]> [Redacted]  
<[Redacted]> <[Redacted]> <[Redacted]>  
<[Redacted]> <[Redacted]> <[Redacted]>  
<[Redacted]> <[Redacted]>  
**Cc:** [Redacted] <[Redacted]>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

Morning [Redacted] thanks for your email below.

This period leading up to Christmas is one of the busiest in the year for the business and so it's not possible to get together before the Christmas break.

That said and as noted in my email of 21<sup>st</sup> November 2025, can you let us know when your team are likely to be able to provide comments under each of the various items in the summary that we sent over a month ago and then hopefully we can narrow down the issues prior to a site visit in the New Year ?

Many thanks,

[Redacted]

---

**From:** [redacted] <[redacted]>  
**Sent:** 12 December 2025 15:43  
**To:** [redacted] <[redacted]> [redacted] <[redacted]>  
[redacted] <[redacted]> [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]>  
**Cc:** [redacted] <[redacted]>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Good afternoon,

I was wondering if it would be possible to rearrange our site visit for next Thursday afternoon (17<sup>th</sup> of December) in order that we can continue to move forward with our discussions?

Many thanks  
[redacted]

[redacted]  
**Principal Planner – Development Management**  
**Telephone:** [redacted]  
**Mobile:** [redacted]

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

---

**From:** [redacted] <[redacted]>  
**Sent:** 03 December 2025 17:53  
**To:** [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]> [redacted] <[redacted]>  
<[redacted]> [redacted] <[redacted]>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

Hi [REDACTED] – many thanks indeed for this, much appreciated  
Best regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 03 December 2025 10:21  
**To:** [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>  
[REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

Good morning,

My apologies for the delay in responding to your email. I do intend to provide a full and detailed response to each of the matters raised as soon as I am able. Unfortunately, I have been extremely busy over the last week and have not yet been able to complete my response. I will endeavour to review all planning issues this week and hope to respond early next week. Your patience is much appreciated.

Kind regards

[REDACTED]

[REDACTED]

**Principal Planner – Development Management**  
**Telephone:** [REDACTED]  
**Mobile:** [REDACTED]

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

---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 01 December 2025 11:00  
**To:** [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams) 211125

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

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

Morning [REDACTED]

Following my email of 21<sup>st</sup> November 2025, I am just emailing to see when you and your team are likely to be able to provide comments under each of the various items and then hopefully we can narrow down the issues prior to a future site visit ?

I attach our documents again for completeness.

Best regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 November 2025 10:10  
**To:** [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams) 211125

Morning [REDACTED] many thanks indeed for your email below and it was a shame we could not meet up remotely yesterday, but we fully understand and hope the emergency matter was resolved.

We are very much open to rescheduling the meeting so that we can move forward with various matters as soon as possible

You will have seen our table and updated draft phasing plan ( attached again for completeness), which we hope you find helpful in terms of bringing all of the issues together into one document across the three main areas of discussion, rather than having to look across numerous emails and papers. We have outlined what our proposed approach is under each of these areas.

[REDACTED] from LK Consult ( our site investigation specialists) has also had a very helpful conversation with [REDACTED] to outline how we intend to take matters forward.

To that end and as noted in your email, we think it would be prudent for you, [REDACTED] and

██████ / ██████ to provide comments under each of those items and then hopefully we can narrow down the issues prior to a site visit. If your able to coordinate this at your end, that would be most helpful.

We can then set up a site meeting at our earliest convenience.

Best regards,

██████

██████████████████ | Director

Mobile: ██████████ | Email: ██████████

Web: [www.pwadvisory.co.uk](http://www.pwadvisory.co.uk)



The contents of this email are confidential to the ordinary user(s) of the e mail(s) to which it was addressed and may also be privileged. If you are not the addressee of this email you may not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this email in error please email the sender by replying to this message, or by telephone on + 44 (0) 7818 453701

---

**From:** ██████████ <████████████████████>  
**Sent:** 20 November 2025 10:09  
**To:** ██████████ <████████████████████> ██████████ <████████████████████>  
████████████████████ <████████████████████> ██████████ <████████████████████> ██████████ <████████████████████>  
<████████████████████> ██████████ <████████████████████> ██████████ <████████████████████>  
<████████████████████>  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am (Teams)

Good morning,

Thank you for your email, and meeting invitation. We completely understand the things are unavoidable. ██████████ and ██████████ are also now in an important meeting this morning about an emergency matter that

will unfortunately encroach upon their time available this morning and are not available to attend the Teams meeting. We are also very keen to have a meeting as soon as possible but are also of the view that a site meeting is required given the need to establish exactly what mitigation measures have been implemented on site to date. We therefore propose that a site meeting is re-scheduled as soon as possible. We are available tomorrow morning, or anytime on Monday if either of these times would be suitable.

Thank you also for sending over the attached table and phasing plan, these are very helpful. I agree that that an updated phasing plan is required pursuant to condition 5 and advise that an application should be submitted to address this. I have been reviewing the discharge of conditions application again and will aim to provide some of my thoughts too prior to having a meeting.

Your patience and assistance is much appreciated and I look forward to hearing from you.

