

Planning and Regeneration Department
Director: Martin Kimber BA DipTP MRTPI



Anthony Grimshaw Associates
6 Bridgeman Terrace
Wigan
WN1 1SX

23 APR 2004

Our reference GD/BB/A/04/60837
Your reference
Please ask for Graham Dickman
Extension 8045
Direct line 01942 488045
e-mail g.dickman@wiganmbc.gov.uk
Date 27 April 2004

Dear Sirs

Planning application A/04/60837 – Land adjacent to Ashfield House Hotel, Standish

I refer to the above application.

I have to advise you that the information submitted is insufficient to allow the application to be determined.

As a minimum, the following revised and additional information will be required.

1. An accurate site plan correctly reflecting the present site layout.
2. Full details of existing and proposed site levels.
3. A survey of all existing trees, indicating species, position, height, crown spread, and physical condition.

It should be noted that the present siting of the building would result in the removal of trees which are considered worthy of preservation and are included within Tree Preservation Order No. 14. You would therefore need to revise the layout to ensure that no loss of any trees of merit would result.

The submission of site levels will aid consideration of the physical impact of the building on adjacent properties and the area in general. In respect of car parking provision, the spaces shown, particularly those adjacent to the access road, would be difficult to construct in the light of the existing levels and inaccuracies in the layout plan. In addition, you should indicate the nature of the boundary treatment which is proposed to differentiate between residents' parking spaces and those for hotel visitors.

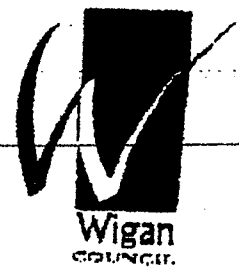
With regard to the eastern site boundary, please clarify whether the whole of the land shown within the red edge on the site plan lies within your client's ownership, since this appears to intrude within the park boundaries. During my site inspection, I noted that a pedestrian access appears to exist across the site. Can you please clarify this aspect.



2002-2003
Neighbourhood Renewal

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Building the future together



The application site includes land along the northern boundary in separate ownership, and on which an extant planning permission exists for the erection of a bungalow. Planning permission is unlikely to be forthcoming for your development, unless this permission can be annulled, since the juxtaposition between the two developments would not be acceptable. This would require your client to enter into a Section 106 legal agreement, requiring control to be obtained over this land before any development can commence.

Notwithstanding that you may wish to submit the required information, in view of the extent of the issues to be resolved, I would suggest that the present application is withdrawn. I would be pleased to comment on the revised details prior to a further submission.

You should note that the 8 week period for determination of the application expires on 20 May 2004. If adequate information is not submitted before this date, consideration will need to be given to refusal of the application in its present form.

If you wish to discuss these matters further, please contact me direct.

Yours faithfully

Graham Dickman
Principal Planning Officer
Development Control