
Land at Wray Street, Ince, Wigan WN1 3HT
DESIGN AND ACCESS STATEMENT
in support of -
Outline Planning Application for Residential Development (With Means of Access determined)

1:00 This statement is to support an Outline Planning Application for Residential Development with means of access determined. Design, layout, landscaping etc. would be determined by a later Reserved Matters application.

2:00 The site is partly unused land with some commercial buildings on the site. The surrounding area is residential, although part of the site to the west has a commercial use.

3:00 The site is in a sustainable area and is ideally placed for public transport. Access is shown off Manchester Road, a main link road between Wigan and Leigh. The site is less than 1 mile from Wigan Town Centre.

4:00 The existing access into site is shown retained with a slight relocation to allow the layout as indicated. Visibility splays of 2.4m x 43.0 m are indicated.

5:00 Pre-application advice was received by the applicant in November 2015. (e-mail Richard Taylor to Roy Wood 25-11-2015) The comments refer to the benefits of siting new homes within a sustainable urban location. Issues are raised with regard to access from Karen Road across public open space and the subject of flooding. The proposals show access off Manchester Road with no loss of public open space. We understand, from the applicant, that a considerable amount of work has been carried out by the Environment Agency in the past few years which has 'solved' previous flooding problems.

6:00 There are no trees within the application site worthy of retention and for that reason we have not commissioned a Tree Survey.

7:00 The layout shown on drawing numbered 3780- 04 is indicative only and is provided to show the size and scope of the site. A detailed layout will be submitted for consideration as part of a Reserved Matters application. However, the layout shown indicates that a viable scheme could be designed which would comply with Wigan Council's Housing Design Guide and comply with all requirements regarding minimum interface distances and the like. Whilst the submitted feasibility proposal drawing (3780-04) shows the existing commercial buildings demolished, it is possible that a reserved matters applicant may wish to retain these buildings either for commercial use or conversion to residential.

8:00 The land offers suitable provision for residential development. It will help to provide much needed housing and alleviate the pressure to build on green belt land.

Ref - 3780 TWP - 15-2-2018