**Planning Applications Report**

**Planning Committee**

**24th February 2022**

Bolton Council

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at www.bolton.gov.uk

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at www.bolton.gov.uk

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

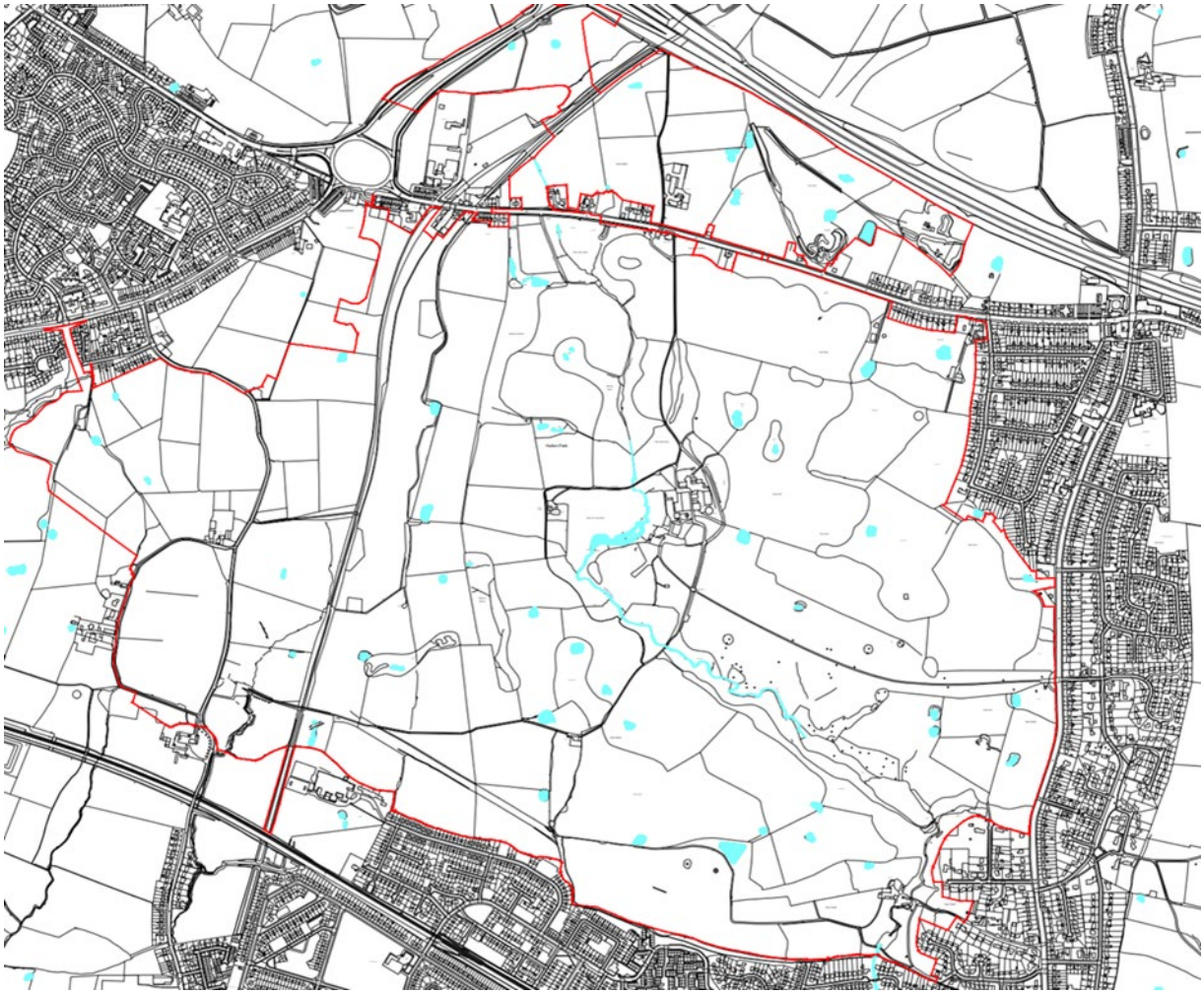
The following abbreviations are used within this report: -

| | |
|---|---|
| CS | The adopted Core Strategy 2011 |
| AP | The adopted Allocations Plan 2014 |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Policy Guidance |
| PCPN | A Bolton Council Planning Control Policy Note |
| PPG | Department of Communities and Local Government Planning Policy Guidance Note |
| MPG | Department of Communities and Local Government Minerals Planning Guidance Note |
| SPG | Bolton Council Supplementary Planning Guidance |
| SPD | Bolton Council Supplementary Planning Document |
| PPS | Department of Communities and Local Government Planning Policy Statement |
| TPO | Tree Preservation Order |
| EA | Environment Agency |
| SBI | Site of Biological Importance |
| SSSI | Site of Special Scientific Interest |
| GMEU | The Greater Manchester Ecology Unit |

The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

# Application number 12218/21



**Directorate of Place**
**Development Management Section**

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**Date of Meeting:** **24/02/2022**

**Application Reference:** **12218/21**

**Type of Application:** **Full Planning Application**

**Registration Date:** **20/09/2021**

**Decision Due By:** **19/12/2021**

**Responsible Officer:** **Jodie Turton**

**Location:** **LAND AT AND ADJACENT HULTON PARK, MANCHESTER ROAD, OVER HULTON, BOLTON, BL5 1BH**

**Proposal:**
**PART A: A FULL PLANNING APPLICATION FOR RESTORATION WORKS TO HULTON PARK AND VARIOUS EXISTING STRUCTURES AND HERITAGE ASSETS WITHIN IT, INCLUDING THE PLEASURE GROUNDS, DOVECOTE, WALLED GARDEN AND LAKES; THE DEMOLITION OF VARIOUS EXISTING BUILDINGS AND STRUCTURES; THE DEVELOPMENT OF A GOLF RESORT, INCLUDING AN 18-HOLE CHAMPIONSHIP-GRADE GOLF COURSE, CLUBHOUSE, GOLF ACADEMY (COMPRISING DRIVING RANGE, PRACTICE COURSE, ADVENTURE GOLF COURSE AND ACADEMY BUILDING WITH SPORTS AND LEARNING FACILITIES, A GOLF SHOP AND CAFE), A HOTEL WITH ADJOINING SPA AND CONFERENCE FACILITY, AND OTHER ANCILLARY BUILDINGS, STRUCTURES AND ENGINEERING AND LANDSCAPE WORKS INCLUDING A MAINTENANCE BUILDING, HIGHWAY ACCESSES, INTERNAL ACCESS ROADS, HIGHWAY UNDERPASS, VARIOUS BRIDGES, BOUNDARY TREATMENTS, EXTERNAL LIGHTING, PARKING AREAS AND NEW AND REPLACEMENT LANDSCAPING AND OPEN SPACE; HIGHWAYS INFRASTRUCTURE; AND, WHERE APPLICABLE, THE RE-ROUTING, UPGRADING AND EXTENSION OF THE PUBLIC RIGHTS OF WAY NETWORK AND THE CREATION OF NEW PUBLIC RIGHTS OF WAY, FOOTPATHS AND TRAILS.**

**PART B: AN OUTLINE APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 1,036 DWELLINGS; A VILLAGE CENTRE; VILLAGE HALL; COMMUNITY ALLOTMENTS; PRIMARY SCHOOL; SHORT STAY HOLIDAY ACCOMMODATION, COMPRISING THE CONVERSION OF HOME FARM COTTAGE AND THE CONSTRUCTION OF A MEWS BUILDING, CABINS AND LODGES; AND A RANGE OF OTHER RETAIL, LEISURE, RECREATION, COMMUNITY AND FOOD & DRINK-RELATED USES; HIGHWAYS INFRASTRUCTURE; THE REGRADING OF LAND TO ACCOMMODATE THE GOLF COURSE AND STAGING AND SUBSEQUENT REGRADING FOR RESIDENTIAL DEVELOPMENT; AND, WHERE APPLICABLE, THE RE-ROUTING, UPGRADING AND EXTENSION OF THE PUBLIC RIGHTS OF WAY NETWORK, AND THE CREATION OF NEW PUBLIC RIGHTS OF WAY, FOOTPATHS AND TRAILS, WITH ALL MATTERS RESERVED EXCEPT FOR (IN PART) ACCESS, AND IN RESPECT OF THE SHORT STAY HOLIDAY ACCOMMODATION, LAYOUT.**

**Ward:** **Westhoughton North and Hulton**
**Applicant:** **Peel L&P Investments (North) Limited**
**Agent :** **Turley**

**Executive Summary**

1. In July 2020 the Secretary of State granted planning permission for a golf resort and major residential development at a site at and adjacent to Hulton Park. Members are being asked to consider an application for an amended form of development, at broadly the same site. The Secretary of State's approach to considering the relative merits and demerits of the Consented Scheme and his overall conclusions on very special circumstances and the planning balance are important material considerations in this case.

2. As explained in this report, Officers have concluded that there remains a particularly strong and unique case for the grant of planning permission. This case is stronger for the Proposed Development than it was for the Consented Scheme.

3. It is accepted that the development involves a significant amount of new development in the Green Belt and that this would cause harm. The Proposed Development is, however, less harmful to Green Belt than the Consented Scheme.

4. Whilst the Green Belt harm must be afforded very substantial weight against the development in the planning balance (and noting that Officers have identified "other harm" associated with the Proposed Development) the proposals deliver a package of benefits which Officers are satisfied amount to very special circumstances when taken together. Their overall conclusion is that the cumulative benefits that would arise because of the development would clearly and significantly outweigh all harm identified and that the proposals would have a positive and transformational effect on Bolton and the wider Greater Manchester region, and it is a genuinely unique opportunity to secure long-lasting and wide-ranging benefits.

5. A key component of the case in favour of the development is that the proposed golf resort is selected to host the Ryder Cup. Without the benefits that would accrue from hosting the Ryder Cup, planning permission would not be recommended to be granted. Any permission should therefore be conditional upon the Applicant entering into a planning obligation which restricts development that can take place at the Site until such time as hosting rights have been confirmed. This was the approach which was adopted by the Secretary of State when he granted planning permission previously.

6. If Members are minded to approve the application subject to conditions and a S106 agreement (the proposed heads of terms for which are included at the end of this report), the application will need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2021 who will confirm whether they

wish to recover the application for their own determination or the Council may proceed to grant planning permission.

## Background

7. This application was due to be considered by the Planning Committee on 20 January 2022. However, Members were concerned that they had not had the opportunity to properly consider all relevant information necessary to make an informed decision. Officers understand this was principally due to the volume of documents submitted by the Applicant in direct response to consultee/local resident feedback in the weeks immediately before the Planning Committee was held, as well as the circulation of the draft schedule of planning conditions after the main Officer Report and the amount of information contained in the Late List.

8. The original Officer Report that was published ahead of the 20 January 2022 meeting is below, but has been updated (where necessary) to reflect the additional information that was set out in the previously published "Late List" and the schedule of proposed conditions is also appended. It has also been updated to reflect receipt of any additional consultation responses from consultees and members of the public, and Officers' responses/conclusions on these matters.

9. In July 2020 the Secretary of State granted planning permission (part outline and part full) ("the Consented Scheme") at a 268ha site at and adjacent to Hulton Park for:

   a) A full planning application for restoration works to Hulton Park and various existing structures and heritage assets within it including the pleasure grounds, dovecote, walled garden and lakes, and for the development of a golf resort, including: an 18-hole championship grade golf course and clubhouse; a golf academy including driving range, practice course, adventure golf course and academy building with sports and learning facilities, a golf shop and café; a hotel with adjoining spa and conference facilities; other ancillary buildings, structures and engineering and landscape works including a maintenance building, halfway house, highway access, highway underpass, various bridges, boundary treatments, internal access roads, external lighting, parking areas, and new and replacement landscaping; the demolition of various existing buildings and structures; and, where applicable, the re-routing, upgrading and extension of the Public Right of Way network;

   b) An outline planning application for the residential development of 56.03ha of land providing up to 1,036 dwellings, a local centre and, where applicable, the re-routing, upgrading and extension of the Public Right of Way network, with all matters reserved except for (in part) highways.

10. The decision followed a Call-In Inquiry, which took place in October 2019 after the Council's Planning Committee confirmed in March 2018 they were minded to grant planning

permission for the (now) Consented Scheme. A copy of the Secretary of State's decision letter is included at Appendix 1.

11. The application was referred to the Secretary of State in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 (which has now been superseded by The Town and Country Planning (Consultation) (England) Direction 2021) on account of it involving a significant quantum of inappropriate development in the Green Belt. It was confirmed he had decided to call the application in in July 2018.

12. The Council's case to the Call-In Inquiry can be summarised as follows:

- The proposals would restore and bring back into viable use a particularly degraded designated heritage asset through the delivery of a high-quality leisure destination which is of sufficient quality to host one of the world's few "mega sporting events";
- The social, cultural and economic benefits of the proposals would be wide-ranging and long-term, of benefit to Bolton and the wider region;
- The proposed development, for the most part, accorded with the Development Plan ("DP") but the development as a whole was, by definition, "inappropriate development" in the Bolton Green Belt, although elements of it might be considered appropriate;
- A DP conflict therefore arose with Policy CG7AP of the Allocations Plan (which seeks to avoid inappropriate development in the Green Belt);
- The proposals would, however, give rise to a range of substantial planning benefits which outweigh the harm to the Green Belt by virtue of their inappropriateness and any other harm arising;
- Very special circumstances therefore existed and (taking into account the above) the planning balance weighed in favour of the proposals and planning permission should be granted.

13. Whilst the Secretary of State acknowledged that harms would arise from the proposals, including substantial harm to the Green Belt and less than substantial harm to the Hulton Park Registered Park and Garden ("RPG"), he also concluded that the Consented Scheme would:

- Deliver an "enormity" of benefits;
- Generate economic benefits that would be very significant in any context, but which would take on an even greater significance in the context of a local area and region which lags behind economically and evidences higher levels of deprivation and economic inactivity;
- Represent the optimum viable use for the RPG;
- Diversify the ecological features and habitats at the site;
- Deliver housing of a type which is in demand and would be likely to diversify existing housing stock in an area of significant shortfall;
- Provide net benefits in terms of Public Rights of Way ("PROW");
- Significantly improve the operation of the Chequerbent roundabout.

14. Taking into account the harm to the Green Belt and all other harm that would arise, the Secretary of State concluded that the benefits would clearly outweigh those harms and that very special circumstances existed.

15. However, in recognition of the role that hosting the Ryder Cup tournament at the site would play in delivering most of the benefits, a key condition of the Consented Scheme (secured via a legally binding planning obligation) was that no development whatsoever take place unless and until hosting rights for the Ryder Cup were confirmed.

16. The Consented Scheme remains extant and could still be implemented (subject to the relevant conditions and obligations associated with it being satisfied). The previous planning permission, granted recently by the Secretary of State, and for a similar type and form of development at the Site is a material consideration in the determination of this application. As is the approach that was taken to considering the relative merits and demerits of the proposals and the Secretary of State's conclusions on these.

17. The proposal which is the subject of the current application ("the Proposed Development"), which is described in full in the section below and is shown on the Masterplan included at Appendix 2, represents an evolution of the Consented Scheme.

18. Since the grant of planning permission, Peel has continued to engage with the European Tour and UK Sport on the Ryder Cup venue selection process.

19. Forthcoming Ryder Cup events have all been delayed a year because of the COVID-19 pandemic. It has already been confirmed that the Ryder Cup 2027 tournament will be held in Ireland; consequently, the next opportunities for hosting the European version of the tournament are 2031 and 2035.

20. At the time of the application being submitted, Hulton Park had been shortlisted as one of three potential venues for these tournaments. Following withdrawal of The Belfry in Birmingham, the shortlist now comprises just two English venues – the Site and The London Club.

21. As part of the shortlisting process feedback has been provided on the merits of the opportunity, including the design and format of the proposed golf course.

22. This feedback has shaped the Proposed Development, alongside the Applicant's stated objective to further maximise other benefits that could be delivered as part of the development and respond positively to stakeholder and community feedback on the Consented Scheme and earlier iterations of the Proposed Development they consulted upon prior to submission of this application.

23. Planning certainty is required for the bid for hosting rights to have any realistic prospect of success. Whilst 2031 and 2035 are years in the future, the next stage of the process is due to take place as soon as a decision is made by the Planning Committee. The European Tour are aware of the process of the application and the timing and an early decision would maximise the opportunity to progress via UK sport and European Tour programme.

24. The application sites for the Consented Scheme and the Proposed Development overlap but are not identical, as illustrated on the plan included at Appendix 3 to this report (which also includes the RPG and Green Belt boundaries for context). The site which is the subject of the Proposed Development ("the Site") is circa 89ha larger than the site of the Consented Scheme.

25. Considering the extant permission, the key issues for Members to consider in the determination of this application are whether:

    - the changes encompassed in the Proposed Development give rise to any additional Green Belt and/or other harm beyond that associated with the Consented Scheme (or indeed whether the changes have reduced the harm), since any harm must be clearly outweighed by the benefits of the proposals
    - the Proposed Development would result in the same or a different (higher or lower) extent of benefits to be weighed against harm
    - there has been any material change in circumstances since the granting of planning permission for the Consented Scheme that should be taken into account and weigh in the planning balance
    - taking account of the above, if very special circumstances still exist and planning permission should be granted for the amended proposals.

26. A key change in circumstance that Members should be aware of is the submission of an application ("the Scheduling Application") to the Department for Culture, Media & Sport ("DCMS") (who will determine the outcome with the benefit of advice from Historic England) seeking the designation of part of the Chequerbent Embankment (located in the western part of the Site) as a Scheduled Ancient Monument ("SAM"). The extent of the Scheduling application is shown on the plan included at Appendix 4.

27. The Scheduling Application is currently pending determination. At the time of writing, it is understood that Historic England has submitted its report on the scheduling case to DCMS but the outcome of the application is still unknown. If it is approved, the embankment will become a designated heritage asset (a Scheduled Ancient Monument).

28. This would materially change the weight that should be afforded to the impacts on the embankment (which are considered later) in planning decision making, with an increased emphasis on its preservation and enhancement. A precautionary approach to has been adopted by Officers in relation to this matter, which is explained in further detail later in this report.

29. The Applicant remains committed to the Grampian-style restriction (see Paragraph 7 of this report) in the Section 106 Agreement that accompanies the Consented Scheme. This commitment is reflected in the Heads of Terms submitted with the application, which are fully detailed at the end of this report.

**Proposal**

30. Like the Consented Scheme, the Proposed Development is the subject of a hybrid (part full and part outline) planning application. The restoration of Hulton Park and the delivery of a championship-grade golf course to host the Ryder Cup are at its heart.

31. The Proposed Development has been further amended since the submission of the application in response to feedback from consultees and members of the public. Some of these amendments necessitated updates to the Environmental Impact Assessment. The updated plans, documents and Environmental Statement ("ES") have all been consulted upon in accordance with the relevant consultation regulations and the Council's protocols prior to the Application being report to the Committee for decision. The details below reflect these additional amendments.

32. In summary, the hybrid application seeks:

a) Detailed planning permission for:

(i) Restoration works to Hulton Park (and the structures and heritage assets within it, including the pleasure grounds, dovecote, walled garden and lakes);
(ii) The development of a championship-grade 18-hole golf resort, including:
- structures, and engineering and landscaping works required for the golf course itself
- clubhouse
- golf academy (comprising driving range, practice course, adventure golf course, academy building with sports and learning facilities, golf shop, café)
- hotel complex with spa and conference facilities
- associated structures and buildings (including greenkeepers/maintenance buildings)

(iii) Re-routing, upgrading and extension of the Public Rights of Way network and creation of new Public Rights of Way, footpaths and trails to include (inter alia) the "Hulton Trail" recreational route (in large part) and other pathways;
(iv) Highway accesses, internal access roads, highway underpass, and various bridges, including a road linking the A6 to the M61 motorway at Junction 5; and
(v) Ancillary development including external lighting, parking areas, new and replacement landscaping and open space.

b) Outline planning permission (with all matters reserved except for (in part) access, and in respect of the short stay holiday accommodation, layout) for:

(i) The creation of residential communities (upto 1,036 dwelling in total);
(ii) Leisure, recreational, retail and community facilities (including village hall, primary school and community allotments) and associated footpaths, trails and Public Rights of Way;
(iii) Smaller components of the golf resort, comprising the Restaurant with Rooms and additional short-stay visitor accommodation (involving conversion of Home Farm Cottage and construction of a mews building, and new cabins and lodges);
(iv) Interim land-grading works on land adjacent to the golf resort (principally for staging of the Ryder Cup), in the areas which are proposed for residential development.

33. Listed building consent for the proposed restoration of the Grade II listed Dovecote, which forms part of the full application, has been sought (application ref 12379/21). At the time of writing, that application was pending but Officers were minded to approve via delegated powers.

34. The key changes from the Consented Scheme are:

- Amendments to golf course design – this includes an increase in the length of the course (7,400 to 7,700 yards) and amendments to its layout and form to introduce (inter alia) additional water bodies, enhancing player and spectator experience and providing greater capacity for tournament staging. Buggy tracks have been re-routed and extended to reflect the altered design and the number of bridges has increased.
- Extended golf resort offer, including the introduction of a "restaurant with rooms", cabins and lodges.
- Relocation and handing of the clubhouse.
- Relocation of the maintenance compound serving the golf course.
- Temporary land grading works to create landscape platforms for use as spectator viewing areas during the Ryder Cup tournament (these areas will be regraded for subsequent residential development after the tournament) and associated update of the Ryder Cup Staging Plan.
- Adjacent land to the west (at Chequerbent), outside of the Green Belt but designated as Other Protected Open Land, is now included in the Site and is proposed for residential development, and the quantum of residential development elsewhere in the Site has been reduced meaning the net residential yield is unchanged.
- Introduction of a range of new facilities to support existing and new communities, including a new health and wellbeing hub; a flexible retail, food and drink venue referred to as "Chequerbent Barns"; and a village hall and retail unit at Dearden's Farm.
- Introduction of the "Hulton Parklands" concept– bringing together elements such as paths and nature trails, cycling infrastructure, "land art", a health and wellbeing hub, and food and drink and entertainment amenities.
- Amended highways infrastructure, including the provision of a road link between Junction 5 of the M61 and the Site, linking to an enhanced connection north to south through the Site via new four-arm roundabout on the A6. The length of this road, which comprises a large section of the long-awaited Bolton-Wigan Link road – known as Park Avenue.
- The preparation of a Memorandum of Understanding for the delivering of the "missing" element of the Bolton-Wigan Link Road (with other sections delivered by the development, as above).
- Introduction of a Community Charter, following recent establishment of community liaison.

35. As a result of the amendments the Proposed Development reduces the extent of golf interventions in the historic core of the RPG. Similarly, the amount of residential development on Western Fields and within the Green Belt is also reduced (by 18.25ha/572 homes). The existing buildings at Dearden's Farm are now retained.

36. In respect of the outline elements of the Proposed Development, the application is accompanied by a Parameters Plan and a series of design codes which reserved matters will have to accord with.

37. The Proposed Development will be delivered in phases. Due to the extent of land required for staging of the Ryder Cup, only a proportion of the proposals can be delivered prior to the tournament. Subject to securing planning permission and hosting rights being confirmed

in 2022, development will commence in 2023 and be fully complete in either 2039 or 2043 (depending on when the Ryder Cup is hosted at the Site).

38. In either scenario, the golf course will be complete and operational in 2027 and the Applicant is proposing that 365 homes will be constructed prior to the Ryder Cup. This delivery will take place at Chequerbent Bank, Banks North, Lee Hall Quarter, Park End Farm, the Retail Area and Dearden's Farm (see the plan at Appendix 5).

39. It is noted that this would represent an uplift in the delivery of new homes prior to the tournament taking place (previously 275) but (like with the Consented Scheme) this trajectory has been proposed because it reflects the availability of land within the Site prior to the Ryder Cup and highways mitigation requirements.

40. It is noted that the planning permission for the Consented Scheme does not include either a condition or obligation which would prevent the delivery of some residential development (within this 275 home "envelope") prior to the restoration works being completed and/or operation of the golf course component of the Consented Scheme, and no such limitation is proposed now in light of the Secretary of State not considering this necessary before.

41. Other development is associated with the Proposed Development but does not form part of this application: temporary buildings, structures and facilities required for staging large tournaments and events, including temporary park and ride facilities on key routes; hosting of small/medium scale events associated with the facilities delivered as part of the Proposed Development; off-site tree planting and habitat enhancement; and off-site highway improvements at the Four Lane Ends junction and to increase the capacity of the right turn lane at the Park Road/Leigh Road junction. All these works are described and assessed in the Environmental Impact Assessment which support the application, and relevant other accompanying documentation (e.g. the Transport Assessment) and are considered to be essential mitigation for the Proposed Development. If permission is granted, they will be secured by condition or obligation.

**<u>Site Characteristics</u>**

42. The Site (shown on the plan at the start of this report) is 356.77 hectares in size and is located at and adjoining Hulton Park.

43. The Site lies in the Hulton and Westhoughton North and Chew Moor wards of Bolton, approximately 4.5km south of Bolton, 8km east of Wigan and 16.5km north-west of Manchester. The site is set between Over Hulton to the east, Atherton to the south and Westhoughton to the west.

44. The A6 Manchester Road bisects the Site to the north, extending westwards where it forms an existing roundabout at Chequerbent with the A58 and eastwards where it forms the Four Lane Ends signalised junction (Manchester Road, St Helens Road, Salford Road and Newbrook Road).

45. The Site comprises three main parcels:

    - The northern parcel, a broadly rectangular area located between the M61 and A6;

- Land south of Chequerbent, to the east and west of Platt Lane; and
- Hulton Park and adjoining land (within its setting) to the west.

46. The Site also includes land south of the M61 motorway and east of the A58 Snydale Way for the purposes of creating an access to the Proposed Development.

47. A rail line is approximately 300 metres south of the Site there are three nearby train stations. Approximately 500m to the southwest of the development is Daisy Hill train station. 300m to the south of the site is Hag Fold Station and to the southeast is Atherton approximately 500m away.

48. Hulton Park is formed of the landscaped estate that once surrounded Hulton Hall, which was demolished in the 1950s. The Park is generally undulating land laid to grass with substantial areas of woodland rising to the north with features which include:

    - A principal entrance from the east off Newbrook Road, in the form of a gated carriage entrance bounded by a lodge building;
    - A secondary entrance from the A6, again in the form of a gated carriage entrance, with a residential property known as the Cottage (a former residence of the Hulton family) lying adjacent;
    - A cluster of the 19th and 20th century farm buildings and deteriorated structures around the site of the former Hulton Hall, know as Home Farm. Within this cluster is a small Dovecote, which is a Grade II listed structure;
    - The severely overgrown remains of pleasure grounds and a kitchen garden that once served Hulton Hall;
    - Two large lakes, albeit subject to significant silting and hence reduced in depth and size;
    - A stream known as Mill Dam Stream which extends from the north west down in to the centre of the Site where it feeds one of the lakes;
    - Three other farm building clusters:
        - Dearden's Farm in the north east, accessed from the A6;
        - Park End Farm in the south east, accessed from Woodlands to the east; and
        - Wood End Farm in the west, accessed from a farm track which adjoins Platt Lane to the west;
    - A memorial to the Pretoria Pit mining disaster in the south east corner;
    - Large expanses of open ground, now largely grazing pasture, defined by woodland, plantations and individual specimen trees;
    - Vehicular tracks and footways, only one of which is a public right of way, extending into the western extent of the Park.