Kind regards

[REDACTED]

[REDACTED]

**Principal Planner – Development Management**

**Telephone:** [REDACTED]

**Mobile:** [REDACTED]

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

-----Original Appointment-----

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

**Sent:** 19 November 2025 15:37

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

**Subject:** Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

**Importance:** High

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

**CAUTION External E-Mail: Take extra care before clicking links, attachments**

**and actioning requests. Think Before you Click**

Hi All,

Following [REDACTED] email this afternoon, I am sending the Teams meeting for our catch up tomorrow morning at 10.30am

Please click on the link below to join the meeting.

I also attach a table summarising the position on various planning related matters plus a draft phasing plan for the site , which we can use for the basis of our conversation.

I suggest, therefore, that the Agenda in general terms is as follows;

- 1.0 Introductions
- 2.0 Site investigation matters – approved scheme
- 3.0 Noise related matters – current running application to vary condition 4
- 4.0 Adjacent application , 83 houses , Douglas Rd, Atherton
- 5.0 Next Steps

Thanks

[REDACTED]

---

[REDACTED]

[REDACTED]

---

[REDACTED]

---

>><<

Image removed by sender.



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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

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

---

## Agenda | Site Meeting | Chanters

<b>Purpose:</b>	Site Meeting – Planning Related matters
<b>Venue:</b>	Maxilead – Chanters Industrial Estate, Woodward Way, Arley Way, Atherton, Manchester M46 9BP
<b>Date and Time:</b>	16 <sup>th</sup> January 2026 – 3pm
<b>Attendees</b>	<p>██████████ – Maxilead Ltd</p> <p>██████████ – Maxilead Ltd</p> <p>██████████ Advisory Ltd</p> <p>██████████ – JWPC Ltd</p> <p>██████████ – The LK Group</p> <p>██████████ Miller Goodall Ltd</p> <p>██████████ – Wigan Council</p> <p>██████████ Wigan Council</p> <p>██████████ – Wigan Council</p> <p>██████████ – Wigan Council</p>

AGENDA ITEMS		OWNER
1.0	<b>Attendance &amp; Introductions</b>	<b>ALL</b>
1.1	<ul style="list-style-type: none"> <li>Maxilead and Wigan Council introductions</li> </ul>	
2.0	<b>Yard Visit / Walk</b>	<b>ALL</b>
2.1	<ul style="list-style-type: none"> <li>Supervised Walk Around Site with appropriate PPE</li> </ul>	
3.0	<b>Item 1 – Phase 1 Condition 8 and 18</b>	██████████
3.1	<ul style="list-style-type: none"> <li>Site Investigation – validation reports for condition 8 (SI contamination) and condition 18 (Gas mitigation).</li> <li>Approach as CC email to ██████████ dated 17 November 2025 and production of As Built Plans</li> </ul>	
4.0	<b>Item 2 – Phasing for the Development (Phase 2a)</b>	██████████
4.1	<ul style="list-style-type: none"> <li>Updated Phasing Plan has been prepared to cover Phase 1, Phase 2a and Phase 2b</li> <li>Condition 8 and 18 requires discharge for this Phase 2a – LK Group addendum report for contamination &amp; geotechnical ground investigation Phase 1</li> <li>Noise assessment consideration – Phase 2a</li> <li>Phase 2b has not commenced</li> <li>Section 73 Application discussion to vary the approved plans</li> </ul>	

<b>5.0</b>	<b>Item 3 – Application A/25/099030/VARMIN – Variation to Extend hours</b>	████████
5.1	<ul style="list-style-type: none"> <li>• Maxilead response in attached table.</li> </ul>	
<b>6.0</b>	<b>Item 4 – Application A/25/098899/MAJOR (83 Dwellings, Douglas Rd)</b>	████████
6.1	<ul style="list-style-type: none"> <li>• Update from Wigan Council</li> </ul>	
<b>7.0</b>	<b>Any Other Business – Next Steps</b>	████████
	<ul style="list-style-type: none"> <li>• Any other matters and next steps</li> </ul>	

**From:** [REDACTED]  
**Sent:** 20 November 2025 10:09  
**To:** [REDACTED]  
**Subject:** RE: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)

You don't often get email from peter@pwadvisory.co.uk. [Learn why this is important](#)

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

Thanks [REDACTED] Perhaps we can catch up sometime after the meeting and discuss matters. I know that [REDACTED] has outlined our approach with you and we can progress on that basis  
Very best,

[REDACTED]

-----Original Appointment-----

**From:** [REDACTED]  
**Sent:** 20 November 2025 08:44  
**To:** [REDACTED]  
**Subject:** Declined: Maxilead Ltd and Wigan Council Meeting - Thursday 20th November, 10.30am ( Teams)  
**When:** 20 November 2025 10:30-11:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.  
**Where:** Microsoft Teams Meeting

[REDACTED]

Unfortunately, I will have to decline as I'm attending a Civil Contingencies meeting relating to an ongoing incident this morning.

[REDACTED] will hopefully attend/reschedule the meeting.

Regards

[REDACTED]

>><<

---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

As a public body, the Council may be required to disclose this email or any response to it under the

Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

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

---