



Wigan
Council

REQUEST 19506

Is the New Inn being turned into an HMO?

Reports are circulating that it's going to be an HMO and no longer used as a public house.

RESPONSE

In responding to this request, we have assumed that the property you are referring to is the New Inn, Bentinck Street, Wigan, WN3 6RB.

Our records indicate that this property is privately owned. Accordingly, the Council is not able to propose, confirm, or otherwise determine what the future use of the property will be, as this remains a matter for the private owner.

At present, the Council holds no planning records relating to the New Inn on Bentinck Street. No applications have been submitted for a change of use to a House in Multiple Occupation (HMO) or any other form of development.

For clarity, any proposal to change the use of the property to an HMO would require planning permission. Should any such application be submitted in the future, it would be publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications and all relevant statutory requirements. Members of the public would be able to view the proposals online and submit comments should they wish to do so.

Details of planning applications, including any potential future submissions relating to this property, can be viewed using the search function on the Council's website at the following address:

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Search-planning-applications.aspx>

Guidance on how to use the planning search system is also available on the above webpage:

<https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/User-Guide-Idox-Public-Access-system.pdf>

All comments submitted on any future planning application would be fully considered as part of the assessment and decision-making process.

If no planning application has been submitted and development is undertaken at the property to change its use, this may represent a potential breach of planning control. Such concerns can be reported to the Council's Planning Enforcement Team at the following link:

[Enforcement and breaches](#)

Reports will be investigated by the Team in accordance with the Council's Local Planning Enforcement Plan, with this document available to view online at the following link:

[Planning Local Enforcement Plan](#)