49. The Park is currently used for agricultural purposes (grazing), horse related activity, some limited residential use and limited leisure use, such as local archery and angling clubs.

50. The Site includes areas of land beyond the designated boundary of the RPG, namely:

- Land immediately west of the boundary of the RPG and east of the former Chequerbent Incline railway. The land is outside of the park but visible from within it forming part of

its setting. It is agricultural land in use as pasture and has a network of public footpaths, mature hedgerows and blocks of woodland

- Land to the west of the former Chequerbent Incline railway. The existing eastern edge of Westhoughton defines part of its western boundary. It is bisected by Platt Lane which provides a highway route to Atherton.
- Land to the north of Hulton Park and north of the A6 (Manchester Road). This area comprises agricultural land, blocks of woodland and agricultural buildings, with residential properties along Manchester Road. There is a public right of way running north to south through part of the Site.

**Decision Making Context**

51. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

52. Section 66(1) of the Listed Buildings and Conservation Areas Act 1990 states that: "*in considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

53. The Town and Country Planning (Environmental Impact Assessment) Regulations 2019 (as amended) ("the EIA Regulations") state that "EIA development" means development which is either: (a) Schedule 1 development; or (b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The proposals comprise EIA development under Schedule 2, Category 12: Tourism and Leisure (f) - Golf courses and associated developments. The Application is accompanied by an Environmental Statement ("ES").

Development Plan

54. The adopted DP has not changed since planning permission was granted for the Consented Scheme.

55. It comprises the following:

- Bolton Core Strategy (March 2011) ("CS")
- Bolton Allocations Plan (December 2014) ("AP")
- Greater Manchester Joint Minerals Plan (April 2013) ("GMMP")

56. The CS was adopted prior to the National Planning Policy Framework ("NPPF") (2012) and both the AP and GMMP's were adopted prior to the NPPF (2019). Relevant DP policies should only be considered up to date where they are consistent with the NPPF, which (as detailed below) was further updated in 2021.

57. The CS sets out a range of "Strategic Objectives" relevant to the Proposed Development:

- SO1 – Maximising access to health, sport and recreation facilities and increase opportunities for walking and cycling
- SO5 – Ensuring Bolton takes economic advantage of its location in the Greater Manchester City Region.
- SO6 – ensuring transport infrastructure supports all aspects of the spatial vision and that new development is accessible and makes use of existing infrastructure
- SO11 – To conserve and enhance Bolton's heritage and landscapes and improve the quality of open spaces and design of new buildings
- SO12 – To protect and enhance Bolton's biodiversity
- SO14 – To provide housing which meets the needs of everybody

58. The relevant policies of the CS are:

- H1: Healthy – Support the development of new health facilities in renewal areas and ensure new developments contribute through planning contributions to meet the health needs which they generate
- A1: Achieving – support development of secondary schools and primary in accessible locations and ensure new developments contribute appropriately through planning contributions to meet the needs they generate
- P2: Retail and Leisure - Plan for additional convenience goods floor space of upto 10,000 square metres in town, district and local centres where local communities have good access.
- P4: Minerals – Council will maintain an adequate land bank of aggregate is maintained and known resources of minerals safeguarded
- P5: Accessibility – ensuring developments are accessible to different types of transport
- S1: Safe – ensure design of new development will reduce crime and promote road safety in the design of new development
- CG1: Cleaner Greener – safeguarding of rural areas in respect of agricultural value, enhancing biodiversity and enhancing parks and open spaces
- CG2: Sustainable Design and Construction – ensuring all development proposals contribute to the delivery of sustainable developed and are located and designed so as to mitigate any adverse effects of the development and adapt to climate change through sustainable design and construction principles
- CG3: The Built Environment – Ensuring proposals display innovative sustainable design and conserve and enhance local distinctiveness, ensuring development has regard to built character and landscape quality of the area
- CG4: Compatible Uses – Ensure development is compatible with surrounding land uses and protects amenity, privacy, safety and security.
- SC1: Housing – Identifying a range of housing sites to meet provision of 694 dwellings per annum between 2008 and 2026.
- SC2: Cultural and Community Provision – Ensuring the local cultural activities and community facilities are located in the neighbourhoods.
- OA3: Westhoughton – policies including the maintaining of the current Green Belt boundary, ensuring Protected Open Land remains undeveloped and ensuring regard is had to the character of farm complexes
- OA4: West Bolton – Providing policies for West Bolton which includes maintaining the current Green Belt, conserving and enhancing the character of existing physical

environment and ensuring developments are regard to the overall density, plot sizes, massing and materials of the surroundings.

- IPC1: Infrastructure and Planning Contributions – ensuring developers make reasonable provision or contribution towards the cost of appropriate physical, social and green infrastructure required by the proposed development and/or to mitigate the impact of the development.

59. The Allocations Map which accompanies the AP confirms the land use designations which affect the Site. These include:

- Green Belt
- Other Protected Open Land
- Site of Biological importance
- Historic Park and Garden
- West Bolton
- Mineral Safeguarding Area

60. The following policies of the AP are relevant to the determination of the application:
    - P7AP: Strategic Route Network – safeguarding the Strategic Route Network which traffic flows will be directed and will support development of public transport and improvements for cyclists
    - P8AP: Public Rights of Way – Permitting of development proposals affecting public rights of way, providing integrity of the right of way is retained
    - CG6AP: Other Protected Open Land – permits development proposals if they fall within one of the following categories: development represents limited infilling; maintaining existing employment; requires a location outside urban area; development would be appropriate within the Green Belt.
    - CG7AP: Green Belt – Inappropriate development will not be permitted in the development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt.

61. The GMMP includes various policies and objectives which are relevant to the Application. It seeks to: protect local environments from landscape harm resulting from minerals extraction, protect minerals infrastructure from sterilisation, to provide an adequate supply of minerals to meet Greater Manchester's needs and to support the development of local energy minerals (Objectives 1-5); avoid adverse impacts upon sensitive areas (Policy 2); and encourage the extraction of viable mineral resources in advance of development construction (Policy 8).

<u>Other Material Considerations</u>

*National Policy and Guidance*

62. The National Planning Policy Framework ("NPPF") is a material consideration. National Planning Practice Guidance ("PPG") also provides relevant guidance.

63. The NPPF has been substantially updated since the Consented Scheme was approved. However, its focus on delivering sustainable development through the achievement of its

three overarching objectives (economic, social and environmental) in mutually supportive ways remains.

64. The latest updates, however, also brought about an enhanced emphasis on the creation of "beautiful", well-designed and sustainable places, with a particular focus on the role of tree-planting in creating high-quality urban environments.

65. Extensive parts of the NPPF are of relevance, including policies within:

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 6 - Building a strong and competitive economy
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well designed places
- Section 13 - Protecting Green Belt land
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment
- Section 17 - Facilitating the sustainable use of minerals

*Emerging Policy*

66. Since the approval of the Consented Scheme, the Emerging Development Plan ("EDP") has advanced. The Greater Manchester Combined Authority ("GMCA") and nine of the planning authorities within Greater Manchester (including the Council) are in the process of preparing a joint plan for their parts of the conurbation, referred to as "Places for Everyone" (2021) ("PFE"). This replaces an earlier version of the EDP, known as the Greater Manchester Spatial Framework ("GMSF").

67. PFE will be a new strategic development plan for the city-region which will guide development up to 2037. It will form the first part of a new development plan for Bolton which will, inter alia, establish a new housing requirement for the Borough and allocate strategic development sites, amending the Green Belt boundaries across the region in doing so. Upon adoption it will supersede the relevant policies of the existing development plan, including those set out in the CS.

68. PFE is at Regulation 19 (Publication) stage. It therefore remains at a relative early stage of preparation, having not yet been submitted for examination, and there are outstanding objections to relevant policies within it.

69. It is, however, a material consideration in so far as it provides a clear indication of the indicated "direction of travel". It (i) largely carries forward the latest content of the GMSF, including in-principle support for the restoration of Hulton Park and delivery of a championship golf course and associated leisure and tourism facilities and allocation of a Wigan-Bolton growth corridor for employment and residential development which includes part of the Site (Policy JP-Strat 8), and (ii) is supported by the most up-to-date evidence on a range of matters, including housing needs and land supply.

70. A Neighbourhood Plan for Over Hulton is also in preparation. The approved Area Designation includes most of the Site, extending to encompass all of the RPG and land up to the former Chequerbent Incline, including north of A6.

71. The OHNP has reached the Regulation 14 consultation stage (in 2021). It therefore remains at a relative early stage of preparation, having not yet been submitted for examination, and there are outstanding objections to relevant policies within it.

72. It includes several provisions which are contrary to the Consented Scheme. However, there are policies and objectives which are aligned with the intentions of the proposal, for example: the Proposed Development proposes community and leisure facilities which are well connected and responsive to local need; seeks to reduce congestion and related effects in the vicinity of the Site through highways improvements and providing additional infrastructure to support sustainable modes of transport; introduces additional connections between Over Hulton and the green areas within the Site; and provides affordable homes.

*Other Relevant Guidance, Strategy and Policy Documents*

73. The Council published its Housing Delivery Test Action Plan in July 2021. This indicated that the Council had a 3.9 year supply of deliverable housing land and that housing completions had been substantially below required levels of delivery for some time (recorded as 70% of the annual requirement for the 2020/21 period).

74. Members of the Planning Committee were provided with an update on the latest housing land supply position at the Planning Committee on 9 December 2021 in recognition of the fact that the five-year housing land supply is an evolving figure as new sites come into supply and supply diminishes as completion take place. This update (based on completions date as at September 2021) indicated that the Council's supply is now equivalent to 4.8 years; whilst closer to the 5 year requirement there is a still a shortfall and the presumption in favour of sustainable development still applies even at this level of supply.

75. Relevant SPDs include:

- Sustainable Design and Construction (adopted October 2016)
- General Design Principles (adopted June 2015)
- Accessibility, Transport and Road Safety (adopted October 2013)
- Infrastructure and Planning Contributions (adopted July 2015)
- Affordable Housing (adopted February 2013)

76. Whilst now archived, the English Heritage guidance *Golf in historic parks and landscapes* is a useful document when assessing development proposals for golf developments affecting designated heritage assets and/or historic landscapes.

77. Also of relevance:

- Sporting Future: A New Strategy for an Active Nation (Department for Culture, Media & Sport) (2015)
- UK Mega Events Policy Framework (HM Government) (2017)
- UK Sport Strategic Plan 2021-31 (UK Sport) (2021)

- Uniting the Movement, Sport England (Sport England) (J2021)
- Northern Powerhouse Strategy (HM Treasury) (2016)
- Industrial Strategy: Tourism Sector Deal – Building a World Class Experience Economy (HM Government) (2019)
- Planning for Sport Guidance (Sport England) (2019)
- Our People, Our Place: The Greater Manchester Strategy (Mayor of Greater Manchester, GMCA, Greater Manchester LEP and AGMA) (2017)
- Greater Manchester Local Industrial Strategy (GMCA) (2019)
- The Greater Manchester Strategy for the Visitor Economy 2014 – 2020 (Marketing Manchester) (2014)
- Greater Manchester Moving – The Plan for Physical Activity and Sport 2017-21 (Greater Manchester Sport Partnership) (2017)
- Bolton 2030 – A Vision for Bolton's Future (Bolton Vision Partnership) (2017)

**Analysis**

78. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise.

79. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission.

80. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission.

81. The main issues relevant to the determination of the application are:

- Impact on Green Belt
- Impact on heritage assets
- Social, cultural and economic benefits
- Delivery of new homes and supporting infrastructure
- Creation and integration of communities
- Transport and access
- Landscape and visual effects
- Biodiversity
- Arboriculture
- Residential amenity
- Impact on existing town centres
- Public Rights of Way
- Ground conditions
- Minerals safeguarding
- Water resources
- Loss of agricultural land
- Sustainability
- The planning balance

82. Whilst the Proposed Development is the subject of a new application and should be considered on its own merits, the extant permission and the decision of Secretary of State

to approve the Consented Scheme (concluding that very special circumstances had been demonstrated) is a significant material consideration.

83. Therefore, once the impacts of the proposals are understood, the key issues for Members to focus on when considering this application are whether:

- the changes encompassed in the Proposed Development give rise to different Green Belt and/or other harm in comparison to the Consented Scheme
- the Proposed Development would result in a differing extent of benefits to be weighed against harm
- there has been any material change in circumstances since the granting of planning permission for the Consented Scheme.

Impact on Green Belt

84. Government attaches great importance to protection of the Green Belt and, accordingly, it is afforded the highest level of protection via national policy.

85. At the local level, Green Belt is similarly protected by AP Policy CG7AP.

86. The policy states (categorically) that inappropriate development in the Green Belt will not be permitted. It was agreed during the Call-In Inquiry that the wording of the policy itself did not fully align with national Green Belt policy in this regard.

87. However, in line with up-to-date national policy, the policy's supporting text (at Paragraph 5.17 of the AP) goes on to clarify that were very special circumstances ("VSC") are demonstrated, inappropriate development may be permitted.

88. The Council had regard for this provision when considering the Consented Scheme, and it was also the approach taken by the Secretary of State. It is both necessary and appropriate to take the same approach in this case.

89. Most built development (with limited exceptions, which are defined at NPPF Paragraph 149) is inappropriate development in the Green Belt.

90. The Proposed Development includes new homes in the Green Belt (in the residential parcels referred to as Chequerbent Banks, Park Rows, Hole 16, Hole 13, Dearden's Farm and Park End Farm on the Illustrative Residential Masterplan, which is included at Appendix 5). The new homes are inappropriate development.

91. It should, however, be noted, that a large proportion of the residential development now site outside of the Green Belt, by virtue of the inclusion of additional land to the west of the Chequerbent Embankment (which sits outside of the Green Belt). This is a clear and significant step-change from the Consented Scheme, whereby all of the proposed homes were in Green Belt. Whilst there is now a greater impact on land designated as Other Protected Open Land as a consequence, this designation is less sensitive than Green Belt and consequently afforded less protection in planning policy.

92. There is also a significant quantum of development associated with the golf-resort; whilst "appropriate facilities" required in connection with the golf use of the site would not be regarded as inappropriate development, Officers are of the view that the proposed buildings go beyond what would ordinarily be required to support such a use on account of the additional championship-grade requirements.

93. In comparison to the Consented Scheme, the proposals now also include additional built development in the Green Belt for holiday accommodation (lodges and cabins), albeit these are limited in number and relatively small scale.

94. Inappropriate development in the Green Belt is (by definition) harmful to the Green Belt and will inevitably impact the purposes of including land within it and negatively affect its openness.

95. As part of the decision-making process, it is therefore necessary to consider the extent and significance of the harm to the Green Belt caused by the development and then weigh this harm (and any other harm) against the benefits of the development.

96. This section of the Officers' Report considers the impact of the Proposed Development on the Green Belt and the harm arising in this regard.

97. Later sections of the Report consider whether any other harm would arise and then, in turn, whether the VSC case advanced by the Applicant clearly outweighs the cumulative harm.

98. The impact of the development on the Green Belt has been considered in terms of its impact on the purposes of including land within it, definitional harm, and loss of openness. The impact has been compared to that which would arise in connection with the Consented Scheme.

*Green Belt Purposes*

99. At a strategic level, the Green Belt Assessment which supports the PFE demonstrates that the Green Belt in this part of Bolton fulfils the Green Belt roles of checking unrestricted sprawl, preventing neighbouring towns from merging, protecting the countryside from encroachment and (like all areas of Bolton) assisting in urban regeneration by encouraging recycling of derelict and other urban land.

100. Officers have considered the harm that would arise under each of the purposes of Green Belt defined by the NPPF and conclude:

(i) To check the unrestricted sprawl of large built-up areas

101. One of the key roles of the part of the Site which is in Green Belt is to check the unrestricted sprawl of urban areas. The Green Belt parcels at the Site perform a "strong" Green Belt function in this regard.

102. By its very nature, the residential development in particular would result in "urban sprawl". The other development proposed is more loosely arranged and/or isolated in its location and/or of lesser scale and would not result in urban sprawl to such a significant extent.

103. In general, it would extend built development into the open countryside and would extend the built-up areas of the settlements it adjoins (which will already be extended in the case of Westhoughton/the Chequerbent part of the site by virtue of the development now proposed to the west of the embankment).

104. Development at Wood End is divorced from any existing settlement and would represent the introduction of a new (relatively densely) built-up area in a part of the Green Belt where there is currently only a single farmhouse.

105. Notwithstanding that the boundaries of the residential development land will generally follow areas of existing mature woodland, the sprawl associated with the development would be significant (by virtue of its extent) and would cause substantial harm to the Green Belt, albeit to a lesser extent than the Consented scheme.

106. This impact is tempered somewhat by the fact that (following development) these areas of woodland would have the potential to create logical and defensible Green Belt boundaries.

(ii) To prevent neighbouring towns merging into one another

107. A further key purpose of the Green Belt part of the Site to the south of Newbrook Road (i.e. where the residential development will be located) is to prevent neighbouring towns from merging into one another.

108. The development will result in the reduction of the open gap between Atherton and Westhoughton. The Park will, however, be retained and enhanced and will continue to provide a generally open area between the two towns which reduces the effect in this regard.

109. Therefore, whilst the erosion of the physical separation between the towns will result in harm to the Green Belt, it will not result in the merging of the settlements and visual separation will be maintained.

110. Nevertheless, there is still harm to this purpose of the Green Belt, which Officers define as "limited" (as they did previously, when considering the Consented Scheme).

(iii) To assist in safeguarding the countryside from encroachment

111. The Site plays an important role in safeguarding the countryside from encroachment. By virtue of its sprawl (considered above), the residential development in particular would give rise to significant Green Belt harm in this regard.

112. As per the Consented Scheme, the majority of the development associated with the golf resort would be sited in the approximate locations of existing or former buildings. Whilst, in most cases the proposals would have larger footprints and/or be of greater scale/height, these components of the development are generally well screened by mature trees and woodland areas and/or landform. This limits the encroaching effects of the golf resort component of the development, though does not entirely avoid it.

(iv) To preserve the setting and special character of historic towns

113. The closest towns are Westhoughton and Atherton. In relation to the setting and special character of historic towns, the evidence base for the EDP categorises the role of this area as "weak-moderate" and this is not, therefore, the key function of the Green Belt in this location.

114. There would be no significant impact on this Green Belt purpose because of the Proposed Development.

(v) To assist in urban regeneration

115. Like Green Belt across the rest of the Borough, the Site is integral to the Council's strategy to prioritise urban regeneration over greenfield development. The CS carried forward the emphasis on the redevelopment of brownfield sites from previous development plans for the area with this in mind.

116. Because the golf resort component of the development is not footloose and could not be reasonably located within the urban area by virtue of its intrinsic character, that element of the proposals does not undermine this Green Belt objective.

117. However, the residential component would clearly conflict with this Green Belt purpose. This would be to a more limited extent in the short term based on projected delivery rates, but in the longer term this would be more substantial.

118. The element of harm is, however, reduced in comparison to the Consented Scheme on the basis that less residential development is proposed in the Green Belt as part of the Proposed Development.

119. Overall, the development will cause substantial harm to the Green Belt in this part of the Borough, significantly impacting on three out of five Green Belt purposes. This was also the case for the Consented Scheme, albeit Officers are of the view that there is now a lesser impact in relation to the first and fifth Green Belt purposes (checking unrestricted sprawl and assisting in urban regeneration).

*Definitional Harm*

120. NPPF Paragraph 147 confirms that inappropriate development is, by definition, harmful to the Green Belt.

121. Whilst most of the buildings associated with the proposed use of the Site for golf are potentially not inappropriate development, this is only if it is judged that the facilities preserve openness and do not conflict with the purposes of including land within it.

122. Officers are of the view that some of the buildings, by virtue of their scale and the fact they are of greater scale/number than "typical" golf course buildings, are inappropriate development.

123. There are no circumstances in which the new homes could be considered appropriate development, but it is relevant that the quantum and scale of residential development has been reduced via the amendments in comparison to the Consented Scheme.

124. It is also relevant that the parameters and design codes for some of the remaining residential development in the Green Belt, in particular at Park Rows and Wood End would give rise to lower density development that would have a lesser impact on openness than "typical" residential development.

125. Overall, however, the development still causes substantial definitional harm to the Green Belt by virtue of its inappropriateness but this is reduced in comparison to the Consented Scheme.

*Loss of Openness*

126. Assessing the impact of a proposal on the openness of the Green Belt requires a judgment based on the circumstances of the case.

127. Officers have concluded that the development (the residential component in particular) will give rise to significant overall visual change in the local landscape, on a permanent basis.

128. Whilst the Proposed Development will still introduce a significant quantum of built development (new homes and buildings of scale associated with the aspiration to achieve championship-grade status) in an area which is currently open, this has been markedly reduced in comparison to the Consented Scheme.

129. It remains, however, that the development as whole will also give rise to a permanent change in the character of the area, introducing comings and goings associated with the golf resort and day-to-day movements associated with the residential development. Whilst the character of the area is not entirely "rural" at present (due to factors such as proximity to the strategic road network and existing urban areas) the intensity of use would most certainly increase.

130. The hosting of the Ryder Cup tournament would result in additional impacts on openness, but these would be limited in duration and the additional event facilities would be fully removed following the event.

131. Overall, Officers consider that the impact of the development on openness would be significant (but markedly less than the Consented Scheme).

*Impact on Green Belt – Conclusion*

132. The Proposed Development will cause substantial harm to the Green Belt in this part of the Borough. It will significantly impact on three out of five Green Belt purposes, give rise to significant definitional harm and cause a loss of openness.

133. Notwithstanding this conclusion, whilst some minor elements of the amendments brought forward as part of the Proposed Development introduce additional sources of harm to the Green Belt (for example the lodges and cabins) it is material that the overall extent of this harm has generally been reduced by the amendments that are brought forward as part of the Proposed Development.

134. Significant weight must however still be attributed to this harm in determining the application.

Impact on Heritage Assets

*Hulton Park*

135. Hulton Park is a Grade II RPG, which means it is a heritage asset of national and regional importance. Within it is a Grade II Listed Dovecote.

136. It is one of five Registered Parks and Gardens in the Bolton Metropolitan Borough and an example of a late 18th century and early 19th century designed park, often characterised by open parkland, woodland plantations and chains of lakes forming the sweeping estates of historic country houses. It also has links to the history of coal mining in the area and contains valuable habitats.

137. The Application includes a Statement of Significance which identifies the "special qualities" of the RPG and considers its evidential, historical, aesthetic, communal and ecological value. The Council's urban design and conservation officer has endorsed the Statement of Significance as an appropriate account of the archaeological, architectural, artistic and historic interest of the Park.

138. Whilst there are areas of woodland within the Park, as well as specimen trees, none of these are subject to a Tree Preservation Order ("TPO").

139. Hulton Hall, which was previously at the centre of the RPG, was demolished in the late 1950s but several other buildings and undesignated heritage assets still remain on the Site today. These include, inter alia, a cluster of 19th and 20th century farm buildings and structures adjacent to the former Hulton Hall; a Grade II Listed Dovecote; the Entrance Lodge and Gates; Hulton Cottage and the Pleasure Grounds and Kitchen Garden.

140. Most of these have fallen into disrepair and, in some cases, this is to the extent that some or all their significance has been lost or is not easily understood.

141. As a parkland landscape, it has been subject to limited management over the years. Woodland areas are overgrown and in need of an intensive regime of works; invasive species dominate in some areas.

142. The RPG is now primarily used for agricultural purposes involving the grazing of cattle and horses. However, it also contains farm dwellings and leisure uses (for example, an archery club and stables).

143. The impact of agricultural uses at the Site and years of under-investment by previous owners has led to a gradual degradation of the Park's landscape (including designed views), the loss of heritage features (including Hulton Hall itself) and the decline of natural and built features.

144. The Applicant acquired the Site in 2010 and, by reference to the List Entry (dated January 2002) it is clear the Park was already degraded at that point.

145. Historic parks and landscapes often provide the setting for golf courses and the Site lends itself well to the Proposed Development by virtue of its intrinsic characteristics (inter alia: its gently undulating topography; mature woodland belts and blocks and specimen trees; the presence of natural waterbodies; its scale).

146. Whilst archived, former English Heritage guidance on golf developments in historic parks and landscapes provided helpful guidance to support decision-making on applications such as this. As the most recent expression of golf-specific guidance and in broad accordance with the overriding principles of the NPPF, the Council previously referred to it when considering the Consented Scheme and are of the view it remains appropriate to do so again when considering the Proposed Development.

147. In the Design and Conservation Officer's view, several elements of the Consented Scheme caused harm to heritage assets: the loss of the Dearden's Farm and Park End Farm character areas to residential development; the provision of new buildings within the Park, including the clubhouse, hotel, maintenance building and other ancillary structures; the impact of the residential development at Western Fields on the setting of the Park; landscaping and drainage works required to create the golf course, which will remodel the existing grassland and parts of the existing woodland; and the loss of Hulton Cottage and other non-designated assets.

148. The Council's overall conclusion on the heritage balance was, however, that there would be a net benefit. This reflected the substantial benefits associated with (inter alia) the restoration works to the RPG and various structures within it, enabling its significance to be better revealed. The increased levels of public access to and use of the RPG would also enable its historic value to be better understood, by more people.

149. It was also concluded that the Consented Scheme represented the optimum viable use of the RPG, which was another factor weighing in its favour.

150. The Applicant has (again) followed the process which is outlined in the document and, through the amendments to the layout of the golf course, has now achieved an even greater level of protection and enhancement of the RPG's significance. This is a major benefit of the Proposed Development over the Consented Scheme.

151. The Proposed Development now also retains some of the existing buildings at Dearden's Farm (some lower quality and/or dilapidated buildings will still be demolished).

152. The concerns of The Gardens Trust (and others) in relation to the potential impact of the development on the significance of the RPG are noted.

153. However, the Council's Design and Conservation Officer has welcomed the restoration of the RPG that would be delivered as part and parcel of the Proposed Development, recognising this as a major benefit of the proposals.

154. Considering the wider impacts of the proposals, they conclude that the Proposed Development would result in less than substantial harm to the significance of the RPG and that some of this harm would be negated by the benefits.

155. The Design and Conservation Officer commented initially that there were opportunities to reduce the extent of harm further, these included:

- Reducing the scale and extent of lodges proposed in the centre of the RPG, with potential removal of South Lodges entirely
- Amending and reducing the extent of development at Home Farm Cottage, restaurant, cabins and rooms
- Reviewing and redesigning Park Avenue and its junction with the A6 to reduce its overall visual and landscape impact
- Screening of the clubhouse car park and reviewing the design of its junction on the northern driveway
- Retaining and re-using existing farm buildings at Dearden's Farm
- Further reviewing the design codes for the Park End Farm and Dearden's Farm character areas; and
- Exploring further opportunities for public access

156. The Applicant subsequently made a series of further amendments to the Proposed Development and submitted additional information in support of other elements of the proposals.

157. These amendments included:

- The reduction in the height and increased set back of the new restaurant building in the vicinity of Home Farm Cottage, improving their relationship
- A reduction in the number of lodges at South Lodges
- Retention of the memorial route in vicinity of Park End Farm
- Retention and conversion of existing buildings at Dearden's Farm and a reduction in the height parameter for residential development in this part of the Site (maximum of 2.5 storeys)

158. The Design and Conservation Officer advises that (whilst retaining the view that further improvements could still be made to Proposed Development in terms of further reducing its impact on the RPG) these amendments have had a positive impact in heritage terms, reducing the scale of harm further and placing it lower down on the less than substantial harm "spectrum".

*Chequerbent Embankment*

159. As detailed earlier in this report, there is a pending Scheduling Application relating to Chequerbent Embankment ("the Embankment"). Which, at present, is a non-designated heritage asset (meaning the effect of the development on its significance should be taken into account in determining the application in accordance with the provisions of the NPPF (Paragraph 203)).

160. The Embankment runs approximately 550m, beginning around 30m north of the A6 and ending along the south side of the M61 embankment. It is a former railway with steeply-banked slopes (approximately 45 degrees), with a dry-stone track-bed along the full length of the top. The overall height of the Embankment is around 4m, although its height varies on the east side where the ground is undulating.

161. The Embankment forms part of the now-disused Bolton to Leigh Railway ("BLR"), which was one of the very earliest passenger lines.

162. Regular passenger services along the route of the BLR started in c.1831 and ended in 1954, and the line was closed in stages through the 1960s until final closure in 1969.

163. The line was cut through by the construction of the M61 motorway in 1970, removing around 250m of the north end of the embanked section.

164. The Embankment is hidden from public view and in an overgrown condition, with vegetation making it inaccessible and difficult to identify/perceive by passers-by. It is not currently accessible to the public.

165. The Embankment will be impacted by the Park Avenue element of the Proposed Development, which provides a connection between the A58 at Snydale Way and the A6. Park Avenue is a critical element of the Proposed Development and will bring a range of transport benefits (considered fully in the transport section of this Report).

166. The Embankment will be impacted through the removal of a section (circa 88m, i.e. approximately one fifth of the total length of the Embankment) to facilitate the construction and operation of the road (as shown on the plan included at Appendix 6, which is extracted from the Applicant's Briefing Note on this specific issue).

167. The Applicant has offered up conditions to minimise the extent of the works on/loss of the Embankment as far as practicable and which would require them to implement a package of mitigation which will improve the understanding and appreciation of the remainder of the Embankment, and ultimately provide both heritage and public benefits.

168. Officers have taken advice from Counsel to confirm whether this application can be determined whilst the outcome of that Scheduling Application is unknown.

169. Based on that advice, it has been confirmed that the determination of the application can proceed but a "precautionary approach" has been adopted which assumes (for the purposes of considering the impact of the development on designated heritage assets and the resultant planning balance) that the Chequerbent Embankment is a designated asset (a Scheduled Ancient Monument ("SAM").

170. This approach effectively represents a "worst case scenario" in terms of the positive determination of the application (since more weight is placed in favour of the embankment's preservation and conservation than it would be on the basis of it not being designated). In short, it means if the Scheduling Application is successful then all relevant considerations have been considered in decision-making.

171. Members should also note that, should the Embankment be Scheduled and become a SAM then, prior to undertaking any work which might affect it (either above or below ground), Scheduled Monument Consent ("SMC") would be required.

172. The SMC procedure requires an application be made to the Secretary of State for Digital, Culture, Media and Sport. Historic England gives advice to the government on each application and administers the consent system. In assessing applications, the aim is to

ensure that the significance of protected sites is safeguarded for the long term. SMC is not guaranteed by virtue of planning permission being granted for the works.

173. The Applicant has submitted an assessment which considers the impact of the development on the significance of the Embankment in this context, which the Council's Design and Conservation Officer and the Greater Manchester Archaeology Advice Service ("GMAAS") has reviewed.

174. Assuming the Scheduling takes place, this presents the case that the proposed works to the Embankment will give rise to harm categorised as less than substantial harm at the very worst.

175. In reaching this conclusion it refers to various heritage benefits that would be brought about, including a programme of archaeological recording and "preservation by record" that will enable better understanding of the significance of the asset.

176. In reaching an overall conclusion on the heritage balance in relation to the Embankment, the Note also considers the various public benefits that would be accrued, including transport benefits, but also the potential for information about the Embankment gathered during the recording process (referred to above) to be disseminated to the local and wider community, enabling an understanding of its construction, former use and heritage significance. They also state that this will result in better presentation and interpretation than would have otherwise been possible.

177. Following the construction of Park Avenue, the remaining length of the Embankment would be restored, made accessible to the public and maintained in the long term. This would enhance the remaining length of the Embankment, protect it from further damage by trees and vegetation and allow the general public to better appreciate its significance. The Applicant is proposing interpretation boards to add context to the heritage asset.

178. Further, the Applicant has committed that any structural remains and/or equipment and historic paraphernalia removed during the construction phase of Park Avenue would be reused as landscape features elsewhere at the Site to reinforce historic understanding.

179. All of the above measures can be secured via a planning condition if planning permission is granted.

180. In addition, and notwithstanding the detailed plans submitted for Park Avenue as part of the application, a further planning condition has been offered by the Applicant that requires the final details of the cut through the Embankment to be finalised prior to the construction of the road. The objective of the condition is to reduce the extent of works to the Embankment as far as reasonably practicable.

181. On the basis of the above the submitted archaeology assessment concludes within the Updated ES (Nov 2021) that, with mitigation, there will be no significant effects on the significance of the Chequerbent Embankment.

182. GMAAS and the Council's Design and Conservation Officer have considered the information submitted by the Applicant.

183. Whilst there are some limitations in the understanding of the potential significance of the asset and the proposals would clearly result in loss of some of its historic fabric, they have advised that some of the harm would be offset by the benefits of being able to understand how (inter alia) the Embankment was constructed and what lies below ground. Taking this into account they have determined that the impact on the Embankment would equate to less than substantial harm (upper end of the spectrum).

184. Officers are satisfied that this harm would be demonstrably outweighed by the public benefits the intervention would bring (alleviating severe traffic congestion on the local highway network; interpretation and understanding of and access to the asset; and facilitating the wider Proposed Development and the associated benefits this will convey).

185. Officers and relevant consultees are therefore satisfied paragraphs 199 and 202 of the Framework are satisfied.

*Overall Heritage Impacts Conclusion*

186. The proposed development would give rise to less than substantial harm to designated (and assumed designated for the purposes of decision-making) heritage assets, as well as some undesignated assets.

187. National policy directs that where less than substantial harm to the significance of designated heritage assets occurs, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where harm occurs to non-designated assets, this needs to be weighed in the planning balance.

188. The heritage "importance" of the Embankment has (potentially) been elevated since the Consented Scheme was approved. The Proposed Development will also have a much more significant impact upon it than the Consented Scheme since a section of it will now be removed as part of the proposals.

189. Taking these factors into account, there will be less than substantial harm to heritage assets as a result of the Proposed Development (with mitigation measures). For the purposes of decision-making this harm is considered to have increased in comparison to the Consented Scheme due to the elevated status of the Embankment.

190. Officers have considered the public benefits case. This is wide-ranging and substantial (as considered further below) and, whilst significant weight has been placed on the desirability of preserving and enhancing historic assets, outweighs the heritage harm that has been identified.

<u>Social, Cultural and Economic Benefits</u>

*Social and Cultural*

191. The golf resort will be one of the leading golf resorts in Europe. It will be an unrivalled addition to Bolton and Greater Manchester's sporting asset; supporting the objective of enabling and supporting healthy lifestyles.

192. The Proposed Development also includes a multi-functional golf academy, which will provide a range of teaching and practice facilities for golfers at every level. The academy is also intended to operate a local outreach programme to encourage local take-up of the sport.

193. The Applicant has submitted a Facility Planning Report from England Golf. This confirms:

- Within a 20-minute catchment the demand for golf is strong
- A low number of facilities in the catchment offer a driving range and/or other practice facilities; these facilities play an important role in introducing new golfers to the game.
- England Golf are supportive of the development in principle and see it as a great opportunity for a world class facility within the north of the Country.

194. Hosting rights for the Ryder Cup will be linked to the requirement to deliver a range of "legacy programmes". Whilst exact nature of these cannot be fixed at present, the Applicant has indicated these will be comparable to those associated with previous tournaments and will include opportunities for the local population (estimated 225,000 residents, focussed on priority and minority groups) and those of school age to participate in golf, the latter of which will be linked to encouraging educational attendance and achievement. A package of cultural and community focussed events, activities and spaces will also be delivered.

195. The significant benefit of the proposed restoration of Hulton Park necessary to deliver the golf resort is considered above. The proposals would enable the RPG and the Dovecote to be enjoyed by existing and future generations.

196. The new Pretoria Park, close to the Pretoria Pit Memorial, will provide a valuable public open space but also anchors the scheme in the heritage and social consciousness of the local community.

197. The proposed golf resort development will deliver improvements to existing public rights of way and the creation of a new right of way (The Hulton Trail, which also formed part of the Consented Scheme) and a new permissive footpath (the Parkland Circular Path) which will link with the Hulton Trail and then also provide a route around the perimeter of the historic parkland itself.

198. There is also now provision for guided heritage and nature walks within the RPG, in the vicinity of Mill Dam Lake, and a permissive cycle path in the northern part of RPG, which connects into the wider green network.

199. There will therefore be a range of health and wellbeing benefits associated with this component of the scheme.

200. The golf resort would also lead to increased beneficial use of the Bolton Green Belt, including a wide range of opportunities for sport, recreation and relaxation. These would include:

- the golf course itself and the golf academy facilities
- the adventure and short courses
- spa facilities within the hotel complex

- outdoor activities offered by the hotel (expected to include fishing, archery, horse riding, cycling and walking/running).

201. The wider development will also deliver a range of public open spaces, including a new public park and a health and wellbeing hub.

202. Opportunities for sustainable travel will also be maximised and will include provision of new and extended bus services and, during major tournaments, park and ride facilities.

203. Furthermore, creating a viable and active use for the Site will make a major positive contribution to the quality and character of the area, whilst reversing the fragmentation of the landscape experienced due to overgrazing and lack of management and providing for long-term enhancement and stewardship.

204. The Proposed Development additionally incorporates a range of features designed to enhance the interpretation of the coal mining legacy of the Site. These features go beyond the recognition paid in the Consented Scheme via inclusion of the Heritage Trail:

- 'Pretoria Park': located adjacent to New Park Wood and the Pretoria Pit, situated within the 'Full' application boundary, Pretoria Park will comprise a new public open space. This has been designed as a "quiet open space for reflection" linked to the importance of this area of the site to the local community following the Pretoria Pit disaster.
- 'Pretoria Pit Memorial Garden': this will be located to north of the proposed Woodland Drive access to the Park End Farm residential area, situated within the 'Outline' application boundary. This comprises the relocation and enhancement of the existing Pretoria Pit memorial and formation of a community memorial garden, including new planting and bench seating. The detailed design of the Memorial Garden would be developed pursuant to a Reserved Matters application for Park End Farm and Officers will therefore have the opportunity to influence its design.
- 'Pretoria Heritage Trail': this follows the southern boundary of the site and is in part full / part outline. The route is already partially established by existing PRoW's and informal trails but its importance is not currently clearly demarcated/interpreted. The Heritage Trail will include measures to increase the interpretation of the historical importance of coal mining to the area.

*Economic*

205. The intention that the golf resort hosts the Ryder Cup is integral to the proposed development; it has shaped the development proposals themselves and is critical to realising the uplift in development value necessary to make the scheme deliverable.

206. Without the Ryder Cup, the Proposed Development would not give rise to some of the benefits which are expected and, where those benefits would still arise, they would be of much lesser magnitude. This is principally because the Ryder Cup is one of just a few worldwide "mega" sporting events.

207. The tournament would deliver significant benefits while it is happening through economic activity and the raising of Bolton and the Greater Manchester area's international profile, but it will also be integral to making the Proposed Development viable in the long-term.

208. Hosting the tournament would mean the Site is permanently established as a world class golf and leisure resort. The golf resort would also be in a "class of its own" by virtue of the way that the resort has been designed to fulfil the exacting requirements of the European Tour.

209. The proposed development would generate an annual average of 1,100 (full time equivalent) jobs over a 20-year period. This figure includes construction jobs, operation of the golf resort, hosting the Ryder Cup itself and jobs generated by the various "Ryder Cup Commitments" (considered later).

210. During the Ryder Cup itself, a significant number of overnight stays are expected (likely to be focussed in the Greater Manchester area). These are predicted to generate in the order of £56.4m expenditure, supporting 1,973 full time equivalent jobs.

211. Whilst somewhat difficult to quantify, the event would also raise the international profile of Bolton and the Greater Manchester area, giving rise to opportunities to attract international business investment to Bolton and surrounding areas.

212. All of this will position the Site to then provide a long-term investment in the sport and, in doing so, support a range of local businesses and strengthen the local and regional economy.

213. This will include hosting other major golf tournaments at the Site, all of which would attract significant numbers of spectators and media personnel (albeit not the scale of the Ryder Cup). The major golf events programme which follows on from the Ryder Cup is likely to include an annual tour event, complemented by senior, junior and ladies' events.

214. There would be in the order of 39,400 annual overnight stays associated with the golf resort in the years following the Ryder Cup, which would generate an annual spend of circa £3m and would support 21 full time equivalent jobs in the leisure and tourism industry.

215. The additional business rate revenue from the golf resort alone is expected to be in the order of £400,000 per annum.

216. As part of the Ryder Cup "legacy", there would be an Apprenticeship Programme, potentially providing 110 new apprenticeship opportunities, and a Local Business Development Programme. The Applicant has also committed to a Local Employment Framework via the draft Heads of Terms for Section 106 Agreement, which will aim to maximise local take-up of employment and supply chain opportunity, working with local agencies and education providers.

217. The Applicant estimates that the development will give rise to £2.6m of NHS and mental health cost savings because of increased participation in sport; £53.05m worth of savings and increased tax revenues associated with people coming off job seekers allowance and gaining employment; and £42.62m from young people who are not in employment, education or training gaining employment. The Applicant also attributes an economic value of £13.48m to volunteering associated with the Ryder Cup alone.

*Social, Cultural and Economic Benefits – Conclusion*

218. The Inspector who considered the Consented Scheme afforded very significant weight to the economic and social benefits of the development. The Secretary of State endorsed this approach.

219. This was on the basis that they were very substantial in their own right, but also that they would be delivered in an area where they were "needed most" because Bolton and Wigan lag behind many other local authority areas, with higher levels of unemployment and deprivation.

220. There are a host of acknowledgements in the CS and PFE of the scale of these issues. This has manifested in a series of objectives and policies which are focussed on improving educational attainment, skills and access to jobs. A key theme running through the CS is ensuring that Bolton takes advantages of the opportunities available to it because of its location in the Greater Manchester City Region.

221. A "healthy Bolton" is also identified as strategic objective in the CS, which the supporting text confirms means (amongst other things) maximising access to sporting and recreation facilities and to increase opportunities for walking and cycling.

222. At the national level, the NPPF confirms three overarching objectives: economic, social and environmental. It seeks to secure net gains across each of the objectives (Paragraph 8).

223. The Proposed Development is to be delivered in the same economic and social context and will bring at least equivalent economic and social benefit (likely far greater) than the Consented Scheme. Such benefits will not only be felt in the borough, but in Greater Manchester, the wider North West and nationally.

224. It remains that hosting the Ryder Cup is a genuinely unique opportunity for Bolton, so whilst the Proposed Development is the subject of a new application and should be considered on its own merits, the extant permission and the substantial positive weight afforded to the economic, social and cultural benefits by the Secretary of State (which ultimately led to his decision to approve the Consented Scheme) is a significant material consideration.

225. It will generate substantial economic, social and cultural benefits that will directly contribute towards the achievement of strategic and local policy objectives focussed on growing the regional economy, addressing deprivation, and contributing towards an improved quality of life for residents of Bolton.

226. It will give Bolton an international profile that could deliver transformational levels of inward investment, boosting the local and regional and economy in a range of sectors and helping to rebalance the economy. At a local level, it has the potential to address deprivation, opening up new opportunities through employment, training and skills, sport and recreation, and health and wellbeing.

227. The Proposed Development will provide a wealth of opportunities for improved access to sport and recreation, encouraging healthy lifestyles. It also delivers restoration of degraded designated and non-designated heritage assets, the former including a Grade II listed park and garden and a Grade II listed Dovecote, and creation of new public spaces that are anchored in the Site's mining legacy.

228. Officers therefore conclude that the social, cultural and economic benefits associated with the Ryder cup and creation of a world class leisure destination should be afforded very significant weight in favour of the development in the planning balance.

Delivery of New Homes and Supporting Infrastructure

229. The Proposed Development includes circa 68ha of residential development and permission is sought (in outline) for up to 1,036 new homes.

*Financial Viability*

230. As with the Consented Scheme, the proposal for new homes is presented as being commercially necessary to enable the delivery of the golf resort via cross-funding.

231. When considering the Consented Scheme, the Council (and then the Inspector and Secretary of State) accepted that a significant financial investment is necessary to deliver the golf resort and associated facilities/infrastructure and (i) restore and secure the long term maintenance of the RPG and (ii) enable the Ryder Cup to be hosted at the Site, thereby securing the economic, social and cultural benefits described above.

232. A Financial Viability Appraisal ("FVA") is submitted with the application. It includes a detailed costs plan and a valuation of the end "financial asset" (the operational, world-class golf resort) that will be delivered at the Site. It demonstrates that the costs associated with delivery go substantially beyond the anticipated end value.

233. An Executive Summary, which includes all the key information in relation to scheme viability in an easily understood format, has been publicly available throughout the duration of the application. The full FVA, which is a background document, has also been made publicly available in the last few weeks. It does not contain any "new" information.

234. Officers wanted to ensure the FVA had been reviewed by independent costs and financial viability consultants on behalf of the Council prior to its publication.

235. As detailed in the original Officers' Report to Committee, they have confirmed that the approach to the FVA is consistent with the approach that was taken to the appraisal which supported the Consented Scheme and they are satisfied it provides a reasonable basis on which to consider the overall viability of the Proposed Development, in particular it:

- Has been undertaken in accordance with industry best practice
- Builds in a reasonable expectation that values will rise over the course of the development
- Recognises that the golf resort and commercial revenue it will generate is somewhat difficult to assess until the major elements have been delivered and operational for a period of time but, in any event, these inputs would only ever form a small proportion of revenue
- Key inputs into the model, including construction costs and abnormal costs in particular are wholly reasonable.

236. Because of their cross-funding role in the development and current market conditions in this location, the FVA demonstrates that the residential element of the scheme cannot viably deliver affordable housing (at present). The same conclusion was reached in relation to the Consented Scheme.

237. The Applicant is, however, proposing 10% affordable housing provision. Officers wish to highlight that, whilst on the face of it this is equivalent to the level of provision secured via the Consented Scheme, the provision secured in that case was subject to a financial cap, i.e. affordable housing would be provided to a value up to the equivalent to 10% of discounted market housing. If the Council's preferred tenure split was applied to this (which includes an element of social rented accommodation, which costs the Applicant more to deliver) then less than 10% of the units delivered at the Site would be affordable. The 10% offer in this application, which will deliver the Council's preferred tenure split, will therefore generate a greater number of affordable homes than the Consented Scheme, which is a benefit of the Proposed Development.

238. This is below the Council's adopted policy aspiration of 35% on greenfield sites with a yield of 15 or more dwellings, as set out in CS Policy SC1.

239. Policy SC1 makes provision for viability to be taken into account (in accordance with the NPPF) and Officers are satisfied that appropriate evidence has been provided by the Applicant to activate this limb of the policy.

240. 10% affordable housing is, however, the minimum amount that will be delivered across the Proposed Development, with this quantum being secured via a Section 106 Agreement.

241. The homes will be a mix of social rented (65%) and intermediate tenure (35%). This is a change from the Consented Scheme, which only offered homes for discounted home ownership.

242. The Council's Community Homes Management has confirmed this is acceptable and Bolton at Home (the Council's delivery partner) would be comfortable delivering homes in partnership with Peel on this basis.

243. The change to affordable housing tenure is a benefit of the Proposed Development in comparison to the Consented Scheme, more closely reflecting the Borough's needs.

244. The Applicant has also committed to open book reappraisal at three separate stages during the build-out of the residential development. This provides an opportunity to update key inputs into the appraisal to reflect (inter alia) actual (rather than projected) costs, market

conditions and take into account any site-specific uplift in values that may be achieved as an outcome of (for example) the prestige associated with hosting the Ryder Cup.

245. The mechanism that will be included in the Section 106 Agreement to secure this reappraisal reflects what was included in the Section 106 Agreement for the Consented Scheme. Officers are satisfied this is robust and will ensure that affordable housing delivery is maximised so far as possible, now and in the future.

*Housing Need*

246. The Proposed Development includes a significant number of new homes (up to 1,036, which is the same as proposed via the Consented Scheme).

247. This scale of development has the potential to make a meaningful contribution towards the Borough's housing need, over a significant period of time (the contribution towards five-year housing land supply is tempered by the fact that only a proportion of the residential development can be delivered prior to the Ryder Cup).

248. No part of the Site, however, is allocated for housing in the DP. Most of the land proposed for housing is greenfield. Most of the residential areas (to the west of the Site) are designated as Other Protected Open Land by the DP and some of the residential development is in the Green Belt. All the Site sits outside of the development limits of any existing settlements.

249. The housing development would, therefore, be a departure from the DP in principle but the weight that should be afforded to the conflict with settlement limits and the Other Protected Open Land designation is limited on account of these policies being "out of date" (see below).

250. Notwithstanding, the Council cannot demonstrate a five-year supply of deliverable housing land (as confirmed during the determination of several recent appeals) and has consistently under-performed against the housing delivery test.

251. By virtue of the housing land supply position, the Council's housing policies are considered "out of date" and the presumption in favour of development contained at NPPF Paragraph 11d is engaged.

252. It is accepted by the Council (and was concluded by the Inspector considering the Consented Scheme) that some housing development will need to take place on greenfield land over the forthcoming plan period to remedy the housing shortfall in the Borough.

253. Significant weight should be afforded to the delivery of new homes in the planning balance in the context described above and in light of the Government's objective to significantly boost the supply of homes. This accords with the Secretary of State's thinking (see Paragraph 17 of the Decision Letter at Appendix 1).

254. As explained above, the Proposed Development will deliver at least 10% affordable homes. Whilst falling short of the policy expectation, the delivery of any affordable housing

beyond this 10% guaranteed minimum should be attributed weight in the planning balance (as per the Secretary of State's approach to the matter).

255. The appropriate housing mix to be delivered across the Site/within each parcel as it comes forward will be determined at reserved matters, but the Applicant's indicate in their submission that the Proposed Development in comparison to the Consented Scheme will make provision for a wider range of new homes, meeting a broader spectrum of local housing need and responding more fully to the local housing market. The anticipated capacity of the Site is based on an indicative mix of homes which accords with the Policy SC1 of the DP.

*Reserved Matters*

256. The residential development is submitted in outline, with all matters reserved except for access (in part).

257. The application is, however, supported by Parameters Plans which define the development "envelope" within which reserved matters can be brought forward in due course. The controls embedded in these plans include the extent of the built development areas and the maximum height of development with them.

258. Different residential parcels within the Site are intended to have their own distinct characters, reflecting existing features/development on the ground and in their vicinity and the historic context of different parts of the Site.

259. Indicative Masterplans show one way in which these parameters could be delivered, but will not be approved drawings. A set of design codes (one for each residential character area) are however submitted and can be conditioned to control the type and form of development that comes forward at reserved matters, thereby ensuring high quality development across the Site which contributes positively to the character of the area.

*Supporting Infrastructure*

260. CS Policy IPC1 is relevant and sets out the expectation for development to contribute towards and/or providing supporting infrastructure to cater for increased needs.

261. The range of infrastructure that is proposed as part of the development to support the proposed residential communities is generally broader than the Consented Scheme.

262. Sustainable travel and movement has been a focus in the development of the new proposals for the Site, with the 20-minute neighbourhood model in mind – this model aims to make new communities more sustainable by reducing the need to travel through provision of complementary services and facilities on-site to meet day to day needs and providing better access to sustainable transport options.

263. Alongside the residential development, provision is made for policy-compliant open space and children's play space; health and wellbeing facilities; community and cultural facilities; public art and public realm improvements. The Applicant has also made provision for

education needs, either on or off-site depending on the Council's preference (in the case of primary school provision, see below).

264. Relevant consultees/stakeholders have confirmed their general support for the range of supporting infrastructure that is proposed, although Members should be aware of two minor qualifications to this statement:

- In relation to primary education provision – the Council's education officer has outlined that the proposed single form entry school may not be deliverable, albeit this position would need to be reviewed at the point of delivery. A financial contribution to enable the capacity of other schools may be preferred by the Council. The proposal is for this matter to be dealt with via appropriate drafting of the Section 106 Agreement, such that the Council has security and certainty that education needs will be met and that this will be in the most appropriate way.

In relation to sports facilities – Sport England has been consulted on the proposals and advised that there is a lack of certainty on the type and amount of provision that will be needed to address the requirements of the new and existing communities at the point in time when the sports facilities would be delivered. Rather than fixing the nature of the provision now, a condition is proposed which will enable up to date needs to be understood and responded to by the scheme which comes forward.

*Delivery of New Homes and Supporting Infrastructure – Conclusion*

265. The impacts of the new homes are considered elsewhere in this report. Notably though, whilst the Proposed Development intends to bring forward the same quantum of housing development the quantum of new homes in the Green Belt is substantially reduced.

266. The delivery of new homes, including any affordable housing beyond the 10% minimum, is a benefit of the Proposed Development that should be afforded significant weight in the planning balance. It is notable that a proportion of this delivery will take place in the context of a housing land supply shortfall and persistent under-delivery against annual targets.

267. Officers are satisfied that, through the use of planning conditions and appropriate interrogation of reserved matters, high quality, sustainable residential communities will be delivered at the Site as part of the Proposed Development. Any and all impacts can be controlled and appropriately mitigated through the use of planning conditions and/or obligations.

<u>Creation and Integration of Communities</u>

268. As part of the evolution of the Consented Scheme and the preparation of this application, the Applicant has sought to engage local residents, businesses and other stakeholders. Feedback from these groups has informed the Proposed Development and an ongoing commitment to meaningful integration with local communities is proposed by the Applicant.

269. To date the engagement has included establishing a Community Liaison Group ("CLG"), which has met at regular intervals over the last 12 months.

270. The engagement has culminated in the preparation of the Outline Community Charter which can be secured by a condition. The Charter sets out the commitments that the Applicant is offering to make to maximise the benefits to the local community, including in respect of participation, affordability and accessibility.

271. As a by-product of this engagement, letters of strong support for the Proposed Development have also been received from several important local stakeholders, including Bolton College, Bolton University, and the Confederation of British Industry North West (CBI North West).

Transport and Access

272. Paragraph 111 of the National Planning Policy Framework sets out that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are "severe".

*Transport Impacts*

273. The application is supported by a Transport Assessment (TA), Addenda to the Transport Assessment (ATA) and supporting modelling data (including VISSIM modelling) to assess the transport impacts of the Proposed Development.

274. The survey data which underpins these have been accepted as robust by the local highways authority ("LHA"), Wigan Council, Transport for Greater Manchester ("TfGM") and National Highways ("NH").

275. The assessments themselves have been independently reviewed by the LHA's transport consultant Aecom, as well as TGFM and NH's transport consultant WSP.

276. It has been confirmed that the Applicant has been robust in considering growth from committed development within the Bolton and Wigan area.

*Transport Infrastructure Proposals*

277. The Proposed Development includes a new link road from Junction 5 of the M61 to North Road in Wigan. This goes well beyond the highway infrastructure that was proposed and supported as part of the Consented Scheme, which focused on connecting Platt Lane to a fifth arm onto Chequerbent roundabout. The new link road bypasses Chequerbent roundabout and this is a benefit of the Proposed Development in transport terms.

278. The Applicant has put forward two alternative designs for the section of the link road between the M61 and the A6:

(a) a fifth arm off Junction 5 of the M61 or

(b) a new junction part way along Snydale Way.

279. Both options bypass Chequerbent Roundabout, offering additional capacity and relief, and reducing flows at the A58 Park Road / Platt Lane junction, where there is a high proportion of right turners in the AM peak (unable to get out due to traffic on the A58 Park Road).

280. In relation to the former, the LHA has advised that the VISSIM model shows that (without intervention and taking into account committed development) traffic queueing back from Chequerbent roundabout will impact on the operation of M61 Junction 5 and result in traffic queueing on the operational running lane of the M61 – the works proposed by the Applicant will enable this severe situation to be avoided. This is a significant and material benefit of the proposals.

281. The fifth arm at Junction 5 (i.e. Option A) is the LHA's preferred scheme but, because the existing motorway junction is not "at standard", it is not possible to deliver an amendment to the junction which meets NH standards. Whilst approval of a "departure from design policy" may be achievable it is unlikely to be forthcoming in the timescales necessary in this case bearing in mind the Ryder Cup decision-making timetable.

282. The Proposed Development has therefore considered by all transport consultees based on Option B, which is shown on the plan at Appendix 7.

283. To mitigate traffic impact at Junction 5 of the M61 as part of Option B, the Applicant proposes additional capacity measures (widening of the Wigan Road arm of the A58) to alleviate queueing on the A58 Wigan Road which is referenced as Option B(1). The LHA has indicated it requires these additional measures to make the development acceptable in transport terms and these can be secured by planning condition.

284. NH and TfGM have noted with Option B that additional queueing on the south bound off slip at Junction 5 of the M61 is forecast to occur and have requested the conditioning of a signalisation of this arm, which the Applicant has agreed to and submitted plans accordingly.

285. From the A6 to North Road the applicant is proposing a new link road (Park Avenue) that traverses around the extended golf course proposal. This includes a new signalised junction where it intersects with Platt Lane. The applicant is proposing a 'Streets for All' design to this section of highway following the principles of segregated pedestrian and cycle facilities and measures to reduce the impact of traffic movement. The link road has been tracked for HGV movement and assessed for capacity in providing relief to Chequerbent roundabout and local highway network.

286. To enable the extension of the golf course to the west, a section of Platt Lane will be closed and removed. Existing traffic will transfer and use the new Park Avenue. Access to existing residential properties will be retained.

287. The Proposed Development also includes the following additional highways mitigation:

- Segregated footways and cycleways along Park Avenue.

- A58 Park Road / B5235 Leigh Road Junction Improvement. Traffic lanes extended on the westbound Park Road approach to the junction.
- A6 Manchester Road / A579 Newbrook Road (Four Lane Ends) Junction Improvement. Changes to lane markings and signal timings.
- Pedestrian refuges at the Golf Resort accesses on to A6 and contributions to pedestrian crossings of Newbrook Road.

288. Consistent with the Consented Scheme, the Applicant is also proposing the implementation of a Travel Plan with supporting sustainable and active mitigation measures; Event Management Plan; Public Transport Strategy and improvements to PROW including the provision of a Hulton Trail.

289. Wigan Council has expressed some concerns about active travel connections with communities to the south of the Site (in Wigan), acknowledging that it is proposed to extend the existing Public Rights of Way to the south of the development site into Wigan at Everest Road and Spa Road, providing improved connectivity to Hag Fold rail station but highlighting that the 'civilised street' design ends at North Road, meaning access to the new development from Wigan is more likely to be made by car as there is minimal active travel and public transport infrastructure on North Road. Officers do not consider that there is a substantial difference in the approach to this matter between the Consented Scheme and the Proposed Development.

290. Wigan Council has requested it be part of the Public Transport Steering Group that will be responsible for agreeing public transport enhancements in the vicinity of the to ensure appropriate connections to Wigan are provided. The request is considered reasonable by Officers and can be worked into the drafting of the relevant Section 106 obligation.

*Memorandum of Understanding*

291. The Applicant is proposing a Memorandum of Understanding ("MoU") between them, Bolton Council and Wigan Council.

292. The stated purpose of the MoU is to enable additional mitigation beyond that required in connection with the Proposed Development to improve east-west connectivity in accordance with the Greater Manchester 2040 Transport Strategy Delivery Plan.

293. Additional measures proposed include:

- the provision of a new link road across the Atherton rail line to provide a more direct route and linking to Gibfield Park Avenue
- the ability to continue to work with NH to pursue Option A at M61 Junction 5; and
- Increase capacity at junctions along the route to accommodate a greater transfer of traffic. These will allow the provision of a full link road between M61J5 and Gibfield Park Way, with significant elements delivered by the Proposed Development
- Commitment to work with the Councils to deliver the remainder of the link road.

294. The MoU was endorsed by Bolton's Executive Member for Regeneration on 17 January 2022.

295. For avoidance of doubt, the potential areas of infrastructure investment which are the subject of the MoU fall beyond this application proposal and any commitments made by the Applicant. The Applicant will be required to deliver the highways mitigation that arises out of the scheme but will not be obligated to deliver the wider MoU scheme.

*Transport and Access - Conclusion*

296. The applicant has submitted a Transport Assessment, ATA and VISSIM Model that has been accepted by the LHA, TfGM and NH as being robust. Through the modelling work the applicant has demonstrated that the implementation of the Park Avenue between M61 Junction 5 and North Road not only accommodates the traffic generation forecast from the development but also has considerable benefits to existing congestion experienced on the highway network, especially the removal of queueing traffic from the running lane of the M61. The implementation of Park Avenue in conjunction with highway improvements at Four Lane Ends and Park Road/Leigh Road/Cricketers Way mitigates the impact of development and results in an overall benefit to the highway network.

297. The new access road from the M61, via Snydale Way, has been considered at length by National Highways and the local highways authority. They have concluded that, not only is it appropriate and that it will operate safely and efficiently, but that the proposed access arrangement will deliver material benefits for the local and strategic network by avoiding additional trips through Chequerbent roundabout and diverting additional trips away from this already congested junction.

298. From a Strategic perspective, the applicant's highway infrastructure delivers a key component of a wider transport corridor as set out in the Greater Manchester 2040 Transport Strategy Delivery Plan and Bolton Local Implementation Plan for improved east-west connectivity across Wigan and Bolton. In effect, the Applicant's infrastructure is delivering a large proportion of the Council's aspirations for a Westhoughton Bypass and doing so by integrating investment with development. And the proposals will not hinder the ultimate achievement of this objective.

299. The Proposed Development will (like the Consented Scheme) result in significant trip generation but, with mitigation in place (which is considered to result in a greater level of highways benefits than the proposals associated with the Consented Scheme), it will have an overall positive impact on the local highway network. The benefits to the local highway network should be afforded positive weight in the planning balance.

Landscape and Visual Effects

300. The Application is supported by a Landscape and Visual Impact Assessment. The ES includes a technical chapter on Landscape and Visual Amenity. The Applicant has assessed the effects of the development during the construction, operational and Ryder Cup phases of the development.

301. The Council's Landscape Officer has reviewed the proposals and has confirmed no objection to the Proposed Development.

302. The Council prepared a Landscape Character Appraisal in 2001. This identifies a number of "character areas" across the Borough, each with shared characteristics. The Site is in the Agricultural Coal Measures character area. Many of the key characteristics of this area are aligned with those present within the Site itself.

303. There will be some significant landscape and visual effects associated with the construction of the golf resort development. This will involve earth moving activities across much of the Site.

304. The effect of this will be adverse, albeit it will be temporary and visibility beyond the boundaries of the RPG will be limited due to the screening afforded by mature trees within the Site and along its boundaries.

305. In the operational phase, some of the landforms and features of the golf course (for example the bunkers) and the proposed buildings would have a permanent detrimental impact on the landscape character of the Site, albeit the Applicant has sought to minimise the scale and massing of proposed buildings and maximise landscaping opportunities.

306. The same is true for the new proposals for access from the M61, with a significant piece of infrastructure being introduced in this parcel of land. This will, however, take place in the context of the existing surrounding highways infrastructure and will not be totally alien or at odds with the character.

307. During the Ryder Cup and other major sporting events, there would be additional landscape and visual impacts in certain parts of the Site. These would, however, be temporary and could also be managed in such a way that the landscape harm is minimised.

308. Whilst, for existing residents living close to the Site, there would be a substantial change Officers have concluded that the Applicant's approach to the development has sought to keep landscape and visual harm to a minimum and note there will be additional boundary treatment and woodland planting, limiting wider landscape impacts.

309. The proposed housing development on previously undeveloped land would inevitably represent a significant change to the landscape character of those parcels and land which is intended to remain as open land (by virtue of its designation as Other Protected Open Land) will be developed, but proposed planting within the parcels and along their boundaries would supplement existing planting and woodland at the Site. This would provide some mitigation and assist with the assimilation of the development into the surrounding landscape, but overall there would still be significant harm in this regard that would not be fully offset. This would amount to "other harm" to be considered in the planning balance.

310. There would also be landscape and visual benefits associated with the development. These include the Hulton Trail, which will provide an upgraded and extended footpath network, and the benefits associated with restoring key features of the historic park and garden. Securing a long-term, viable and active use for the Site will also ensure its ongoing management and enhancement, including important areas of woodland.

Biodiversity

311. The Proposed Development has been considered by the Council's Greenspace Neighbourhood Services, who confirm they do not object to the Proposed Development

312. There are four Sites of Biological Interest ("SBI") within the Site, all of which are Category B sites:

- Mill Dam Wood;
- Hulton Park;
- New Park Wood; and
- Car Brook Mere.

313. There is a further SBI adjacent to the Site, Gorses Wood, which is a Category A site.

314. The four SBIs within the Site have been designated on account of the established woodland within them, and the habitats and flora and fauna which this supports.

315. The Application is accompanied by a suite of up-to-date ecological assessments and the biodiversity effects of the proposals have been considered in the ES.

316. Overall, the development will give rise to a substantial net gain in biodiversity (beyond the forthcoming 10% target set out in the Environment Act, which is Members should note is not yet a mandatory requirement and will not be until at least 2023), which is a clear benefit of the scheme.

317. The restoration, construction and operational phases can each be carefully managed (via an Environment and Habitat Management Plans) to avoid ecological impacts so far as possible.

318. The development will also enable the long-term management of the Site with the aim of ecological enhancement, which is in stark contrast to the absence of any management in recent years and a further benefit of the proposals.

Arboriculture

319. Some woodland felling and tree removals are proposed as part of the development in areas of mature woodland, as well as removal of some parkland trees, individual trees, hedgerows and self-seeded trees within silted up areas of lakes and ponds.

320. The impact of these removals from a habitats/ecology perspective has been considered above.

321. The Councils Trees and Woodland Manager has reviewed the proposals and confirmed that they do not object to the Proposed Development.

322. As a consequence of a lack of tree and woodland management, there have been tree losses across the Park over the years. Some existing mature trees and woodland areas are either in decline or will enter decline soon without intervention. Invasive species are now present across the Park and grazing of livestock and cattle has caused deterioration of soils.

323. The proposed golf course will require removal of Category A and B trees. There will also be substantial tree removal associated with the proposed hotel building. There is no removal of trees within Ancient Woodland.

324. The proposals will, however, give rise to benefits from an arboricultural perspective. These include management regimes that will encourage colonisation of flora and fauna, compensatory tree planting, woodland management, removal of invasive species, and reinstatement of 165 parkland trees that were features of the original design of the Park but have been lost over time. Off-site woodland planting is also proposed, and this will be secured via the Section 106 Agreement.

325. Overall, Officers have concluded that modest but positive effects would arise as a result of the development from an arboricultural perspective.

Residential Amenity

326. The golf resort component of the Proposed Development has the potential to impact upon the residential amenity of existing nearby dwellings during the construction, operational and Ryder Cup phases by virtue of noise and vibration; air quality; light; overlooking/loss of privacy and changes to the character of the area.

327. Having considered the advice of consultees, the proposals themselves, the proposed embedded mitigation and additional mitigation that can be secured via planning condition Officers have concluded that the golf resort would not have any significant effects on residential amenity.

328. Noise has been raised as a particular issue by some local residents, with concerns raised over the impact of the operation of the proposed highways on Knowles Bridge Farm (located to the north of the A6, close to where the new roundabout junction is proposed) and disturbance caused by ball strike.

329. In this regard, Officers note that all noise monitoring locations were agreed with the Council in advance of the noise assessment supporting the application being carried out and they are satisfied that the assessment has been completed in accordance with relevant legislation and guidance. Knowles Bridge Farm is considered as noise sensitive receptor within the noise assessment.

330. The proposed road will be a single carriage way road, with a two-lane approach to the roundabout on the A6. There will be a "bridge" to keep the road level near to the Farm. The road, roundabout and "bridge" will be screened from the Farm by new woodland planting and a 1.8m acoustic fence is included to further screen the Farm from the road (this fence was also proposed in connection with the Consented Scheme).

331. The noise assessment concludes there will be no significant effects on the property as a result of the project (with mitigation) and Officers are satisfied that this conclusion is robust. Noting there has been an ongoing exchange between the Applicant and the local resident's noise consultant on this matter since the publication of the Officer Report for the Committee that was due to take place in January, Officers' conclusions are unchanged on this point.

332. As with the Consented Scheme, it is proposed that the operating hours of the golf course and Academy will be restricted by condition and the submission and approval of a Noise Management Plan will also be secured through a condition. Such a Noise Management Plan will also be required in connection with any major outdoor events proposed at the Site. Officers are satisfied that these planning conditions will ensure an ongoing and acceptable level of amenity for existing residents, noting they mirror and then go beyond the conditions attached to the Consented Scheme by the Secretary of State.

333. Considering the impact of the residential development proposals, the relationship between existing and proposed homes in terms of impact on privacy, overshadowing and outlook will be considered at reserved matters stage but on the basis of the indicative materials submitted with the Application Officers are comfortable that the proposed quantum of residential development can be delivered without any significant harm arising in this regard. The impacts of all elements of the development on air quality during the construction and operational phases have been considered. Officers are satisfied that air quality has been robustly assessed as part of the application submission and a series of planning conditions are proposed to address this issue.

Impact on Existing Town Centres

334. The proposed development includes main town centre uses, these include the hotel complex, local retail stores (including the proposal at Dearden's Farm), the Village Centre to serve the new communities (particularly those to the west of the Site), Chequerbent Barns and the Health and Wellbeing Hub.

335. The NPPF establishes a "town centres first" approach to such development and requires the application of a sequential approach to the location of development and an impact test where the scale of the use exceeds 2,500 sqm.

336. As with the Consented Scheme, Officers have concluded that the hotel is functionally linked to the golf resort and is not footloose. There is, therefore, no sequentially preferrable site available. Further, it would not directly compete with any other hotel in nearby town centres and would not, therefore, impact upon their vitality or viability.

337. Chequerbent Barns and the Health and Wellbeing Hub are associated with the day-to-day operation of the golf course and the new residential communities and are also, like the hotel, functionally linked to the comprehensive development proposal for the Site and it would not be appropriate for them to be located elsewhere. They are also unlikely to cause material harm to any town centres given their nature and scale.

338. The retail provision elsewhere at the Site, including the local retail store and within the Village Centre is small scale and is intended to meet a local need (brought about by the Proposed Development) for convenience or top-up shopping and day to day services within walking distance of the communities they are intended to serve. An alternative site would not fulfil the intended role of either of these facilities and, whilst the floorspace of these facilities is well below the impact test threshold of 2,500 sqm, Officers have concluded qualitatively that their operation would not cause harm to any town centres.

339. Overall, the Proposed Development is expected to bring significant economic benefit through increased visitor numbers which would boost the local economy, rather than detracting from the ongoing vitality and viability of existing centres.

Public Rights of Way

340. The proposal will affect ten public rights of way in total.

341. There is only limited public access to the Park at present, but some footpaths run alongside the Park and provide valued opportunities for views into and across it. Diversion of these routes is an adverse effect of the Proposed Development.

342. The Consented Scheme was developed in consultation with the Council's Public Rights of Way Officer and the Footpath User Group and further consultation with these bodies has taken place during the evolution of the proposals. The Ramblers Association has previously lent their support to these benefits of the Proposed Development.

343. A key benefit of the scheme is the provision of the Hulton Trail which will (inter alia) provide improved access, wayfinding and upgraded surfacing to all footpaths at the Site; formalise an existing footpath along the edge of the Park; and increase the total public rights of way length and formalise others. It will also link to the Cutacre Country Park. The total overall length of upgraded/realigned PROW is 15,630m.

344. These multi-user routes would have the potential to benefit a wider cross-section of the local community, therefore providing broader health and wellbeing benefits that Officers consider will outweigh any harm associated with any diversions.

345. The Council's Development and Public Rights of Way Officer has not objected but has raised some queries about detailed elements of the altered PROW and other new/amended routes. Officers consider that these can all be adequately addressed through planning conditions.

Ground Conditions

346. The Applicant has considered the effects of the development on geology, soils and contamination within the ES. This includes a coal mining risk assessment

347. Whilst some further site investigations are required prior to commencement of development with regards to coal mining risk, the Coal Authority has advised this can be adequately controlled via planning condition.

Minerals Safeguarding

348. Parts of the Site fall within Mineral Search Areas for sand and gravel and sandstone. The whole Site is within a Mineral Search Area for surface coal and brick clay.

349. The development has been shown to fully satisfy three of the "exceptions" set out in the Greater Manchester Joint Minerals Plan (Policy 8) and partially satisfies the fourth. These exception tests allow for development without the prior extraction of minerals, and the policy only requires that one of them is met.

350. The proposals are considered to satisfy MJMP Policy 8.

Water Resources

351. The Applicant has considered the impact of the Proposed Development on surface water, hydrology, river morphology, flood risk and drainage.

352. The effects have been considered by the Lead Local Flood Authority and the Environment Agency.

353. On the basis of the advice from these consultees, Officers have concluded that the proposed drainage strategy is generally appropriate (subject to detailed design) and that, through the reinstatement of lakes and provision of additional storage capacity on Site, the Proposed Development will reduce flooding downstream, which is a benefit to be afforded weight in the planning balance.

354. The detailed design of all the drainage works is reserved via planning conditions.

Loss of Agricultural Land

355. A significant proportion of the Site is in agricultural use. This is generally for grazing of cows and sheep by the occupiers of Dearden's Farm, Home Farm and Back Gates Farm. Occupiers of Park End Farm use land for the grazing and stabling of horses.

356. Occupiers of Dearden's Farm run a farm shop from their premises. This includes an established ice cream business, which uses milk from cows which graze on land within the Site.

357. These working farms are a source of local employment but, of the agricultural land at the Site, circa 161ha is Grade 3b (moderate quality) and 15.5ha is Grade 4 (poor quality). Only 2.8ha was classified as being "good" quality (Grade 3a), and this is not used for the growing of crops.

358. Whilst the loss of best and most versatile agricultural land is resisted by local and national planning policy and there would be some loss of local employment as a result of the change in the use of the Site, Officers have reached the same conclusion as they did when considering the Consented Scheme, i.e. that the harm that would arise in this regard would be substantially outweighed by the benefits of the development.

Sustainability

359. The Applicant has sought to minimise the carbon impacts of the development. For example, there is a commitment to a BREEAM excellent rating on key golf resort buildings and proposals for net zero carbon across the scheme. A series of conditions are proposed to ensure this is embodied in the development.

360. This was a matter which the SoS did not directly attribute weight to when determining the Consented Scheme but Officers consider it appropriate to afford moderate, positive

weight to the sustainability credentials of the Proposed Development in the planning balance in this case.

Very Special Circumstances

361. There is no categoric way of deciding whether any particular factor is a VSC. Whether a particular consideration is "very special" (i.e. it is sufficient to outweigh the harm) has to be considered not in the abstract, but in the context of the application proposals under consideration.

362. A single proposal may have several special considerations which, when considered in isolation, would not warrant development in the Green Belt but, together, might well do.

363. What constitutes VSC will depend on the weight of each of the factors put forward. The degree of weight to be accorded to each is a matter for the decision taker; it is a matter of planning judgement.

364. The Applicant's VSC case can be summarised as follows:

- The restoration and enhancement of Hulton Park, a Grade II listed Registered Park and Garden, and the Grade II listed Dovecote;
- The absence of an alternative location;
- The economic and tourism benefits of the proposed development and the proposed hosting of the Ryder Cup;
- The social and cultural value of the proposed development;
- Increased beneficial use of the Green Belt across the Site;
- Delivery of new homes and contribution towards the Borough's housing needs;
- Reducing congestion in the local highway network;
- Net environmental enhancements to the Site as a result of the proposed development and achievement of substantial net biodiversity gain.

365. Whilst the proposed development will cause harm to some areas of the RPG and non-designated heritage assets within it, as well as the Embankment, Officers have concluded that these impacts will be moderated by the significant benefit achieved for other parts of the Park and specific assets within it, and the benefits of better understanding the Embankment's significance. Given the national significance of the Park and the Dovecote, the beneficial heritage effects of the proposed development weigh in favour of the grant of planning permission and are an important component of the VSC case.

366. The Applicant states that the development has been designed to realise the restoration of the Park and provide it with a viable future. No other locations could achieve this objective, and the development is not therefore "footloose". This is material to the determination of the Application and adds to the overall VSC case.

367. The development is proposed in the context of significant levels of deprivation across Bolton and adopted and emerging planning policies which seek to address this and enable Bolton to capitalise on its place within the Greater Manchester region.

368. Hosting the Ryder Cup is a genuinely unique opportunity for Bolton that will generate substantial economic benefits that will directly contribute towards the achievement of strategic and local policy objectives focussed on/related to growing the Greater Manchester economy. It will do so by raising the profile of Bolton on an international stage and giving rise to transformational levels of inward investment.

369. It will result in job creation over a sustained period of time, increased overnight stays, increased expenditure in local and regional businesses, a range of supply chain and local labour opportunities, and an uplift in business rates revenue.

370. The economic and tourism benefits of the golf course development with its Ryder Cup prestige and legacy are so significant that they should be given very significant weight in favour of the development.

371. The proposed new homes will also give rise to a significant increase in household expenditure, first occupation expenditure, and additional public revenue.

372. The proposed golf resort and restored Park will provide a wealth of opportunities for improved access to sport and recreation, encouraging healthy lifestyles. The Ryder Cup Commitments would train several thousand volunteers and encourage hundreds of thousands of people to participate in sport, with associated health costs savings. There would also be a host of educational benefits, including access to training opportunities and apprenticeships. The social benefits of the Proposed Development are therefore significant.

373. The golf resort also delivers restoration of degraded designated and non-designated heritage assets, the former including a Grade II listed park and garden and a Grade II listed Dovecote, and creation of new public spaces that are anchored in the Site's mining legacy. The cultural benefits of the scheme are therefore significant.

374. The proposed development will convey significant benefit through provision of opportunities for outdoor sport and recreation. Aside from access along the public rights of way network, the Site is not presently accessible to the general public other than by express permission. The majority of the Site therefore presents no opportunity for formal or informal recreational activity, with the only other provision being restricted. Once operational, the development will make a wide range of sporting and recreational activities available to the public. In combination, these facilities and opportunities represent a significant enhancement to the existing provision for sport and recreation in the area, of direct benefit to the community.

375. The development will also enhance the biodiversity of the Site through a net increase in woodland planting and a programme of habitat enhancement and management. In combination with off-site planting, a substantial net biodiversity gain would be achieved. These benefits also make a moderate contribution towards the overall VSC case.

376. The residential development will make a positive contribution towards meeting identified housing needs, and the range of housing that will be delivered has been broadened. The Applicant is also committed to delivering some affordable homes as part of the development and a robust viability review mechanism will be included in the Section 106 to ensure

provision is maximised. Housing delivery and affordable housing provision both attract positive weight in the planning balance.

377. As set out earlier in this report, the local highway network experiences severe congestion at peak times, especially at the Chequerbent Roundabout. In this context, the Applicant is proposing a package of off-site highway works which will have a substantial, positive impact on traffic conditions in the local area (i.e. they will not simply mitigate the impact of the development). The highway improvements weigh in favour of the proposals on this basis and makes a valuable contribution towards the VSC case for the development beyond their role in the case for the Consented Scheme.

378. The proposed development will deliver a net increase in tree and hedgerow planting at the Site, which will also deliver a qualitative benefit. The proposals also deliver a substantial net biodiversity gain (increased from the Consented Scheme), providing improved habitats for wildlife, embody a range of sustainability measures which will minimise the carbon impacts of the development These are further benefits which weigh in favour of the development and each carry moderate weight in the VSC case.

379. As with the previous application for the Consented Scheme, and mirroring the approach taken by the Secretary of State when he considered the Consented Scheme, Officers have again concluded that the VSC case in favour of the Proposed Development is compelling.

380. Whilst the need to protect the Green Belt must be afforded very substantial weight and significant harm would be caused to the Green Belt and there would also be some additional other harm (less than substantial harm to heritage assets, landscape and visual harm that could not be fully mitigated, the loss of a small area of best and most versatile agricultural land, and some loss of local employment), overall the Proposed Development is less harmful that the Consented Scheme and Officers have concluded that this harm is clearly outweighed by other considerations in this case and NPPF 148 is satisfied.

381. Whilst there are additional benefits that will be brought about by the amended proposals in comparison to the Consented Scheme, it remains the case that VSC will not exist unless and/or until the Ryder Cup is secured.

382. Since the publication of the previous Report a further representation has been received from CPRE which suggests that the VSC case is weakened for the Proposed Development vs the Consented Scheme by virtue of the proposals now involving residential development on several of the main "staging" areas for the Ryder Cup once the tournament has taken place. They argue that, once these areas are developed, the golf resort will no longer be "championship grade" and there will be no prospect of major tournaments in the future.

383. Officers consider this not to be the case. The Ryder Cup is of such a scale that it requires staging areas far in excess of those required by other major tournaments. It follows that development of some of the staging areas post the Ryder Cup will not prevent other such events taking place in the future, since adequate staging can still be comfortably accommodated within the remaining/permanent areas of the Golf Resort.

384. Planning conditions requiring the agreement of staging / event management proposals for future tournaments/major events, ensuring this is appropriate for each event, are proposed in this regard.

385. It also the case that through the Consented Scheme significant areas within the Site proposed to be for residential development were also left undeveloped until after the Ryder Cup to allow for them to be used for staging and event management.

Overall Planning Balance and Recommendation

386. The Proposed Development conflicts with the Development Plan when read as a whole. However, the policies which are most relevant for determining the application are "out of date" because the Council cannot demonstrate an adequate supply of deliverable housing sites.

387. In these circumstances, the NPPF directs that planning permission should be granted unless (i) the application of policies in the NPPF that protect areas of assets of particular importance provides a clear reason for refusing the development; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

388. NPPF policies which seek to protect Green Belt and designated heritage assets are NPPF policies which seek to protect areas of assets of particular importance.

389. Whilst the Proposed Development is the subject of a new application and should be considered on its own merits, the extant permission, the approach to considering the relative benefits and harm of the Consented Scheme, and the decision of Secretary of State to approve the Consented Scheme (concluding that very special circumstances had been demonstrated) is a significant material consideration.

390. Consistent with the Secretary of State's consideration of the Consented Scheme, Officers have concluded that these policies are satisfied: whilst the Proposed Development would give rise to less than substantial harm to designated heritage assets, this harm is considered to be outweighed by public benefits (as explained fully in this Report) and whilst the Proposed Development would cause harm to the Green Belt, and other harm, this harm is clearly outweighed by the benefits of the scheme.

391. In considering the impact of the Proposed Development on Green Belt, Officers recognise that the development involves a significant amount of new development in the Green Belt. This would cause definitional harm to the Green Belt by virtue of its inappropriateness, and actual harm by virtue of its impact on openness and conflict with the purposes of the Green Belt in this location. The Proposed Development is, however, less harmful to Green Belt than the Consented Scheme.

392. The harm that would be caused to the Green Belt must nevertheless still be afforded very substantial weight against the development in the planning balance, noting the general presumption against inappropriate development that is embodied in national and local planning policy and guidance and the level of protection afforded to Green Belt by Government.

393. Whilst most other impacts of the development are capable of being mitigated to an acceptable level, or would even give rise to planning benefits, there would also be other harm in the form of landscape and visual harm and loss of agricultural land (the harm to designated heritage assets should not be "double counted").

394. The Proposed Development would, however, deliver a package of benefits which Officers are satisfied amount to VSC when taken together. A schedule which sets out the weight that Officers have afforded each component of the VSC case considered above, and how this compares to the weight attributed to the corresponding component of the VSC case considered by the Secretary of State, is appended to this Report to support Members' consideration of the Proposed Development.

395. The cumulative benefits that would arise because of the development would clearly and significantly outweigh all harm identified.

396. Officers have concluded that there remains a particularly strong and unique case for the grant of planning permission.

397. This case is stronger for the Proposed Development than it was for the Consented Scheme as a consequence of the amendments which have been made to the proposals and the passage of time, whereby economic disparities have only deepened and the housing delivery issues have continued.

398. The proposed development would have a positive and transformational effect on Bolton and the wider Greater Manchester region, and it is a genuinely unique opportunity to secure long-lasting and wide-ranging benefits.

399. A key component of the VSC case is that the proposed golf resort is selected to host the Ryder Cup. Without the benefits that would accrue from hosting the Ryder Cup, VSC would not exist.

400. It is therefore recommended that any permission is conditional upon the Applicant entering into a planning obligation which restricts development that can take place at the Site until such time as hosting rights have been confirmed. This was the approach which was adopted by the Secretary of State when he granted planning permission for the Consented Scheme and the obligation in the Section 106 Agreement will mirror the drafting that he previously found to be acceptable. Officers are satisfied the Section 106 Agreement is a robust means by which the Council can control development with this objective in mind.

*Recommendation*

401. Officers are recommending that Members confirm that they are minded to approve the application, subject to planning conditions (a schedule of which are appended to this Report) and a Section 106 Agreement.

402. The Section 106 Agreement will reflect the requirements of the Agreement which was entered into for the Consented Scheme, subject to minor amendments and additions sought to reflect the amendments which are proposed via this Application. The proposed heads of terms for the Section 106 Agreement are as follows:

| Subject | Heads of Terms | Officer Comment |
|---|---|---|
| Conditionality | Prevents development until the relevant organisation has confirmed in writing that the golf course has been selected as the venue to host the Ryder Cup in 2031 and/or 2035.<br><br>Requires evidence of legally binding contract which confirms the golf course as the venue to host the Ryder Cup in 2031 and/or 2035. | This obligation will mirror the wording from the Consented Scheme |
| Restoration Works | Limit on the number of residential units that can be occupied until the golf course and the agreed restoration works have been completed pursuant to the planning permission | A similar obligation was included in the Consented Scheme. The quantum that can be delivered is still to be agreed. |
| Ryder Cup | The Owner shall apply to host the Ryder Cup at the site in 2031 and/or 2035 and, subsequently, shall use its best endeavours to secure all necessary rights to host the Ryder Cup in 2031 and/or 2035. | This obligation will mirror the wording from the Consented Scheme, but will be updated to reflect the new Ryder Cup dates. |
| Landscape and Habitat Management Plan | Prevents any phase of development unless a landscape and habitat management plan for that phase has been approved in writing by the Council.<br><br>Requires development to be in accordance with approved plan. | This obligation will mirror the wording from the Consented Scheme. |
| Highway Contributions | Limit on the number of residential units shall be occupied until contributions paid to the Council towards the provision of a cycle shelter and/or Sheffield type stands at Daisy Hill, Hag Fold and Atherton railway stations.<br><br>Requirement to make contributions to be used towards the provision of:<br><br>(a) a pedestrian crossing in the vicinity of Green Hall Close; and<br><br>(b) a pedestrian crossing in the vicinity of Wellington Road/Breeze Hill Road. | A similar obligation was included in the Consented Scheme. The quantum(s) that can be delivered prior to payments is still to be agreed. |

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| Public Transport Steering Group | Requirement to establish a public transport steering group prior to occupation of specified quantum of development.<br><br>Public transport steering group will oversee implementation of an approved public transport strategy. | A similar obligation was included in the Consented Scheme. The quantum(s) that can be delivered prior obligation being activated is still to be agreed. |
| Education | Secures contributions toward secondary and primary education provision in accordance with Council's requirements at the time of development being implemented.<br><br>Allows for primary school to be provided on-site or financial contributions towards existing schools off-site if preferred bv the Council. | A similar obligation was included in the Consented Scheme in relation to secondary schools.<br><br>The provision for primary schools reflects the updated proposals and the Council's views on the desirability and/or deliverability of a primary school on-site. |
| Affordable Housing | Secures a minimum of 10% affordable housing (65% social rent and 35% intermediate tenure), to be provided in each phase in accordance with an affordable housing scheme agreed with the Council prior to commencement.<br><br>Limits occupation within each phase until affordable homes in that phase have been delivered and transferred to a registered provider.<br><br>Secures affordable housing provision in perpetuity.<br><br>Makes provision for re-appraisal of the viability at 3 stages during the development and potential increase in affordable housing provision as part of later stages of development. | A similar obligation was included in the Consented Scheme, this has been updated to reflect latest evidence of need. |
| Local Employment | Requires submission, agreement and implementation of a local employment framework to maximise local employment and training benefits. | Obligation mirrors that included in the Consented Scheme. |

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| Open Space | Requires submission, agreement and implementation of a specification for open space within each phase.<br><br>Makes provision for establishment/appointment of a management company. | Obligation mirrors that included in the Consented Scheme. |
| Off-Site Woodland Planting | Secures 2.5 hectares of off-site woodland planting at Hermon Bank Farm (or any other site which may be agreed by the Council) and its future maintenance. | A similar obligation was included in the Consented Scheme, this has been updated to reflect latest proposal (increase in ha) |
| Hulton Trail and PROWs | Requires submission, agreement and implementation of scheme to provide new and improved footpaths | Obligation mirrors that included in the Consented Scheme. |
| Health Centre | Requires reasonable endeavours to provide the health centre on-site but, in the event this is not possible, secures financial contribution to be used for expansion/improvement of other facilities in the area. | A similar obligation was included in the Consented Scheme, this has been updated to reflect latest proposal. |
| Village Hall | Requires submission and agreement of a scheme for providing a village hall. Scheme to a product of consultation with relevant stakeholders. | This is a new obligation. |
| Permissive Paths | Requires submission, agreement and implementation of scheme to provide and maintain new permissive routes through the golf resort. | This is a new obligation. |
| Allotments | Requires submission, agreement and implementation of scheme to provide allotments. | This a new obligation. |
| Sports and Recreation | Requires submission and agreement of a scheme for providing indoor and outdoor sports and recreation facilities, to be informed by an up to date assessment of need and consultation with Sport England. | This a new obligation. |
| Off-Site Footpath Improvements | Secures financial contributions for off-site footpath improvements to create better connections with/between the Site and: | This is a new obligation. |

| | | |
|---|---|---|
| | Atherton; Daisy Hill and Hag Fold railway stations; and Cutacre Country Park | |

403. If Members seek to endorse Officers' recommendation and are minded to approve the application, it must first be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2021.

404. In the event that the Secretary of State does not intervene, Members are asked to delegate the negotiation of the final wording of conditions and Section 106 Agreement obligations and the issue of the decision to the Director of Place.

405. An initial draft of the Section 106 Agreement has been provided to the Council by the Applicant.

## Representation and Consultation Annex

## Representations

This application has been the subject of consultation with local residents. The initial consultation period was advertised by Site Notices, Press Notice and neighbour notification letters with copies of the submission available to view online, at the One stop Shop at Bolton Town Hall, Westhoughton library and latterly at Bolton Central library following the closure of Westhoughton library. Due to the extensive nature of information submitted as part of the initial submission, an extended period greater than 21 days was given to local residents / interested parties to formally comment on the proposal.

Two consultation webinar events were organised by the applicant where representatives of the applicant provided a short presentation of the proposals before conducting a Q&A session.

As a result of the recent submission of amended plans to the scheme the council an extended 30 day consultation period was given to the interested parties for their comments to be provided to the Council. Following on with problems to the Council's public access website the consultation period was extended to 7th January 2022 The amended plans were advertised by way of site notice and press notice whilst the documents were publicised by way of neighbour notification letter.

**Letters:-** as a result of public consultation 640 letters of objection were received, 77 support letters and 1 comment letter.

A total of 270 individual letters were received. The individual objection letters raised the following concerns / issues regarding the proposal:

- Potential problems created by the increased amount of traffic from the additional homes and as a result of Ryder Cup visitors.
- Proposals will not reduce the existing congestion issues
- There is a lack of demand for a high-end golf course and nearby existing golf courses are struggling to survive and many are under subscribed for membership.
- The executive housing is not meeting the needs of the community and greater volumes of affordable housing is needed
- Alternative brownfield sites should be sought for housing development across Bolton
- The site is located within the Green Belt and development in this location does not meet the very special circumstances required for development on the Green Belt.
- The loss of mature hedgerows, trees and grassland will harm biodiversity
- The development will damage wildlife including birds, deer and bats
- Increased traffic caused by visitors to the golf course and residents of the new homes will increase noise and air pollution which will negatively impact on residents health
- The loss of footpaths reduces access to the park
- The site is a Registered Park and Garden and the proposal would have an impact upon the character and appearance of the Listed Park
- Chequerbent roundabout will have an additional road alongside and the development could greatly increase traffic congestion

- Proposed community facilities to be built with the scheme should e guaranteed to be built from the outset rather than the latter phases of the scheme when finances run out
- The existing infrastructure and services, such as schools, hospitals and GPs, are insufficient to meet the needs of the new development
- Lack of benefit to the local community
- There is no guarantee that the Ryder Cup will take place at the development
- Loss of two family farms which have been on the site for a number of years will be lost
- The families who depend on the farms will lose their livelihoods and the country should be supporting local farmers
- Current public transport infrastructure is insufficient in meeting the existing needs of the local population and the new development of housing will increase the stress on the existing public transport
- The loss of countryside will have an aesthetic impact on views for local residents
- Likelihood of winning the right to host the Ryder Cup is low and the development risks housing being developed on Green Belt land without hosting the Ryder Cup
- The loss of trees and hedgerows will create drainage issues
- Previous mining pits and working are present under the site and is not fit to build on
- Housing development and crowds for the Ryder Cup will lead to a loss of privacy for existing neighbours
- The proposed Hotel is too expensive for the area and not consistent with its surroundings
- There is a heritage loss with regard to a previous mining disaster on the site which is currently a social place which allows for people to reflect on the disaster
- COP26 was held earlier in the year highlighting the climate crisis that the world faces and by developing on greenfield land it goes against the findings and message from the conference
- There has been an omission of the Pretoria Pit Park Memorial Garden and Community Memorial Garden that were key elements in the consultation proposal, without which the scheme is unsustainable and should be reinstated
- The application is dismissive of the heritage including the huge loss of life, the 3rd largest Mining Disaster in the UK when 344 men and boys perished on 21st December 1910
- The development had been seen as an opportunity to provide a commemoration of tragedy however, this opportunity will be lost if the scheme is approved as it fails to include details on important legacies including the preservation of the Pretoria Pit Memorial, the creation of the Pretoria Pit Park Memorial Garden and the creation of Community Memorial Garden
- The memorial should provide a fitting place for the tragedy, which impacted thousands of people, to be remembered
- There are sites of Biological Importance in or adjoining the park at Mill Dam Wood, Cow Lee Brook and New Park Wood
- Golf course landscaping and tree planting will destroy the design of the park and will degrade its historic significance, contrary to the Core Plan
- The housing will destroy the western setting of the park and development within it will erode its historic significance
- In respect of the recent submission of many new documents HEART consider that these do not deliver any significant improvements to the development but, in fact, worsen the harmful impacts of the proposal.

- The revised proposals will result in greater harm particularly as a result of significant harm to the proposed SAM, and the greater loss of mature trees and hedgerows to facilitate the proposed new access road.
- The newly proposed alternative access road, is equally dangerous and will also pose a threat of traffic backing upon the M61.
- HEART have been advised by local residents living North of the A6 of their concerns relating to noise disturbance and pollution from the proposed highway link to the M61.
- Concerns regarding the submission of additional information during the course of the application.
- Without the Ryder Cup the Golf Resort and Homes should be rejected as there is no unrestricted 'Principle' established.
- Concerns about efficacy of proposed acoustic barrier due to proposed road level
- Woodland planting should not be included in the noise attenuation predictions
- Concerns about veracity of noise assessment in relation to traffic noise uplift, commercial uses, school uses
- Property should be included in construction noise impact assessment
- Query whether a baseline vibration survey been carried out with subsequent construction and operational assessments
- Potential impact on outlook/sense of enclosure for residents due to proposed acoustic fence
- Impacts of major outdoor events haven't been considered fully
- Queries whether proposed conditions associated with operational use will be enforceable

At the time of writing the total amount of circular style objections is 374. They raise a number of reasons as to why the application should be refused. The key comments are as followed:

- There is no demand for a new golf course and existing golf courses are struggling to remain in business
- Housing proposed with the development is not effective in meeting the needs of the community as the 10% affordable housing rate is too low
- Farms are being lost to build executive housing which should preserved in the aftermath of Brexit
- Community facilities should be guaranteed to be developed and not dropped later in the scheme
- New footpaths will destruct existing mature hedgerows and trees which endangers wildlife.
- Chequerbent roundabout will have another new roundabout nearby which will increase traffic congestion

At the time of writing, 77 letters of support were received, seventy-two from members of the public, one from Marketing Manchester, one from Bolton College and one from the Confederation of British Industry (CBI) North West. The following reasons were given for support:

- Private Investment in the Region's Infrastructure: the project will gain private funding in a part of the country which needs investment to help support and diversify the economy
- Regional Sport Tourism: facility would add global sporting attraction in the region and strengthen the regions reputation as a global leader in sport

- Social Impact Via Participation and Skills: The project can act as a catalyst for participation and skills in the local area and improve social and health related outcomes
- Sustainable development: the proposals bring together the above considerations in a way which develops community development, heritage restoration, greenspace proposals, sustainability measures and environmental gains
- National Sporting Competitiveness - the game of golf in England would benefit from the creation of facilties and enhance the nations ability to compete with other countries for tournaments and further raise the bar for national sporting facilities
- Opportunity for apprenticeships at Further Education and Higher Education levels
- BTEC, graduate and post-graduate employment opportunities linked to the development
- Work experience opportunities for students which will help improve employability
- Research opportunities both informal and formal (e.g. through Knowledge Transfer Partnerships)
- The development will bring investment into the local area
- The development would contribute and add significant value to the sporting offer and greater Manchester has pedigree and experience delivering major events
- The revised transport proposals will deliver new capacity
- The proposal will provide new services to the local network through health and leisure benefits, a new school, village hall, food & drink hub and wellbeing centre
- The revised proposals result in less Green Belt development and more retained open parkland
- The proposal will provide a more inclusive approach to golf development for underrepresented groups
- The Ryder Cup Legacy Package would contain many benefits to disabled golfers

**Petitions:-** one petition was received as a result of the consultation. The petition objected the development of the golf course and housing development on the grounds of maintaining natural greenfields, retaining farmers livelihoods and avoiding further congestions to the current lack of infrastructure and services. The petition gained a total of 29 signatures.

**Town Council:-** Westhoughton Town Council, whose area adjoins the site, has objected to the proposal having raised the following concerns:

- The site is not within the Bolton Housing Allocations and houses are not required
- Proposed development is in the Green Belt
- Severe highways congestion problems will be created
- Proposed access to the roundabout and a possible second roundabout will cause congestion on the A6 and motorway
- Existing infrastructure will not happen unless Peel Holdings funds schools, doctors and staff
- The length of time for residents to comment on the proposal was too short

**Neighbourhood Forum:-** The Over Hulton Neighbourhood Forum has sought to provide an update on the progress of the Neighbourhood Plan. They have reiterated the process by which the Plan has been prepared, which has included significant engagement with local people. Whilst they recognise that the Plan should seek to meet housing targets for the area, they wish to have control over how these targets are met.

**Consultations**

The following consultee responses were received:

| Consultee | Status | Comments and Recommended conditions to be attached to any planning permission granted |
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| Sport England | Objection / condition | Sport England has objected to the application on the basis there is no identified strategic needs and evidence base for the indoor sports facility proposed and the quantity of playing fields required on site is not discussed.<br><br>As an outline application Sport England will be content with a condition which ensures a Sports Strategy for the development prior to a reserved matters application:<br>1. Size, type and location of sports facilities to include:<br>a. Evidence of need for the on-site sports provision proposed<br>b. Evidence of need for on-site playing field for formal sports<br>c. Offsite sports provision or improvement to meet the needs of the development<br>2. Evidence of demand for the sports facilities proposed; and<br>3. Management and Maintenance arrangements for the sports facilities<br><br>Reason: To provide sustainable sports facilities that are fit for purpose that support the development and to comply with [insert relevant local plan policy], paragraph 74 and Section 8 (promoting Healthy Communities) of NPPF<br>Informative: the applicant is advised to engage a Sports Facility Specialist/Consultant to carry out the Sports Strategy for the development. Should the Council adopt their Playing Pitch Strategy and Sports Facility Strategy prior to any reserved matters application being submitted this should be used to help inform the Sports Strategy. |
| Housing Standards | No objection | No comment |
| Greenspace Management | Comment | Hedgerows are currently due to be trimmed twice annually however, this should be revisited to one face per year in a three-year rotation to allow flowering and fruition. |
| Development & Public Rights of Way | Comment | Safety of horse riders and people with disabilities must be taken into consideration with the connections from A6 north onto A58 Snydale Way.<br><br>More consideration should be given to accommodate cyclists and horse riders emanating from Park Road through the proposed estate. |

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| Natural England | No objection | Consideration should be made to any impact on ancient woodland in line with paragraph 180 of the NPPF. |
| Historic England | No objection | No comment |
| The Coal Authority | Comment | Application lies within a high-risk area. The folloxing conditions are recommended:<br><br>*1. The remediation works and any further remediation works/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary shall implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*<br>*The remedial works shall be carried out in accordance with authoritative UK guidance.*<br><br>*2. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any further remediation works/or mitigation necessary to address the risks posed by past coal mining activity.*<br><br>*3. Prior to the submission of the reserved matters:*<br><br>** The undertaking of the scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity;*<br>**As part of the reserved matters application the submission of a report of findings arising from the intrusive site investigations and any remedial and/or measures necessary, including the submission of the proposed layout plan which identifies the location of the on-site mine entries including appropriate zones of influence for all mine entries, and the definition of a suitable 'no-build' zones;* |
| Transport for Greater Manchester | Comment | The following suggestions were made for conditions:<br><br>Should Bolton City Council be minded to approve this application it is suggested that the further development, implementation and monitoring of an Event Management Plan for the Ryder Cup be attached as condition of any planning consent. As well as a full review of the operational requirements at the adjacent railway stations.<br><br>Should Bolton City Council be minded to approve this application it is suggested that the further development, implementation and monitoring of a Full Travel Plan be attached as conditions of any planning consent. |

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| Trees, Woodland & Conservation | Comment | The following matters should be addressed in the conditions:<br>• Protection of trees: Protective tree fencing to be erected prior to, and during all stages of development.<br>• Tree planting: to comply with overall tree provision numbers set out in the Arboricultural Impact Assessment<br>• Require an Arboricultural Method Statement (AMS) and a Landscape and Habitat Management Plan (LHMP) which identifies tree and hedgerow planting, in accordance with the requirements identified in the Environmental Statement.<br>• Final LHMP secured by planning obligation.<br>• CEMP produced in accordance with the LHMP and secured by planning condition.<br>• Appointment of an Environmental Manager (EM) to produce: a. Woodland Management plans<br>b. Tree & Hedgerow Protection strategy<br>c. Monitoring, record keeping and compliance strategy for all woodland and arboricultural recommendations<br>d. Progress reports for Council inspection and other relevant bodies.<br>e. Other required processes in compliance with the recommendations within the Arboricultural Impact Assessment, LHMP and CEMP.<br><br>• Timetable of works, phased tree removals and replanting works that are to be undertaken at the correct times of the year and in line with any environmentally protected species (EPS) specific requirements, licences and liaison with relevant authorities.<br>• Replacement planting conditions to ensure any failed planting is replaced as detailed within the proposed mitigation figures and planting details/plans.<br>• An Event and Travel Management Plan (ETMP) as proposed should be submitted, to guide management and reduce impacts on the woodlands, trees and wider habitats during sporting events.<br>• Protective fencing will be required (as detailed in BS5837 2012: Trees in Relation to Design Demolition and Construction) on the periphery of the root protection zones (RPZs) of the retained trees during all stages of development and events.<br><br>• Tree Protection Method Statements, Arboricultural Method Statement and specific detailing where proposed access and drainage works are to be implemented in close relation to retained trees on site; in line with National Joint Utility Guidelines (NJUG) in line with the Environmental Managers responsibilities. |
| Landscape Officer | Comment | Comments made regarding the scale of holiday lodges, importance of retaining existing hedgerows and the impact of new road access may be noisier for residents. |

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| Garden's Trust | Objection | The harm to the Registered Park and Garden would not be outweighed by public benefit, contrary to the NPPF.<br><br>The golf course and hotel will bring unwelcome and negative change to the historic landscape at Hulton Park, rather than enhancing and preserving its significance. |
| Greater Manchester Archaelogical Advisory Service | Comment | The following condition should be included:<br><br>*No demolition or development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*<br>*1. A phased programme and methodology of investigation and recording to include:*<br>*- historic building investigations (Historic England Level 1-3);*<br>*- archaeological evaluation through trial trenching;*<br>*- pending the results of the above, targeted excavation and / or an archaeological watching brief (subject to an updated WSI);*<br>*- a community-led excavation of the 17th-century hall.*<br>*2. A programme for post-investigation assessment to include:*<br>*- analysis of the site investigation records and finds;*<br>*- production of a final report on the results of the investigations and their significance.*<br>*3. Deposition of the final reports with the Greater Manchester Historic Environment Record.*<br>*4. Dissemination of the results of the archaeological investigations commensurate with their significance, including a scheme to display and interpret heritage features and publication in an appropriate format.*<br>*5. Provision for archive deposition of the report and records of the site investigation.*<br>*6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*<br>*Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.*<br><br>Delivery of the proposals will clearly result in loss to the Embankment's historic fabric however the commitment to limit the degree of impact is recognised. Should the application be consulted, Historic England will need to be consulted.<br><br>The extent of the proposed works will constitute a high level of harm of the heritage asset however, this will be offset by the clear heritage and public benefits provided by the mitigation strategy. |

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| | | Given the potential benefits, coupled with the high bar for 'substantial harm', GMAAS is happy to accept on the evidence currently available tat the proposal will lead to less than substantial harm. |
| Greater Manchester Police | Comment | Recommended the applicant gets an updated report to ensure any crime patterns and trends have been considered. |
| Growth and Regeneration | Comment | Very positive comments over the benefits the scheme will bring. Proposals align with policies and help with levelling up.<br><br>Documents lack detail in how social value activity will be planned and delivered, documents do not present how opportunities for local supply chain to benefit. |
| Westhoughton Town Council | Objection | Town Council objects as the site is not within Bolton Housing Allocation and the houses are in the Green Belt. Road access and infrastructure is not able to ensure plans are efficient. |
| Minerals and Waste Unit | Comment | Future potential to sandstone extraction is contradictory with additional development. Further ground investigation is required regarding mudstone to determine quality and quantity of mineral resources across site. |
| Environmental Health | Comment | No objections however suggestion of conditions:<br><br>**Construction Management Plan**<br>*Prior to the commencement of construction of each phase, a plan detailing how fugitive dust and noise emissions are to be mitigated against during the construction phase together with the proposed working hours shall be submitted to and approved in writing by the local planning authority.*<br>*Reason: To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents particularly with regard to dust and/or noise disturbance during construction and to comply with policy CG4 of Bolton Core Strategy.*<br>**Outdoor Events & Concerts**<br>*There shall be no more than 3 outdoor music events held in any calendar year. This includes events held in the Great Park and the hotel grounds. At least 60 days prior to any event, a noise management plan(NMP) shall be submitted to the Local Planning Authority for approval.. The NMP shall follow guidelines for controlling noise at outdoor events that are current at the time of the event. Music at all outdoor events shall cease no later than 23.00.*<br>**Health & Wellbeing Hub**<br>*A noise assessment shall be submitted with the reserved matters application. The noise assessment shall incude a plant & equipment assessment and consider the impact of events to be held at the hub.*<br>*Where an outdoor event is anticipated to have participants/spectators exceeding 250. A Noise Management Plan* |

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| | | *(NMP) shall submitted for approval at least 60 days prior to the event.*<br>**Sports Facilities**<br>*If any sports facilites are to be included as part of the development, a noise impact assessment (NIA) shall be submitted. If the sports facilities are to be part of the reserved matters application then a NIA shall be submitted with that application.*<br>**Fixed Plant & Equipment**<br>Note: The previously recommended condition that the cumulative noise level from plant & equipment shall not exceed the given background noise levels.<br>Recommended condition: *Where Fixed Plant and Equipment form part of the Reserved Matters a Noise Impact Assessment shall be submitted in writing and approved by the Local Planning Authority prior to determination of the reserved matters development*<br>**School MUGA & Play Areas**<br>*A Noise Impact Assessment (NIA) for the School Multi Use Games Area (MUGA) and / or external play areas shall be submitted in writing and approved by the Local Planning Authority prior to determination of reserved matters application for this use. The Multi Use Games Area (MUGA) shall be for school use only.*<br>*The operating hours for the MUGA and any associated floodlighting shall be determined prior to the determination of the reserved matters application.*<br>**Village Hall – Deardons Farm**<br>*The village hall shall be not be open to the public betwwen outside the hours of 08.00 and 21.00 Monday to Sunday.*<br>*There shall be no amplified live music/DJ's inside the Village Hall. Any fixed plant or equipment shall be not be installed until a noise impact assessment has been submitted and approved in writing by the Local Planning Authority.*<br>**Restaurant with Rooms**<br>**AM05 Control of Odour/Noise (extract systems)**<br>*Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and noise from the restaurant shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full within 14 days of the use commencing and retained thereafter. The requirements of the scheme shall be in line with EMAQ "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" 2018 or any update of the same.*<br>Reason: To safeguard the living conditions of residents and the amenity and character of the area<br>with regard to odour and/or disturbance.<br>Additionally, noise from the extract system, plus any other fixed plant & equipment will need to be part of the cumulative fixed plant and equipment assessment. |

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| | | United Utilities Pumping Stations<br>*A Noise Impact Assessment (NIA) shall be carried out and submitted with any reserved matters applications which require the United Utilities Pumping Stations. The NIA shall be submitted and approved in writing by the Local Planning Authority prior to commencement of the development.*<br>Noise Mitigation and Sound Insulation Measures for Outline Proposed Residential<br>*The reserved matters details submitted in respect of each phase of the residential Development (or part therof), shall be accompanied by a noise impact assessment for that phase. Each phase shall not be brought into use until any recommended noise attenuation measures to be incorporated into that phase have been completed in accordance with the approved details, which shall be retained thereafter.*<br>*The Noise Impact Assessment shall, as a minimum, include an assessment of:*<br>*• Noise from Mowing and Grass Cutting operations associated with the golf course;*<br>*• Noise from maintenance facilities*<br>*• Road traffic noise*<br>*• Noise from fixed plant and equipment*<br>*No dwelling within each phase of the Residential Development shall be occupied until any recommended noise attenuation measures in the approved noise impact assessment for that phase have been completed. Such measures shall be retained permanently thereafter.*<br>Noise from the Operation of the Clubhouse and Hotel<br>*There shall be no amplified music externally at events associated with the hotel/hotel marquues and clubhouse.*<br>*Noise associated with the hotel/marquees and clubhouse shall not exceed the background levels specified in table 12.6.1 in ES Volume 3, Appendix 12.6, prior to the development being broight into use a NMP shall be submitted to the LPA for approval. The NMP should include details of all mitigation required to control noise at the hotel, marquees and clubhouse and details of the noise level limiting device and its operation.*<br>Construction Activity Noise Ryder Cup<br>*The construction and decommissioning works required for the Ryder cup shall only occur Monday to Friday between the hours of 08:00 to 18:00 and Saturdays 08:00 to 13:00, with no working on Sundays or Bank Holidays.* |
| Salford City Council | No objection | Mitigation measures should be encouraged regarding environmental issues through:<br>-promotion of car clubs<br>-contributions to low emission vehicle refuelling infrastructure<br>-provision of incentives for the uptake of low emission vehicles<br>-financial support to low emission public transport options |

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| | | -improvements to cycling and walking infrastructure |
| Flood Risk Team | Comment | Some concern on FSR models that flooding is predicted 1 in 30 years and results hydrographs are showing model instability. |
| Design and Conservation | Comment | There harm to significance is considered to be high overall, which is lessened to some degree by improving the understanding of the asset, restoration and interpretation.<br><br>The harm to significance is thereby considered to be finely balanced in relation to the benefits and would on the basis of information available to date amount to less than substantial harm at the higher end which would be offset by heritage and public benefits. Should the asset be designated as a Schedule Monument the final decision will rest with Historic England. |
| Greater Manchester Ecology Unit | Comment | Detailed comments provided on: assessment of baseline data, evaluation and updated surveys; biodiversity implications of new proposals within the application; biodiversity net gain; interim landscape habitat management plan<br><br>No comments on necessary conditions.<br><br>Significant concerns with the impact associated with new elements of the proposal. |
| United Utilities | No objection | Clarification was made with regard the location of development in relation to pipes. |
| National Highways | Comments | *The following conditions were suggested:*<br><br>*1. No development pursuant to application 12218/21 shall commence unless and until the full design and construction details of the required highway improvements to the northbound and southbound carriageways of A58 Snydale Way / Wigan Road (as shown in outline in either iTransport drawing number ITM10187-SK-336 dated 16 December 2021 (Option B) or iTransport drawing number ITM10187-SK-337 dated 16 December 2021 (Option B1), have been submitted to and approved in writing by the Local Planning Authority in consultation with National Highways. The details to be submitted shall include: • Final details of how the scheme interfaces with the existing highway alignment • Full signing and carriageway marking details. • Full construction details. • Confirmation of compliance with current standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations / departures from standards). • A Walking, cycling and horse-riding assessment and review (WCHAR) • An independent Stage 2 Road Safety Audit is carried out in accordance with current standards and advice notes. Reason: To ensure that the proposals do not detrimentally impact the Strategic Road Network and that all highway works are designed and constructed in a safe and approved manner.* |

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| | | *2. No development pursuant to application 12218/21 shall commence unless and until a scheme, which incorporates the signalisation of the M61 J5 south bound off slip / corresponding circulatory and formalisation of an arrangement which permits two lanes to make the movement from the A58 Snydale Way Northbound to the A58 Northbound exit, consistent with iTransport drawing number ITM10187-SK-338 dated 16 December 2021 has been developed, National Highways Planning Response (NHPR 21-09) September 2021 submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways. The details to be submitted shall include: • Final details of how the scheme interfaces with the existing highway alignment and the provision of enhanced Non-Motorised User (NMU) facilities at both the South Bound off slip and the North Bound on slip. • Full signing and carriageway marking details. • Full construction details. • Confirmation of compliance with current standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations / departures from standards). • A Walking, cycling and horse-riding assessment and review (WCHAR) • An independent Stage 1 and Stage 2 Road Safety Audit is carried out in accordance with current standards and advice notes. Reason: To ensure that the proposals do not lead to mainline vehicle queueing on the M61 motorway as a result of these developments, and therefore ensure the continued safe operation of the Strategic Road Network.*<br>*3. No development pursuant to application 12218/21 shall be occupied or brought into use until the works identified in Condition 1 and Condition 2 have been constructed to the satisfaction of the Local Planning Authority, in consultation with National Highways. Reason: To ensure that the proposals do not detrimentally impact the function and safety of the Strategic Road Network.*<br>*4. No development pursuant to this application shall commence until a detailed Construction Plan Working Method Statement relating to site development earthworks and drainage alongside the M61 motorway, in accordance with the relevant design standard, has been submitted to and approved by the Local Planning Authority, in consultation with National Highways. Reason: To ensure that the safety and integrity of the M61 motorway is maintained.*<br>*5. No planned events shall be held at the site until an Events Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with National Highways, and all approved measures have been implemented accordingly. The Events Transport National Highways Planning Response (NHPR 21-09) September 2021 Management Plan shall be implemented in full when events are held that have the potential to impact upon the Strategic Road Network. Reason: In order to minimise the traffic impact on the Strategic Road* |

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| | | *Network of proposed planned events which may otherwise have a detrimental or unsafe temporary impact.*<br>*6. No part of the development shall be brought into use unless and until a detailed Travel Plan is submitted to and approved in writing by the local planning authority in consultation with National Highways, and all approved measures have been implemented accordingly. Reason: In order to minimise the traffic impact on the Strategic Road Network.*<br>*7. No drainage from the proposed development shall run off into the motorway drainage system, nor shall any such new development adversely affect any motorway drainage. Reason: In order to protect the integrity of the National Highways asset by ensuring that any new development adjacent to the SRN does not negatively impact upon the asset.*<br>*8. There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway. To this end a close boarded fence or similar barrier not less than 2 metres high shall be erected along the frontage of the site with the motorway to the satisfaction of the Planning Authority in consultation with National Highways. The fence shall be erected behind any existing motorway boundary fence, be on the developer's land and be independent of any existing motorway boundary fence. Reason: In order to prevent trespassing from the development site onto National Highways land and to ensure the safety of any and all road users.*<br>*9. The applicant will need to demonstrate that measures are in place to manage and/or mitigate the propensity for errant golf balls to present a risk to users of the Strategic Road Network. The management and/or mitigation will need to be approved in writing by the Local Planning Authority, in consultation with National Highways. Reason: To ensure the continued safe operation of the SRN* |
| Environment Agency | Comment | Following conditions suggested:<br>Biodiversity<br>*No development shall take place until a detailed WFD mitigation and enhancement strategy is developed for waterbodies has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The scheme shall include:*<br>*• details and designs of all proposed de-culverting and channel diversions*<br>*• details of opportunities to re-naturlise and restore artificially modified waterbodies i.e., weirs, canalised channel sections etc.*<br>*• opportunities to incorporate extensive and low maintenance riparian semi-natural buffers along watercourses and wetlands.* |

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| | | *• adoption of multifunctional SUDs solutions for all new surface water discharges to Carr Brook and Hall Lee Brook waterbodies.*<br>*• use of open span design for all new river crossings.*<br>*• sensitive surface water outfall designs.*<br>*• adoption of water quality and flow monitoring on main waterbodies flowing through site.*<br>*• adoption of appropriate semi-natural buffers near any new or restored features i.e., kitchen garden.*<br><br>Landscape Management<br>*A landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:*<br>*• details of maintenance regimes of retained and restored wetlands, watercourses, ponds, woodlands, grasslands over duration of development. • details and management of any new semi-natural or priority habitat created on site.*<br>*• details of treatment of site boundaries and/or buffers around water bodies • details of management responsibilities, including adequate financial provision and named body responsible for management.*<br><br>Biodiversity Net Gain<br>*A detailed lake de-silting and restoration plan for Back O'th Lawn Woods and Mill Dam Lakes has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The scheme shall include:*<br>*• plans showing the extent and working footprint of de-silting proposals*<br>*• details of any preliminary invasive non-native species, tree/scrub or fish removal required.*<br>*• proposed preferred de-silting technique adopted.*<br>*• temporary access and working arrangements to undertake de-silting operations.*<br>*• pollution prevention measures adopted during de-silting operations.*<br>*• the environmentally sensitive treatment of excavated silt and sediments.* |

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| | | *• timing of works*<br>*• methodology of refilling de-silted lakes*<br>*• landscape reinstatement and restoration plan of lakes and associated banksides*<br><br>Method Statement<br>*No development shall take place until a detailed method statement for removing or the long-term management / control of Japanese knotweed, Himalayan Balsam, Floating Pennywort, Canadian pondweed and Montbretia identified on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Himalayan Balsam, Floating Pennywort, Canadian pondweed and Montbretia during any operations e.g. mowing, de-silting, bank regrading or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.*<br><br>Flood Risk<br>*The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) project number 60648596 and the following mitigation measures detailed within the FRA: 1. The access road is raised a minimum of 0.35m as per 'Summary of flood risk; 6.1 on the supplied FRA. 2. Green Common Lane FFL's are to be raised by 300mm and any bank low spots are addressed (providing consent from EA permit if Main River) 3. Any weirs / box culvers on designated 'Main River' are to be permitted ahead of their construction. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.* |
| CPRE | Objection | CPRE do not believe the development benefits are high enough to justify the adverse impacts, especially for a one-off event.<br><br>CPRE state there are too many conditions needed to overcome harms, mitigation and compensation to be reasonable enforced by the council.<br><br>The application is an improvement on the previous application however, there are a raft of adverse impacts.<br><br>CPRE are opposed however, the grant of permission must be with a similarly worder Section 106 to precisely capture the specified |

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| | | championship tournament and date to trigger all development. CPRE strongly recommends the applicant specifies which championship tournaments and dates aspires to within the S106 agreeemtn as deemed necessary by the Inspector and endorsed by the Secretary of State. |
| Bolton Community Homes/Strategic Housing | No objection | They are comfortable with a minimum of 10% of affordable housing with the potential to increase that depending on viability.<br><br>For the market area the proposed split of 65% affordable rent and 35% shared ownership is acceptable. |
| Capital Programme and Pupil Place | Comment | It is suggested the worst-case scenario is taken into account given the lack of evidence and uncertainty of the timeframe of development.<br><br>Given the timeframe and uncertainty of the delivery phases, it is recommended at this time, the scenarios of 214 primary and 194 secondary places. Required a payment of £3,282,940 for primary and £3,440,063 for secondary through S106. Ultimate provision for additional school places reviewed at a future date with greater information.<br><br>It should not be assumed that all nearby schools will be able to expand. |
| Highways Bolton | No objection | The LHA has previously supported access arrangements, travel plans and interim event management pla and this position has not changed. In relation to the NPPF paragraph 111 the positive impacts overall outweigh negative impacts of development. |
| HSE | No objection | HSE do not advise against the development. Consultation is required regarding a major hazard pipeline nearby the site. |
| Wigan Council | No objection | No objection to the proposal on traffic grounds. |
| Dixon Searle Partnership | Comment | The viability submission has been approached comprehensively. Given the above, our overview is that at this point in time the proposal for 10% affordable housing may be considered a reasonable one.<br><br>It is recommended a review mechanism should be considered within the s.106 where the affordable housing target should be re-checked. There is a good possibility that the scheme longer term will be shown to be more viable than currently presented. However, there is uncertainty as to how the scheme may vary. |
| Greater Manchester Fire and Rescue Service | Comment | The proposal should meet the requirements for Fire Service access. |
| Bolton Ramblers | Objection | Opposed to building on green field sites unless there is significant benefit in it being approved. |

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| | | There are good things about the plans but not sufficiently substantial to justify the loss of so much green space.<br><br>There are lost opportunities with the development as significant improvements could have been made with the network of PRoWs. There are enormous concerns over safety of walkers using WES211 which crosses the M61 roundabout at junction 5. It is dangerous now and will be more dangerous if an extra junction is added.<br><br>There are concerns over the guarantees of the full implementation of the Public Rights of Way Strategy. |

Advice was sought from the following consultees: Cadent Gas, Forestry Commission, Open Spaces Society, Peak and Northern Footpath Society, Economic Strategy, Public Health and Housing, Head of Tourism, Corporate Property Services, , Greater Manchester Pedestrian Association, National Amenity Society, Bolton Civic Trust, Primary Health Care (NHS), Network Rail, Marketing Manchester, Waste and Energy Unit.

The Applicant has sought to respond to the comments raised by consultees, local residents and other stakeholders (as referenced above), supplying additional material where appropriate, or proposing conditions / obligations to address the comments. The overall conclusions of Officers (detailed in the body of the Report above) take these responses / additional information into account.

**Planning History**

The eastern part of the Site – comprising the majority of the land south of the M61 motorway and the east of the former Chequerbent Incline railway – is the subject of the Original Consent (00997/17). This planning permission has established the principle of the development of this part of the Site for a golf resort and new homes. It is a material consideration in the determination of the Application.

## Planning Conditions

Definitions

(To be included at the head of any planning permission, these terms are defined here to aid understanding/interpretation of the conditions which follow).

| Term | Definition |
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| The Development | The development for which planning permission is sought via application ref. 12218/21 |
| Hulton Hall Golf Resort | Comprising the golf course, clubhouse, academy, maintenance compound, hotel complex, bridges, lodges and restaurant [dining with distinction] with rooms and cabins. |
| Hulton Park Villages | Comprising the residential development, local centre, two no. local retail stores, primary school and the village hall. |
| Hulton Parklands | Comprising the Health & Wellbeing Hub, Chequerbent Barns, landform art, community allotments, Pretoria Park, public rights of way, bridleways, permissive footpaths and the Hulton Trail. |
| Highways Infrastructure | Comprising Park Avenue (North & South of A6), vehicular access points into the site and access roads within the site. |
| Full Planning Permission | Comprising the golf course, clubhouse, academy, maintenance compound, hotel complex and bridges elements of Hulton Hall Golf Resort, as well as Park Avenue (North of the A6 and section through RPG), all vehicular access into the site, the landform art and (in part) public rights of way, bridleways, permissive footpaths and the Hulton Trail. |
| Outline Planning Permission | Comprising the lodges and restaurant [dining with distinction] with rooms and cabins elements of Hulton Hall Golf Resort, as well as Park Avenue (South of the A6), the Hulton Park Villages, the Health & Wellbeing Hub, Chequerbent Barns, community allotments, Pretoria Park and (in part) public rights of way, bridleways, permissive footpaths and the Hulton Trail. |

### Conditions

### General Conditions

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| 1 | **Phasing Strategy**<br>The development hereby approved shall not be begun until a phasing scheme has been submitted to, and approved in writing by, the local planning authority. The phasing scheme shall identify the proposed phasing of the development hereby approved, including the following: | Condition as per original consent (Condition 1), updated to refer to revised scheme key components. |

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| | • the Hulton Hall development (comprising the golf course, clubhouse, academy, maintenance compound, hotel complex, bridges, lodges and restaurant [dining with distinction] with rooms and cabins);<br>• the Hulton Park Villages development (comprising the residential development, local centre, local retail stores, the primary school and the village hall);<br>• the Hulton Parklands development (comprising the Health & Wellbeing Hub, Chequerbent Barns, landform art, community allotments, Pretoria Park, public rights of way, permissive footpaths and the Hulton Trail);<br>• highways infrastructure works, including Park Avenue and access into and within the site;<br>• the demolition works across the site; and<br>• the heritage restoration works across the site.<br><br>The development shall thereafter be carried out in accordance with the approved phasing scheme.<br><br>Reason: For the avoidance of doubt and in the interests of proper planning.<br>Reason for Pre-Commencement Condition: The phasing of the development is integral to the development proposal and to the S106 Agreement, any development taking place prior to the submission of these details may compromise the scheme as approved. | |
| 2 | **Approved Plans and Documents**<br>The development hereby approved shall be carried out in accordance with the objectives, parameters, works, commitments and other relevant details set out in the following approved plans and documents:<br><br>• Site Location Plan (drawing ref. LUC-11305-LD-PLN-1002 Rev C); | Condition as per original consent (Condition 2), updated to refer to revised scheme drawings/documents. |

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| | • Conservation Plan Volume 2: Conservation Strategy (Version 4, September 2021), including the provisions for regular monitoring and review;<br>• Design and Access Statement (document ref. 11305-LD-REP-700 Version 4, November 2021);<br>• Interim Landscape and Habitat Management Plan (document ref. 5136.057 V4);<br>• Public Right of Way Strategy (document ref. 11305-LD-REP-800 Version 5);<br>• Crime Impact Statement (document ref. 2016/1030/CIS/02 VERSION A, 26 November 2021);<br>• Indicative Drainage Strategy Report (document ref. 60648956-AEC-XX-XX-RP-C-00001 P3);<br>• Arboricultural Impact Assessment (document ref. 5136.06.001 Version 2.0, November 2021);<br>• Indicative Planting Schedule & Specification (document ref. 11305-LD-SCH-705 Issue B);<br>• Lighting Impact Assessment (document ref. 2913 P5, 16 September 2021);<br>• Water Framework Directive (WFD) Compliance Assessment (document ref. 44501, November 2021); and<br>• Outline Construction and Environment Management Plan (dated September 2021).<br>Reason: For the avoidance of doubt and in the interests of proper planning. | |
| 3 | **Commencement – Full Permission**<br>That part of the development hereby approved in full, the extent of which is defined on "Areas for Detailed and Outline Approval" (drawing ref. LUC-11305-LD-PLN-001 Rev C) (hereafter referred to as the "full permission"), shall be begun before the expiration of three years from the date of this planning permission.<br>Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. | Condition as per original consent (Condition 3), updated to refer to revised scheme drawings |

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| 4 | **Reserved Matters Submission**<br><br>No phase of the development hereby approved in outline, the extent of which is defined on "Areas for Detailed and Outline Approval" (drawing ref. LUC-11305-LD-PLN-001 Rev C) (hereafter referred to as the "outline permission") (excluding those areas defined within the "Interim Temporary Grading Operations Areas" (drawing ref. 11305-LD-PLN-002 Rev C)), shall be begun until details of all of the reserved matters for that phase (appearance, landscaping, layout, scale and access (in part)) have been submitted to, and approved in writing by, the local planning authority.<br><br>Applications for the approval of all reserved matters in respect of the first phase of the outline permission (as defined by the details submitted and approved pursuant to Condition [1]), shall be submitted no later than three years from the date of this permission. Applications for the approval of reserved matters for all other phases of the outline permission should be submitted no later than eighteen years from the date of this permission.<br><br>The first phase of the outline permission shall be begun before the expiration of five years from the date of this planning permission or two years of the date of the final reserved matters approval in respect of that phase, whichever is the later. Each subsequent phase of the outline permission shall be begun before expiration of two years from the date of approval of the last of the reserved matters to be approved in respect of that phase. Each phase of the outline permission shall thereafter be implemented in accordance with the approved reserved matters in respect of that phase.<br><br>Reason: The application is for outline planning permission and these matters were reserved by the applicant for subsequent approval. | Condition as per original consent (Condition 4), updated to refer to revised scheme drawings |
| 5 | **Number of Residential Dwellings Permitted**<br><br>No more than 1,036 dwellings shall be constructed as part of the Hulton Park Villages development. | Condition as per original consent (Condition 5), updated to refer to |

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| | Reason: For the avoidance of doubt as to what is permitted. | Hulton Park Villages rather than 'residential development'. |

**Conditions relating to Public Rights of Way and Permissive Paths**

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| 6 | **Detailed Design – Public Rights of Way**<br><br>No phase of development hereby approved (as defined by Condition [1]), shall be begun until the full detailed design of the public rights of way (excluding the Hulton Trail) and permissive paths within that phase have been submitted and approved by the local planning authority. This shall include:<br><br>i) surfacing materials;<br>ii) the location of, specification for and design of any fencing, gates, bollards or means of enclosure;<br>iii) the location of, specification for and design of any gym equipment;<br>iv) the location of, specification for and design of any bins or waste storage;<br>v) the location of, specification for and design of any public art, sculptures or interpretative material; and<br>vi) the location of, specification for and design of any appropriate measures to be installed to restrict access by motor vehicles.<br><br>The public rights of way and permissive paths shall thereafter be implemented in full, in accordance with the approved details for that phase, prior to its first use by members of the public.<br><br>Reason: To ensure that the public rights of way and permissive paths are constructed to a satisfactory standard and in order to comply with Bolton's Allocations Plan policy P8AP and Core Strategy policy CG3. | New condition |
| 7 | **Permissive Path Code of Conduct**<br><br>Prior to the first use by members of the public of any Permissive Path, as defined by the approved Public Right of Way Strategy (document ref. 11305-LD-REP-800 Version 5), a final 'Permissive Path Code of | New condition |

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| | Conduct' shall be submitted and approved by the local planning authority, in accordance with the 'Scope of Code of Conduct' set out within the Public Right of Way Strategy (document ref. 11305-LD-REP-800 Version 5). The Permissive Paths shall thereafter be operated in accordance with the approved Code of Conduct, unless otherwise approved by the local planning authority.<br><br>Reason: To ensure that the public rights of way and permissive paths are managed and maintained in a satisfactory manner and in order to comply with Bolton's Allocations Plan policy P8AP and Core Strategy policy S1. | |
| 8 | **Hulton Trial**<br><br>No phase of the Public Right of Way infrastructure referred to as the 'Hulton Trail' (as defined by the phasing scheme approved pursuant to Condition [1]), hereby approved in full, shall be begun until final details of the following, to be provided along the route of that phase, have been submitted to, and approved in writing by, the local planning authority in accordance with the illustrative details shown on drawings "507C-08H, 507C-0H, 507C-10G, 507C-11G, 507C-12G, 507C-13G" and set out in the "Hulton Trail Context and Delivery Report" (document ref. RT:707C.D01 Rev A):<br><br>i) surfacing materials;<br>ii) the location of, specification for and design of any fencing, gates, bollards or means of enclosure;<br>iii) the location of, specification for and design of any gym equipment;<br>iv) the location of, specification for and design of any bins or waste storage;<br>v) the location of, specification for and design of any public art, sculptures or interpretative material; and<br>vi) the location of, specification for and design of any appropriate measures to be installed to restrict access by motor vehicles. | Condition largely as per original consent (Condition 7), but updated to refer to details set out in the "Hulton Trail Context and Delivery Report" (document ref. RT:707C.D01 Rev A). |

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| | Each phase of the 'Hulton Trail' shall thereafter be implemented in full, in accordance with the approved details for that phase, prior to its first use by members of the public. No more than 499 dwellings hereby permitted shall be occupied until the 'Hulton Trail' has been completed in full and opened to the public.<br><br>Reason: To ensure that the Hulton Trail is constructed to a satisfactory standard and in order to comply with Bolton's Allocations Plan policy P8AP and Core Strategy policy CG3. | |
| 9 | **Hulton Trail – Park End Farm**<br><br>The development the part of Hulton Park Villages referred to in the "Design and Access Statement" (document ref. 11305-LD-REP-700 Version 4) as "Park End Farm" shall not be begun until a specification and route in respect of the part of the Hulton Trail which is reserved, as identified on approved drawing "507C-12G", has been submitted to, and approved in writing by, the local planning authority. The Hulton Trail running though Park End Farm shall thereafter be implemented in full, in accordance with the approved details.<br><br>Reason: To ensure that the Hulton Trail is constructed to a satisfactory standard and in order to comply with Bolton's Allocations Plan policy P8AP and Core Strategy policy CG3. | Condition as per original consent (Condition 6), updated to refer to revised scheme drawings/documents. |

**Conditions Relating to All Development**

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| 10 | **Hours of Operation – Construction Works**<br>No demolition, ground works, construction works, or restoration works shall take place outside the following hours: 08:00 to 18:00 hours on Mondays to Fridays and 09:00 to 13:00 hours on Saturdays. There shall be no such work on Sundays or Public or Bank Holidays.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | Condition as per original consent (Condition 9) and in line with BMBC EHO (Noise) consultation response. |
| 11 | **Construction Environmental Management Plan**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a Construction and Environmental Management Plan (CEMP) in relation to that phase | Condition as per original consent (Condition 10), but updated to refer to |

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| | has been submitted to, and approved in writing by, the Local Planning Authority. Each CEMP shall be in accordance with the "Outline Construction Environmental and Management Plan" (dated September 2021) and include details of the following:<br>• Hours of construction and deliveries;<br>• Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;<br>• Dust suppression measures;<br>• Noise emission suppression measures;<br>• Construction routes in and around the site including swept path analysis;<br>• Compound locations together with details of the storage facilities for any plant and materials including off-site consolidation if appropriate, the siting of any site huts and other temporary structures, including site hoardings and details of the proposed security arrangements for the site;<br>• Parking of vehicles associated with construction, deliveries, site personnel, operatives and visitors;<br>• Sheeting over of construction vehicles;<br>• Display of an emergency contact number;<br>• Location, removal and recycling of waste;<br>• Monitoring of dust levels around the site boundary;<br>• Water management plan.<br>Development of that phase shall thereafter only be carried out in accordance with the approved CEMP for that phase.<br><br>Reason:<br>To ensure that adequate consideration is given to the need to minimise the impact on the road network, reduce pollution and impact on residential amenity, in accordance with Policies P5 and CG4 of Bolton's Core Strategy.<br><br>Reason for Pre-Commencement Condition:<br>The site are surrounding area is considered to be sensitive to potential disturbances during the construction process and these need to be kept to a minimum to minimise any impact on the road network and sensitive neighbouring uses. | revised scheme documents and reflect BMBC EHO comments. |
| 12 | **Noise Mitigation – Construction**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun including any tree felling or excavation works, until details of the methods to be employed to minimise noise disturbance during construction of that phase have been submitted | Condition as per original consent (Condition 11), updated to refer to revised scheme documents. |

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| | to, and approved in writing by, the local planning authority. Those details shall include the measures detailed in Section 3 of the "Outline Construction Environmental and Management Plan" (dated September 2021). The approved details shall thereafter be implemented in full prior to the commencement of any demolition or construction works and shall be retained throughout the demolition and construction periods.<br><br>Reason:<br>To safeguard nearby residential uses from noise and disturbance during the on site works, in accordance with policy CG4 of Bolton's Core Strategy.<br><br>Reason for Pre-Commencement Condition:<br>The site is considered to be sensitive to potential disturbances during the construction process and these need to be kept to a minimum to minimise any impact on the sensitive neighbouring uses. | |
| 13 | **Control of Dust Emissions**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a scheme for the management of dust or windblown material associated with the construction of that phase has been submitted to, and approved in writing by, the local planning authority. The scheme shall:<br>• be prepared in broad accordance with the details provided in the "Outline Construction Environmental and Management Plan" (dated September 2021);<br>• include proposals for dust deposition, dust flux and/or real time PM10 continuous monitoring locations;<br>• specify that baseline monitoring of dust emissions shall begin at least three months before the construction of that phase is begun; and<br>• require that that phase shall not be begun until all monitoring data has been provided to the local planning authority.<br>The approved details shall be implemented in full prior to commencement of any demolition or construction works on that phase of the development and shall be retained throughout the demolition and construction periods.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | Condition as per original consent (Condition 12), updated to refer to revised scheme documents. |
| 14 | **Water Framework Directive**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a scheme for the provision of Water Framework Directive (WFD) mitigation and enhancement | Condition as per original consent (Condition 14), updated |

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| | within that phase has been submitted to, and approved in writing by, the local planning authority. The scheme(s) shall be prepared in accordance with the recommendations of the "Water Framework Directive (WFD) Assessment" (dated November 2021). Thereafter, the relevant phase of the development shall be implemented in accordance with the approved scheme for the phase.<br><br>Reason: To ensure the construction of the development and the design of infrastructure does not have a detrimental impact on the WFD water body which flows through the site and in order to comply with Bolton's Core Strategy policy CG4. | to refer to revised scheme documents. |
| 15 | **Land Contamination**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until the following information in respect of that phase has been submitted to, and approved in writing by, the local planning authority:<br>i) a 'Preliminary Risk Assessment' (PRA) to determine the potential for that phase to be contaminated;<br>ii) prior to any physical site investigation, a methodology for undertaking an assessment to determine the nature and extent of any contamination affecting that phase and the potential for off-site migration;<br>iii) provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the approved PRA; and<br>iv) where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment.<br>Following the approval of the above information by the local planning authority, each phase of the development shall be carried out in accordance with the approved scheme of remediation (where necessary) for that phase. The local planning authority shall be notified regarding the presence of any additional or unforeseen contamination encountered during the development of any phase as soon as practicably possible and a scheme of remediation to deal with such unforeseen contamination shall be submitted to, and approved in writing by the local planning authority, and thereafter implemented in full in accordance with the approved details.<br>Upon completion of the approved remediation schemes for each phase, and prior to the occupation of that phase, a completion report demonstrating that the scheme of remediation for that phase has been appropriately implemented and the site for that phase is suitable for its intended end use shall be submitted to the local planning authority. | Condition as per original consent (Condition 15) |

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| | Reason: To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.<br><br>Reason for Pre-Commencement Condition: Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence the initial investigation must be carried out prior to the commencement of any works on site. | |
| 16 | **Off Site Highway Works**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be occupied or operated until the following off-site highway works have been completed and are open to traffic:<br>• Improvement works at A6/A579 Four Lane Ends junction, as shown on drawing ref. "ITM10187-SK-194 Revision D";<br>• Improvement works at A58 Park Road / B5235 Leigh Road junction, as shown on drawing ref. "ITM10187-SK-193";<br>• M61 Junction 5 - Snydale Way Widening Works (Phase 1 Mitigation), as shown on drawing ref. "ITM10187-SK-302";<br>• Signalisation of the south-eastbound off-slip at M61 Junction 5 and corresponding circulatory carriageway, as shown on drawing ref. "ITM10187-SK-338".<br><br>Reason: In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'. | Condition as per original consent (Condition 16), updated to refer to revised scheme drawings. |
| 17 | **Details of Internal Roads**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until details of the design, construction, specification, lighting and drainage of all roads within that phase have been submitted to and approved in writing by the Local Planning Authority. No part of the development within each phase shall be occupied until the internal access roads to serve that phase have been constructed to at least base course level in accordance with the approved details. The internal access roads for each phase shall thereafter be completed in accordance with the approved details.<br><br>Reason: To ensure that the internal roads are completed to a satisfactory standard and in order to comply with Bolton's Core Strategy policies S1 and P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'. | Condition as per original consent (Condition 17). |

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| 18 | **Highway Improvement Works**<br>No phase of the development hereby approved (as defined by Condition [1]), shall commence unless and until the full design and construction details of the required highway improvements to the northbound and southbound carriageways of A58 Snydale Way / Wigan Road on the approaches to M61 Junction 5 (as shown in "ITM10187-SK-337 Option B1") have been submitted to and approved in writing by the Local Planning Authority in consultation with National Highways.<br><br>The details to be submitted shall include:<br>• Final details of how the scheme interfaces with the existing highway alignment<br>• Full signing and carriageway marking details.<br>• Full construction details.<br>• Confirmation of compliance with current standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations / departures from standards).<br>• A Walking, cycling and horse-riding assessment and review (WCHAR)<br>• An independent Stage 2 Road Safety Audit is carried out in accordance with current standards and advice notes.<br><br>The approved details shall be constructed in full, to the satisfaction of the Local Planning Authority, in consultation with National Highways, prior to the first occupation or operation of any part of the development hereby approved.<br><br>Reason: In the interests of highway safety and to ensure the development complies with Bolton's Core Strategy policies S1 and P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'. | New Condition – as per National Highways consultation response (NH Condition 1 and 3 combined) |
| 19 | **Highway Improvement Works – M61 Junction 5**<br>No phase of the development hereby approved (as defined by Condition [1]), shall commence unless and until a scheme, which incorporates the signalisation of the M61 Junction 5 south bound off slip / corresponding circulatory and formalisation of an arrangement which permits two lanes to make the movement from the A58 Snydale Way Northbound to the A58 Northbound exit, consistent with drawing ref "ITM10187-SK-338", has been developed, submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways.<br><br>The details to be submitted shall include: | New Condition – as per National Highways consultation response (NH Condition 2 and 3 combined) |

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| | • Final details of how the scheme interfaces with the existing highway alignment and the provision of enhanced Non-Motorised User (NMU) facilities at both the South Bound off slip and the North Bound on slip.<br>• Full signing and carriageway marking details.<br>• Full construction details.<br>• Confirmation of compliance with current standards (as set out in the Design Manual for Roads and Bridges) and policies (or approved relaxations / departures from standards).<br>• A Walking, cycling and horse-riding assessment and review (WCHAR)<br>• An independent Stage 1 and Stage 2 Road Safety Audit is carried out in accordance with current standards and advice notes.<br><br>Reason: In the interests of highway safety and to ensure the development complies with Bolton's Core Strategy policies S1 and P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'. | |
| 20 | **Access Barrier to M61**<br>There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway. A close boarded fence or similar barrier not less than 2 metres high shall be erected along the frontage of the site with the motorway to the satisfaction of the Planning Authority in consultation with National Highways. The fence shall be erected behind any existing motorway boundary fence, be on the developer's land and be independent of any existing motorway boundary fence.<br><br>Reason: In the interests of highway and pedestrian safety and to ensure the development complies with Bolton's Core Strategy policies S1 and P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'. | New Condition – as per National Highways consultation response (NH Condition 8) |
| 21 | **Soft Landscaping Works (1)**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a detailed planting specification in respect of the soft landscaping works to be provided within that phase has been submitted to, and approved in writing by, the local planning authority. Each scheme shall be prepared pursuant to, and in broad accordance with, the detail identified by the "Indicative Planting Schedule & Specification" (drawing ref. 11305-LD-SCH-705 Issue B) and the associated drawings; and shall also include details of the programme for implementing and completing the planting. No phase of the development shall be occupied unless the soft | Condition as per original consent (Condition 18), updated to refer to revised scheme drawings/documents. |

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| | landscaping works have been completed in accordance with the approved scheme for that phase.<br><br>Reason: To reflect and soften the setting of the development within the landscape and in order to comply with Bolton's Core Strategy policies CG1 and CG3. | |
| 22 | **Soft Landscaping Works (2)**<br>All soft landscape works for each phase of the development hereby approved (as defined by Condition [1]), shall be carried out in accordance with the details approved pursuant to Condition [21] for that phase and shall comply with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice.<br><br>Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, or with alternative species, size and number as approved in writing by the local planning authority.<br><br>Reason: To reflect and soften the setting of the development within the landscape and in order to comply with Bolton's Core Strategy policies CG1 and CG3. | Condition as per original consent (Condition 19), updated to refer to revised scheme drawings/documents. |
| 23 | **Arboricultural Method Statement**<br>No phase of development hereby approved (as defined by Condition [1]), shall be begin until a detailed Arboricultural Method Statement (AMS), in accordance with 'BS 5837:2012 Trees in relation to design, demolition and construction - recommendations', in relation to that phase has been submitted to and approved in writing by the local planning authority. The phase of development shall thereafter be developed in accordance with the approved details. The AMS should align with the measures set out within the approved "Arboricultural Impact Assessment (AIA)" (document ref. 5136.06.001 Version 2.0, November 2021) and include:<br><br>• A full schedule of all retained trees, and those to be planted in accordance with Condition [22]<br>• A specification and minimum standards for all tree works operations<br>• Specifications for all temporary tree protection barriers and ground protection types<br>• An induction process for arboricultural contractors | New Condition, in accordance with BMBC Tree Officer consultation response |

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| | • A schedule of all approved tree removal and pruning, including details of how arisings will be processed and used<br>• A system for recording variations to tree works (including micro-siting) in accordance with the approved documents<br>• Temporary measures to ensure the protection of retained and planted trees in accordance with BS5837 during construction and major tournaments<br>• Details for all special construction methodologies that are proposed to enable the delivery of the approved tree retention schedule<br>• Standard details for tree protection measures to be used as required during the implementation of the Landscape and Habitat Management Plan Appendix A<br>• An auditable system for monitoring progress and compliance with tree works, protection, planting and special construction measures in accordance with AIA paragraph 7.99 (i) to (vii)<br><br>Reason: To ensure the safe development of the site and favourable retention of trees and in order to comply with Bolton's Core Strategy policies CG1 and CG3.<br><br>Reason for Pre-Commencement Condition: Tree protection measures must be implemented prior to the commencement of works to protect the health and appearance of the tree(s) during the construction phase. | |
| 24 | **Heritage Asset – Hulton Park and Gardens**<br>The development hereby approved shall not be begun until, a scheme for investigation of the landscape history of the Registered Park and Garden, written analysis and interpretation of that history, and timescales for their publication, has been submitted to, and approved in writing by, the local planning authority. Development shall thereafter be implemented in accordance with the approved details.<br><br>Reason: In accordance with NPPF Section 16, para 205 - To record and advance understanding of heritage assets impacted on by development and to make information about archaeological heritage interest publicly accessible and in order to comply with Bolton's Core Strategy policy CG3.4.<br><br>Reason for Pre-Commencement Condition: Any works to the Registered Park and Garden could impact upon the heritage significance of the asset. | Condition as per original consent (Condition 20). |

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| 25 | **Archaeological Assessment**<br>No phase of the development hereby approved (as defined by Condition [1]), shall be begun until a Written Scheme of Investigation (WSI) for undertaking archaeological assessment and recording work within that phase has been submitted to, and approved in writing by, the local planning authority.<br>The WSI shall cover the following:<br>1. A phased programme and methodology of investigation and recording to include:<br>• historic building and structures investigations (Historic England Level 1-3);<br>• archaeological evaluation through trial trenching;<br>• pending the results of the above, targeted excavation and / or an archaeological watching brief (subject to an updated WSI);<br>• a community-led excavation of the 17th-century hall.<br>2. A programme for post-investigation assessment to include:<br>• analysis of the site investigation records and finds;<br>• production of a final report on the results of the investigations and their significance.<br>3. Deposition of the final reports with the Greater Manchester Historic Environment Record.<br>4. Dissemination of the results of the archaeological investigations commensurate with their significance, including a scheme to display and interpret heritage features and publication in an appropriate format.<br>5. Provision for archive deposition of the report and records of the site investigation.<br>6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.<br>Each phase of the development hereby approved shall be implemented in accordance with the approved WSI for that phase.<br><br>Reason: In accordance with NPPF Section 16, para 205 - To record and advance understanding of heritage assets impacted on by development and to make information about archaeological heritage interest publicly accessible and in order to comply with Bolton's Core Strategy policy CG3.4.<br><br>Reason for Pre-commencement Condition: Any works to the Registered Park and Garden could impact upon the heritage significance of the asset. | Condition comprises combination of original consent (Condition 21) and proposed wording included within GMAAS consultation comments. |
| 26 | **Chequerbent Embankment**<br>Prior to the construction of the Highway Infrastructure between the A6 and A58 and notwithstanding the details approved on drawing | New |

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| | ref. "ITM10187-GA-324", the final details of the proposed highway and associated works across the 'Chequerbent Incline' embankment will be submitted to, and approved in writing by, the local planning authority. The final details shall be in broad accordance with the details on drawing ref. "ITM10187-GA-324" but shall seek to reduce the extent of works to the embankment as far as reasonably practicable. The Highway Infrastructure between the A6 and A58 will be constructed in complete accordance with approved final details.<br>A scheme for retaining, enhancing and maximising public appreciation of associated heritage features shall also be submitted alongside the final details, approved in writing by the local planning authority and implemented in full.<br><br>Reason: To retain, enhance and maximise public appreciation of the heritage asset in line with section 16 of the NPPF and Core Strategy policy CG3.4. | |
| 27 | **Noise – Fixed Plant and Equipment**<br>The free-field noise rating level (LAr,Tr) as defined in BS4142:2014+A1:2019, of any new fixed plant and equipment when operating simultaneously or individually, shall not exceed the measured daytime and/or night-time background sound level at 1m from the façade of the nearest and most exposed noise-sensitive receptors, including those locations specified in Table A12.6.1 of "Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development".<br><br>Prior to any new fixed plant and equipment within any phase of the development (as defined by Condition [1]) being brought into use, including any United Utilities Pumping Stations, a noise assessment shall be carried out and a report submitted to and approved in writing by the local planning authority in respect of that phase, or part thereof. The report shall include all the information specified in Clause 12 of BS4142:2014+A1:2019 and details of any mitigation proposed to achieve the rating level. Each phase of the development hereby approved shall be implemented in accordance with the approved details and retained thereafter.<br><br>Reason: To minimise the impact of noise on the general and residential amenity from the increase and alteration of commercial and/or industrial uses in the area and in order to comply with Core Strategy policy CG4. | New – in line with BMBC EHO (Noise) consultation response |

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| 28 | **External Lighting**<br>Prior to the installation of any external lighting within any phase of the development hereby approved (as defined by Condition [1]), a scheme for that external lighting shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be prepared in broad accordance with the details and parameters provided in the "Lighting Impact Assessment" (document ref. 2913 P5, 16 September 2021) and illustrated on the "External Lighting Proposals" (drawing ref. "3329-KIN-XX-XX-E-DR-6300 PL2)".<br><br>The submitted scheme shall include details regarding the protection of key features of importance for barn owls and bats as identified in the "Bat Management Strategy" (document ref. 5136.065 V4) and "Barn Owl Management Strategy" (document ref. 5136.064 V2) at Appendix H and G of the "Interim Landscape and Habitat Management Plan" respectively. The scheme should also be in accordance with the Bat Conservation Trust and Institution of Lighting Professionals 'Guidance Note 08/18 - Bats and artificial lighting in the UK' (or subsequent revisions).<br>With the exception of temporary external lighting installed for the purposes of staging a golf tournament pursuant to Condition [56], the external lighting shall:<br>i) be designed to an illumination value of 5 lux at the nearest residential property; and<br>ii) achieve a beam angle below 70 degrees and be fitted with spill shields where it is directed towards any potential observer.<br>With the exception of temporary external lighting installed for the purposes of staging a golf tournament pursuant to Condition [56], no external lighting shall be provided otherwise than in accordance with the approved scheme.<br><br>Reason<br>To safeguard biodiversity and the character and appearance of the locality and to prevent light pollution and in order to comply with Bolton's Core Strategy policies CG3 and CG4. | Condition as per original consent (Condition 39) and reference to revised scheme documents added in line with BMBC EHO consultation response. |

**The Full Planning Permission**

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| 29 | **Approved Plans (Full Permission)**<br>The full permission shall be carried out in accordance with the following approved plans: | Condition as per original consent (Condition 22), but updated to refer to |

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| | Landscape Masterplan Site Wide (Full Development) (drawing ref. 11305-LD-PLN-103 Issue C);<br>Demolition Plan (drawing ref. 11305-LD-PLN-010 Rev D);<br>Restoration Plan (drawing ref. 11305-LD-PLN-011 Rev D);<br>The Dovecote (Grade II Listed): Elevations and Masonry Repairs (drawing ref. dov/Ibc/001);<br>The Dovecote (Grade II Listed): Plans & Sections (drawing ref. dov/lbc/002);<br>Golf Grading Overview (drawing ref. 1342.405.01 Rev D);<br>Golf Grading 1 of 4 (drawing ref. 1342.405.02 Rev C);<br>Golf Grading 2 of 4 (drawing ref. 1263.405.03 Rev B);<br>Golf Grading 3 of 4 (drawing ref. 1263.405.04 Rev B);<br>Golf Grading 4 of 4 drawing ref. 1263.405.05 Rev B);<br>Golf Grading Analysis (Alternative A6-A58 Connection) (drawing ref. 1342.415.03)<br>General Arrangement Overview Plan (drawing ref. LUC_11305_LD_PLN_200 Issue D);<br>General Arrangement Plans Site Wide (3 of 29) (drawing ref. LUC_6628_LD_PLN_203 Issue D);<br>General Arrangement Plans Site Wide (4 of 29) (drawing ref. LUC_6628_LD_PLN_204 Issue E);<br>General Arrangement Plans Site Wide (5 of 29) (drawing ref. LUC_6628_LD_PLN_205 Issue E);<br>General Arrangement Plans Site Wide (6 of 29) (drawing ref. LUC_6628_LD_PLN_206 Issue E);<br>General Arrangement Plans Site Wide (7 of 29) (drawing ref. LUC_6628_LD_PLN_207 Issue E);<br>General Arrangement Plans Site Wide (8 of 29) (drawing ref. LUC_6628_LD_PLN_208 Issue E);<br>General Arrangement Plans Site Wide (9 of 29) (drawing ref. LUC_6628_LD_PLN_209 Issue E);<br>General Arrangement Plans Site Wide (10 of 29) (drawing ref. LUC_6628_LD_PLN_210 Issue E);<br>General Arrangement Plans Site Wide (11 of 29) (drawing ref. LUC_6628_LD_PLN_211 Issue D);<br>General Arrangement Plans Site Wide (12 of 29) (drawing ref. LUC_6628_LD_PLN_212 Issue E);<br>General Arrangement Plans Site Wide (13 of 29) (drawing ref. LUC_6628_LD_PLN_213 Issue E); | revised scheme drawings/documents.<br><br>Turley Note – following 'Highway Option A' plans removed from list for approval:<br>• Golf Grading Analysis (drawing ref. 1263.415.01 Rev C);<br>• General Arrangement Plans Site Wide (1 of 29) (drawing ref. LUC_6628_LD_PLN_201 Issue E);<br>• General Arrangement Plans Site Wide (2 of 29) (drawing ref. LUC_6628_LD_PLN_202 Issue E);<br>• A6 - M61 Jct 5 Bridge 01 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00032 P2);<br>• A6 - M61 Jct 5 Bridge 02 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00033 P1);<br>• Park Avenue - M61J5 to A6 (drawing ref. ITM10187-SK-285B);<br>• M61 Junction 5 - Proposed Park Avenue Connection and Full Signalisation (drawing ref. ITM10187-SK-281B). |

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| | General Arrangement Plans Site Wide (14 of 29) (drawing ref. LUC_6628_LD_PLN_214 Issue E);<br>General Arrangement Plans Site Wide (15 of 29) (drawing ref. LUC_6628_LD_PLN_215 Issue E);<br>General Arrangement Plans Site Wide (16 of 29) (drawing ref. LUC_6628_LD_PLN_216 Issue E);<br>General Arrangement Plans Site Wide (17 of 29) (drawing ref. LUC_6628_LD_PLN_217 Issue D);<br>General Arrangement Plans Site Wide (18 of 29) (drawing ref. LUC_6628_LD_PLN_218 Issue D);<br>General Arrangement Plans Site Wide (19 of 29) (drawing ref. LUC_6628_LD_PLN_219 Issue D);<br>General Arrangement Plans Site Wide (20 of 29) (drawing ref. LUC_6628_LD_PLN_220 Issue E);<br>General Arrangement Plans Site Wide (21 of 29) (drawing ref. LUC_6628_LD_PLN_221 Issue E);<br>General Arrangement Plans Site Wide (22 of 29) (drawing ref. LUC_6628_LD_PLN_222 Issue E);<br>General Arrangement Plans Site Wide (23 of 29) (drawing ref. LUC_6628_LD_PLN_223 Issue D);<br>General Arrangement Plans Site Wide (24 of 29) (drawing ref. LUC_6628_LD_PLN_224 Issue D);<br>General Arrangement Plans Site Wide (25 of 29) (drawing ref. LUC_6628_LD_PLN_225 Issue E);<br>General Arrangement Plans Site Wide (26 of 29) (drawing ref. LUC_6628_LD_PLN_226 Issue E);<br>General Arrangement Plans Site Wide (27 of 29) (drawing ref. LUC_6628_LD_PLN_227 Issue E);<br>General Arrangement Plans Site Wide (28 of 29) (drawing ref. LUC_6628_LD_PLN_228 Issue E);<br>General Arrangement Plans Site Wide (29 of 29) (drawing ref. LUC_6628_LD_PLN_229 Issue E);<br>External Lighting Proposals (drawing ref. 3329-KIN-XX-XX-E-DR-6300 PL2);<br>Utility Proposals (drawing ref. 3329-KIN-XX-EX-ME-DR-6000 PL2);<br>Clubhouse Lower Ground Floor General Arrangement Plan (drawing ref. L(20)24A);<br>Clubhouse Ground Floor General Arrangement Plan (drawing ref. L(20)39A);<br>Clubhouse Roof General Arrangement Plan (drawing ref. L(20)40A);<br>Clubhouse General Arrangement Elevations (drawing ref. L(20)41A); | |

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| | Clubhouse Section A-A (drawing ref. L(20)42);<br>Clubhouse Car Park (drawing ref. L(20)45);<br>Academy Ground Floor General Arrangement Plan (drawing ref. L(20)27A);<br>Academy Roof General Arrangement Plan (drawing ref. L(20)28B);<br>Academy General Arrangement Elevations (drawing ref. L(20)51);<br>Academy Sections A-A B-B C-C (drawing ref. L(20)19A);<br>9 Hole Adventure Golf & 9 Hole Ryder Cup Course;<br>Hotel Lower Ground Floor General Arrangement Plan (drawing ref. L(20)01);<br>Hotel Ground Floor General Arrangement Plan (drawing ref. L(20)02);<br>Hotel First Floor General Arrangement Plan (drawing ref. L(20)03);<br>Hotel Second Floor General Arrangement Plan (drawing ref. L(20)04);<br>Hotel Third Floor General Arrangement Plan (drawing ref. L(20)05);<br>Hotel Fourth Floor General Arrangement Plan (drawing ref. L(20)06);<br>Hotel Roof General Arrangement Plan (drawing ref. L(20)07A);<br>Hotel Elevations North & South (drawing ref. L(20)46);<br>Hotel Elevations East & West (drawing ref. L(20)47A);<br>Hotel Sections A-A B-B (drawing ref. L(20)48);<br>Maintenance Shed Ground Floor Plan (drawing ref. L(20)49A);<br>Maintenance Shed General Arrangement Elevations & Sections (drawing ref. L(20)50A);<br>Bridge 01 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00020 P1);<br>Bridge 02 (Stone) GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00021 P2);<br>Bridge 02 (Steel) GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00031 P1);<br>Bridge 03 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00022 P1);<br>Bridge 04 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00023 P1);<br>Bridge 05 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00024 P1);<br>Bridge 06 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00025 P1); | |

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| | Bridge 07 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00026 P1);<br>Bridge 08 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00027 P1);<br>Bridge 09 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00028 P1);<br>Bridge 10 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00029 P1);<br>Bridge Location Plan Option B (drawing ref. 60648596-AEC-XX-XX-DR-C-00036 - P1);<br>A6 - A58 Snydale Way Option B Bridge 1B (drawing ref. 60648596-AEC-XX-XX-DR-C-00037 P1);<br>A6 - A58 Snydale Way Option B Bridge 2B (drawing ref. 60648596-AEC-XX-XX-DR-C-00038 P1);<br>A6 - M61 Jct 5 Bridge 03 GA and Section (drawing ref. 60648596-AEC-XX-XX-DR-C-00034 P1);<br>A6 - A58 Snydale Way Option B Bridge 4 (drawing ref. 60648596-AEC-XX-XX-DR-C-00039 P1);<br>Detailed Area; Hotel and Pleasure Grounds, Sheets 1 to 4 (drawing refs. 11305-LD-PLN-230 Issue C, 11305-LD-PLN-231 Issue C, 11305-LD-PLN-232 Issue C and 11305-LD-PLN-233 Issue C)<br>Detailed Area; Clubhouse (drawing ref. 11305-LD-PLN-234 Issue E);<br>Detailed Area; Golf Academy (drawing ref. 11305-LD-PLN-235 Issue D);<br>Detailed Area; Golf and Academy Entrance (drawing ref. 11305-LD-PLN-236 Issue D);<br>Hedges Created, Lost and Retailed (drawing ref. G5136.098A);<br>Proposed Internal Road Layout (drawing ref. 60648596-AEC-XX-XX-DR-C-00010 P4);<br>Construction Pavement Details (drawing ref. 60648596-AEC-XX-XX-DR-C-00011 P2);<br>Underpass GA and Sections (drawing ref. 60648596-AEC-XX-XX-DR-C-00012 P1);<br>Park Avenue - A58 Snydale Way Connection OPTION B (drawing ref. ITM10187-SK-324);<br>A58 Snydale Way Roundabout – Proposed Park Avenue Connection (drawing ref. ITM10187-SK-325);<br>A58 Snydale Way Roundabout - A6 Long Section (drawing ref. ITM10187-SK-329);<br>Park Avenue/A6 Roundabout (drawing ref. ITM10187-SK-244B); | |

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| | Park Avenue (Route through RPG) (drawing ref. ITM10187-SK-317); and<br>Proposed A6 Manchester Road/Golf Resort/Golf Academy Accesses (drawing ref. ITM10187-SK-197C).<br>Park Avenue - A58 Snydale Way Connection Option B1 M61 J5 Roundabout Mitigation Scheme (drawing ref. ITM10187-SK-337)<br>Park Avenue - A58 Snydale Way Connection Option B1 M61 J5 Signalisation Mitigation (drawing ref. ITM10187-SK-338)<br><br>Reason: For the avoidance of doubt and in the interests of proper planning. | |
| 30 | **Design Details**<br>Notwithstanding the approved plans, no phase of the full permission (as defined by Condition [1]), shall be begun until details of the developments within that phase have been submitted to, and approved in writing by, the local planning authority, comprising:<br>1. all materials to be used on all external elevations of any buildings;<br>2. all materials to be used in respect of hard landscaping works, including boundary treatments and surfacing materials;<br>3. any materials to be imported to the site for the purpose of constructing the golf course;<br>4. the colour of the materials to be used to surface buggy paths;<br>5. the location, scale and appearance of direction signs, tee markers, hole flags and other golf course furniture required for the operation of the golf resort;<br>6. the detailed design of any lakes or waterbodies associated with the golf course;<br>7. a detailed scheme in respect of the golf buggy underpass, to be prepared in broad accordance with the "Underpass GA and Sections" (drawing ref. 60648596-AEC-XX-XX-DR-C-00012 P1); and<br>8. details of the existing and proposed site levels and finished floor levels of the buildings and the level of the proposed roads, footpaths and other landscaped areas relative to above ordnance datum points, the location of which has previously been approved by the local planning authority.<br><br>The full permission shall thereafter be carried out in accordance with the approved details. | Condition as per original consent (Condition 23), but updated to refer to revised scheme drawings/documents. |

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| | Reason: To ensure the development reflects local distinctiveness and to comply with policy CG3 of Bolton's Core Strategy. | |
| 31 | **Adventure Golf Course**<br><br>The Adventure Golf Course, hereby approved as shown on drawing "9 Hole Adventure Golf & 9 Hole Ryder Cup Course", shall not be begun until details of its layout, appearance, scale and landscaping have been submitted to, and approved in writing by, the local planning authority. The Adventure Golf Course shall thereafter be implemented in full in accordance with the approved details prior to its first use.<br><br>Reason: To ensure the development reflects local distinctiveness and reflects and softens the setting of the development within the landscape and in order to comply with Core Strategy policies CG1 and CG3. | Condition as per original consent (Condition 24) |
| 32 | **Landform Art**<br><br>The Landform Art, hereby approved as shown on "Landscape Masterplan Site Wide (Full Development)" (drawing ref. 11305-LD-PLN-103 Issue C), shall not be begun until details of its layout, appearance, scale and landscaping have been submitted to, and approved in writing by, the local planning authority. The Landform Art shall thereafter be implemented in full in accordance with the approved details prior to its first use.<br><br>Reason: To assist the assimilation of the development with the surrounding area and in order to comply with Bolton's Core Strategy policies CG3 and IPC1. | New |
| 33 | **Community Charter**<br><br>Notwithstanding the details contained within the "Outline Community Charter" (January 2022), the final details of the Community Charter shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The final details shall be broadly in line with the "Outline Community Charter" (January 2022).<br><br>Reason: To ensure the economic, social and cultural benefits of the development are shared with the local community in order to comply with Bolton's Core Strategy policies SC1 and IPC1 together with ensuring that the development achieves sustainable development in accordance with Part 2 of the National Planning Policy Framework. | New |

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| 34 | **Restoration of Historic Structures**<br><br>No phase of the full permission (as defined by Condition [1]), shall be begun until a detailed specification for the restoration of historic structures and features identified within the "Historic Structures: Condition/Repair Issues Report" (Version 4, June 2021) has been submitted to, and approved in writing by, the local planning authority. The specification shall be prepared in accordance with the "Historic Structures: Condition/Repair Issues Report" (Version 4, June 2021) and shall include:<br><br>i) a detailed condition survey of all historic structures and features identified in that report, including all lakes, streams, dams and cascades;<br><br>ii) a schedule of restoration works for each structure and feature;<br><br>iii) the method of restoration works for each structure and feature; and<br><br>iv) a programme for the implementation of the proposed restoration works for each structure and feature.<br><br>The full permission shall thereafter be carried out in accordance with the approved specification and programme.<br><br>Reason: To ensure that historic structures are repaired and restored in a suitable manner and in order to comply with Bolton's Core Strategy policy CG3.4 and section 16 of the NPPF.<br><br>Reason for Pre-Commencement Condition: Any works to the Registered Park and Garden could impact upon the heritage significance of the asset. | Condition as per original consent (Condition 25), but reference to revised scheme documents.<br><br>In response to BMBC Design & Conservation Officer comments, the Northern Entrance Gate is covered by the Historic Structures Report and therefore this condition is sufficient to address this requirement. |
| 35 | **Lake Desilting Restoration Plan**<br><br>Prior to the de-silting of the Ornamental Lakes hereby approved, a Lake Desilting and Restoration Plan shall be submitted to, and approved in writing by, the local planning authority. This shall be based on the "Outline Lake De-Silting Feasibility Study and Strategy" (document ref. MARP0001/PJP/LE/LB/Revision 2), and shall include:<br><br>• a method statement and programme for implementation;<br><br>• a method statement for protection of fish species;<br><br>• a task specific water management plan;<br><br>• a task specific waste management plan; and<br><br>• details of the proposed temporary haul roads, in accordance with the outline routes presented within drawing refs. PSAM-ACM-XX- XX-DR-CE-0031 and PSAM-ACM-XX-XX-DR-CE-0032, | Condition as per original consent (Condition 26), but reference to revised scheme documents. |

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| | unless otherwise agreed in writing by the local planning authority.<br><br>The de-silting works shall be completed in accordance with the approved Lake Desilting and Restoration Plan prior to the first operation of the Hulton Hall Golf Resort hereby approved.<br><br>Reason: To ensure that the works to the lakes are carried out to an agreed standard and timescale and in order to comply with Bolton's Core Strategy policy CG1. | |
| 36 | **Interpretative Signage**<br><br>Prior to operation or occupation of each phase of the development within the Registered Park and Garden (as defined by Condition [1]), the specification for and design of interpretative signage and other material to be provided in that phase shall be submitted to, and approved in writing by, the local planning authority. The approved scheme for each phase shall be completed prior to first operation or first occupation of that phase.<br><br>Reason: To facilitate public information and appreciation of the heritage asset in accordance with section 16 of the NPPF and Bolton's Core Strategy policy CG3.4. | Condition as per original consent (Condition 28). |
| 37 | **Blue Plaque (Hulton Cottage)**<br><br>Prior to the demolition of Hulton Cottage, details of the relocation of the blue heritage plaque presently mounted on Hulton Cottage shall be submitted to, and approved in writing by, the local planning authority. The details shall include a programme for relocation of the plaque. The blue heritage plaque shall be displayed in accordance with the approved details and thereafter permanently retained in that position.<br><br>Reason: To facilitate public information and appreciation of the heritage asset in accordance with section 16 of the NPPF and Bolton's Core Strategy policy CG3.4. | Condition as per original consent (Condition 29). |
| 38 | **Bat Hotels**<br><br>Prior to the operation of the Hulton Hall Golf Resort hereby approved, the detailed design of 6 (no.) 'bat hotels' shall be submitted to, and approved in writing by, the local planning authority. The bat hotels shall thereafter be installed in the locations identified on drawing ref. G5136.113, as enclosed within the "Bat Management Strategy" (document ref. 5136.065 V4) at Appendix H of the "Interim Landscape and Habitat Management Plan" prior to the operation of the golf resort. | Condition as per original consent (Condition 30), but reference to revised scheme documents added and number of bat hotel updated. |

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| | Reason: To secure adequate biodiversity enhancements and to mitigate for biodiversity impacts at the site, in accordance with Core Strategy policy CG1. | |
| 39 | **Barn Owl Method Statement**<br><br>Prior to the demolition of any of the buildings at Home Farm, a barn owl method statement in respect of each of those buildings shall be submitted to, and approved in writing by, the local planning authority. The method statement shall be prepared in broad accordance with the details provided in the "Barn Owl Management Strategy" (document ref. 5136.064 V2) at Appendix G of the "Interim Landscape and Habitat Management Plan". The demolition works shall thereafter be undertaken in accordance with the approved method statement.<br><br>Reason: To safeguard protected species and provide adequate mitigation for the proposed works and in order to comply with Bolton's Core Strategy policy CG1. | Condition as per original consent (Condition 31), but reference to revised scheme documents. |
| 40 | **Clubhouse Green Roof**<br><br>Prior to the construction of the Clubhouse hereby approved, a planting specification and maintenance plan for the areas of green roof shown on the "Clubhouse Roof General Arrangement Plan" (reference: L(20)40A) shall be submitted to, and approved in writing by, the local planning authority. The planting specification should include a wildflower species mix. The green roof shall be installed prior to the first use of the Clubhouse in accordance with the approved details. Thereafter it shall be maintained in accordance with the approved maintenance plan.<br><br>Reason: To contribute to the sustainability of the scheme and to soften the setting of the development within the landscape and in order to comply with Bolton's Core Strategy policies CG2 and CG3. | Condition as per original consent (Condition 32), but reference to revised scheme documents. |
| 41 | **Traffic Control Measures – Historic Driveway**<br><br>Prior to the first operation of the hotel complex, a scheme for traffic control measures, including appropriate signage, which imposes a one-way traffic system along the historic driveway, shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in full, in accordance with the approved details prior to the first operation of the hotel complex and permanently retained thereafter.<br><br>Reason: In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document "Accessibility, Transport and Road Safety". | Condition as per original consent (Condition 34). |
| 42 | **Travel Plan – Golf Resort** | Condition as per original consent (Condition 35), |

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| | Prior to the first operation of the Hulton Hall Golf Resort, a Travel Plan for the golf resort shall be submitted to, and approved in writing by, the local planning authority. The Travel Plan should be consistent with the objectives, targets, governance arrangements and monitoring schedule set out in the "Hulton Hall and Golf Resort Framework Travel Plan" (document ref. ITM10187-043A).<br><br>The Hulton Hall Golf Resort shall be operated at all times in accordance with the approved Travel Plan.<br><br>Reason: To reduce reliance on the private car and reduce impact on the local highway network in order to comply with Core Strategy policy P5 and guidance contained within the National Planning Policy Framework. | but reference to revised scheme documents. |
| 43 | **Errant Golf Balls**<br><br>Prior to the occupation or operation of the Hulton Hall Golf Resort a scheme shall be submitted and approved in writing by the Local Planning Authority, in consultation with National Highways, which details the measures that will be implemented to manage and/or mitigate the propensity for errant golf balls to present a risk to users of the Strategic Road Network. The management and/or mitigation scheme shall be implemented in accordance with the approved scheme throughout the lifetime of the development.<br><br>Reason: In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document "Accessibility, Transport and Road Safety". | New Condition – as per National Highways consultation response (NH condition 9) |
| 44 | **Hours of Operation – Hulton Hall Golf Resort**<br>The operational hours of the Hulton Hall Golf Resort shall be limited as follows:<br><br><u>The Golf Course</u><br><br>The Golf Course shall only be open to patrons between 06:00 hours and 22:00 hours daily.<br><br>The Golf Course, Maintenance Building/facility shall only be operated between 05:00 hours to 23:30 hours daily.<br><br>No grass mowing/cutting at the golf course should be undertaken between the hours of 22:00 and 05:00.<br><br>No grass mowing/cutting at Holes 14 & 15 of the golf course should be undertaken prior to 07:00.<br><br>There shall be no mowing/cutting of rough/semi-rough/far rough areas of the golf course prior to 07:00 without prior agreement of the local planning authority. | Condition as per original consent (Condition 40) and in line with BMBC EHO (Noise) consultation |

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| | In addition to the above restricted operating hours, all greens and tees within the golf course should be mowed with a mower with a sound level not exceeding 101dB$L_W$.<br><br><u>The Clubhouse</u><br>The Clubhouse shall only be open to patrons between 06:00 hours and 00:00 hours daily, except during the staging of a golf tournament.<br>Use of the rooftop terrace of the Clubhouse shall only take place between the hours 08:00 to 22:00 at all times.<br><br><u>The Academy</u><br>The Academy shall only be open to patrons between 06:00 hours and 22:00 hours daily.<br>External lighting used for the operation of the driving range shall be not be switched on between 22:00 hours and 06:00 hours daily.<br>Grass cutting at the Academy site shall only take place between the hours of 08:00 hours to 20:00 hours daily.<br>In addition to the above restricted operating and grass cutting hours, grass cutting of within the Academy should be mowed with a mower with a sound level not exceeding 101dBLW.<br>Between the 22:00 hours and 06:00 hours daily any ball collector used must not exceed background noise levels at 1m from the façade of the nearest and most exposed noise-sensitive receptors, including those locations specified in Table A12.61 of "Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development".<br><br><u>Deliveries and Servicing</u><br>No deliveries shall be taken at, or despatched from, the Clubhouse, Academy building, Maintenance Compound or the Hotel complex other than between 08:00 hours and 21:00 hours daily.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | |
| 45 | **Noise Management Plan**<br>Prior to the first operation of the Hulton Hall Golf Resort, a Noise Management Plan (NMP) containing details of the methods to be | Condition as per original consent (Condition 36) and in |

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| | employed to prevent noise disturbance during the operating hours of the Golf Resort (as defined by Condition [44]) shall be submitted to, and approved in writing by, the local planning authority. The approved details shall be implemented prior to first operation of the golf resort and shall thereafter be operated in accordance with the approved NMP.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | line with BMBC EHO (Noise) consultation |
| 46 | **Noise Rating Level – Grass Cutting**<br>The free-field noise rating level (LAr,Tr) (from grass cutting) as defined in BS4142:2014+A1:2019 shall not exceed the measured daytime and/or night-time background sound level, at 1m from the façade of the nearest and most exposed existing residential properties, including those specified in Table A12.6.1 of "Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development".<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | New – EHO response |
| 47 | **Noise Rating Level – Hulton Golf Resort**<br>The free-field noise rating level (LAr,Tr), as determined by the methodology given in BS4142:2014+A1:2019, from all sources associated with the Hulton Hall golf resort covered under the scope of BS 4142:2014, with the exception of those included in Condition [47] (grass cutting) when operating simultaneously or individually, shall not exceed the background sound levels (LA90,T) at 1m from the façade of the nearest and most exposed noise-sensitive receptors, including those locations that are specified in "Table 12.10 of Chapter 12 of Environmental Statement Update November 2021".<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | Condition 41 of original consent amended in line with BMBC EHO (Noise) consultation |
| 48 | **Acoustic Fence**<br>The Academy hereby approved, shall not be brought into use until a 1.8 metre-high, close-boarded acoustic fence has been erected in the location identified by drawing refs. "LUC-11305-LD-PLN-202 Issue E", "LUC-11305-LD-PLN-205 Issue E" and "LUC-11305-LD- | Condition as per original consent (Condition 42) but updated to refer to revised scheme |

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| | PLN-206 Issue E". In accordance with "Chapter 12 of Environmental Statement Update" (November 2021), the barrier is to be constructed from continuous, imperforate material with a minimum mass of 12 kg/m2 and is to extend from the ground to a minimum height of 1.8m. The fence shall be retained thereafter and shall be erected in accordance with details which have been submitted to, and approved in writing by, the local planning authority.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | drawings. In line with BMBC EHO (Noise) consultation |
| 49 | **Amplified Music Restriction**<br>External windows and doors of any room of the Hotel Complex within which live/amplified music is being played (other than background music), should not be held open at any time.<br><br>There shall be no loud live or amplified music externally at events associated with the hotel/hotel marquees and clubhouse other than within the marquees.<br><br>Noise associated with the hotel/marquees and clubhouse shall not exceed the background level , at 1m from the façade of the nearest and most exposed residential properties, including those specified in Table A12.6.1 of "Environmental Statement Update November 2021, Volume 3, Appendix 12.6: Operational Noise Assessment – Scenario 1, Full Development".<br><br>There shall be no more than 2no. marquees in concurrent use at the Hotel Complex. The marquees shall not be open to patrons between the hours of 02:00 and 07:00. The area designated for the siting of marquees shall be submitted and approved by the local planning authority prior to erection, and they shall thereafter only be erected in the approved location.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | New – EHO response |
| 50 | **Outdoor Public Access Events**<br>At least 60 days prior to the first hosting of any outdoor public access events on the site within any given calendar year, a programme and detail of such events for that calendar year shall be submitted to, and approved in writing by the local planning authority. The programme shall identify the frequency, timings and | Refined version of Condition 27 of original consent – in line with BMBC EHO (Noise) consultation |

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| | other organisational details of such events, and shall thereafter be implemented in accordance with the approved details.<br><br>The programme and details shall provide for:<br>• All outdoor events to be held within the Registered Park and Garden;<br>• Outdoor events to be held in the Great Park, including outdoor music events (of which there shall be no more than 3no. per year), outdoor theatre events and any such other outdoor events;<br>• Outdoor events to be held within the grounds of the Hotel, including outdoor theatre events, outdoor catering, and any such other outdoor events;<br>• Outdoor events to be held at the Health & Wellbeing Hub which are anticipated to have participants/spectators exceeding 250 persons;<br>• Noise mitigation measures to be implemented for each event, including noise level restrictions, timing restrictions, and any other such measures to minimise noise impact, as set out within a Noise Management Plan (NMP); and<br>• An Event and Travel Management Plan.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | |
| 51 | **Electric Vehicle Charging Points**<br>Prior to the first operation of the Hulton Hall Golf Resort, a scheme for the provision of electric vehicle charging points within the golf resort shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be prepared in accordance with the Institute of Air Quality Management (IAQM) guidance and comprise 10% of the total parking provision in that phase. The charging points shall be provided in accordance with the approved scheme prior to the first operation of the golf resort and permanently maintained thereafter.<br><br>Reason: To safeguard against atmospheric pollution and to contribute to the sustainability of the proposed development in compliance with policies CG2 and CG4 of Bolton Core Strategy and Supplementary Planning Document "Sustainable Design and Construction". | Condition as per original consent (Condition 37) but amended to reflect 10% figure taken from para 2.8.8 of the TA. |

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| 52 | **Control of Fumes and Odours**<br>Prior to the first operation of the clubhouse, academy building, and hotel complex, a scheme for the installation of equipment to control the emission of fumes and smells/odours from the respective buildings/uses shall be submitted to, and approved in writing by, the local planning authority. The requirements of the scheme shall be in line with EMAQ "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" 2018 or any update of the same.<br><br>No building shall be occupied until the equipment to control the emission of fumes and smells/odours in that building, has been installed in accordance with the approved scheme. The equipment shall thereafter be operated and maintained at all times in accordance with the manufacturer's instructions.<br><br>Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | Condition as per original consent (Condition 38) and in line with BMBC EHO consultation |
| 53 | **Coal Mining Legacy**<br>No phase of the development hereby approved in full (as defined by Condition [1]), shall be begun until the following information in respect of that phase has been submitted to, and approved in writing by, the local planning authority:<br><br>i) a scheme of intrusive site investigations of the relevant land for the mine entries and shallow coal workings, including gas monitoring;<br>ii) a report of findings of the intrusive site investigations undertaken pursuant to (i) above;<br>iii) a scheme of treatment and/or mitigation measures/remedial works for the mine entries and/or shallow coal workings, including a programme for the implementation and maintenance of those works.<br><br>The respective phase of development shall be carried out in accordance with the approved details.<br><br>Reason: To ensure the safe development of the site in relation to land stability and historic coal mining works in accordance with Core Strategy policy CG4. | Condition as per original consent (Condition 44) and reference to revised scheme documents added |

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| | Reason for Pre-Commencement Condition: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework. | |
| 54 | **Sustainable Golf Accreditation**<br>The Hulton Hall Golf Resort shall achieve the Golf Environmental Organisation (GEO) Certified® Development 'Sustainable Golf' accreditation. The Hulton Hall golf resort shall not be begun until a GEO Certified® pre-construction report setting out the means by which the golf resort will be implemented in order to secure the accreditation, is submitted to, and approved in writing by, the local planning authority.<br><br>Within six months of the completion of the Hulton Hall Golf Resort, a GEO Certified® completion report identifying the extent to which the development has been undertaken in accordance with the approved pre-construction report and certifying that the development has achieved the GEO Certified® Development 'Sustainable Golf' accreditation shall be submitted to the local planning authority.<br><br>Reason: In the interests of tackling climate change and in order to comply with Bolton's Core Strategy policy CG2. | Condition as per original consent (Condition 45). |
| 55 | **BREEAM**<br>The Clubhouse, Academy building and Hotel Complex within the Hulton Hall Golf Resort shall achieve a 'very good' Building Research Establishment Environmental Assessment Methodology (BREEAM) rating under BREEAM Communities 2012. Any phase of development including the Clubhouse, Academy building and Hotel complex shall not be begun until an Interim Certification of the stipulated BREEAM rating of these buildings has been submitted to the local planning authority.<br><br>Within six months of the completion of the Clubhouse, Academy Building and Hotel complex, a Final Certificate certifying that that those buildings have achieved the stipulated BREEAM rating shall be submitted to the local planning authority. | Condition as per original consent (Condition 46). |

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| | Reason: In the interests of tackling climate change and in order to comply with Bolton's Core Strategy policy CG2. | |
| 56 | **Temporary Facilities – Golf Tournament**<br>No temporary facilities associated with any golf tournament to be held at the Hulton Hall Golf Resort shall be erected or installed until details of their scale, landscaping, access, appearance and layout, and details of any associated works relating to their installation including the removal of such facilities and restoration of the land upon which the temporary facilities are to be erected, have been submitted to, and approved in writing by, the local planning authority. The temporary facilities shall be erected and installed in accordance with the approved details and in accordance with an approved timetable which shall include a timetable for removal of all temporary structures and facilities and any reinstatement provisions.<br><br>Reason: To protect the openness and purposes of the Green Belt and the registered park and gardens and in order to comply with Bolton's Core Strategy policy CG3 and Allocations Plan policy CG7AP. | Condition as per original consent (Condition 47) |
| 57 | **Interim Temporary Grading Operations**<br>No works associated with the temporary grading operations required to facilitate the hosting of the Ryder Cup, the location of which is defined by the "Interim Temporary Grading Operations Areas" (drawing ref. 11305-LD-PLN-002 Rec C), shall commence until full details of the works, including existing site levels, proposed site levels required for delivery of the temporary golf staging and proposals for restoration of the land (including a programme for the works), have been submitted to and approved by the local planning authority.<br><br>Reason: To protect the openness and purposes of the Green Belt and the registered park and gardens and in order to comply with Bolton's Core Strategy policy CG3 and Allocations Plan policy CG7AP. | New |
| 58 | **Event and Travel Management Plan**<br>Prior to staging any golf tournament at the site, an Event and Travel Management Plan (ETMP) shall be submitted to, and approved in writing by, the local planning authority. The ETMP shall | Condition as per original consent (Condition 48) and reference to revised |

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| | be prepared in accordance with the principles set out in the "Interim Event and Travel Management Plan" (document ref. ITM10187-046A) and shall include:<br><br>(i) measures relating to the management of impacts on ecology, which shall include details concerning the protection of bluebells following the completion of a bluebell survey to be undertaken in the month of May preceding the relevant tournament and in line with the details provided in the "Native Bluebell Management Strategy" (document ref. 5136.059 V2) at Appendix B of the "Interim Landscape and Habitat Management Plan";<br>(ii) a strategy for the installation of temporary external lighting, which shall include details concerning a) the protection of features of importance for bats as identified in the "Bat Management Strategy" (document ref. 5136.065 V4) at Appendix H of the "Interim Landscape and Habitat Management Plan", and b) a programme for the removal of the temporary lighting after its installation; and<br>(iii) measures relating to the management of impacts on arboriculture, which shall include details of all temporary tree protection measures for use during the relevant tournament, timing of installation and specifications for all physical barriers, and a strategy for monitoring effects, demobilisation and reinstatement in accordance with the "Arboricultural Impact Assessment" (document ref. 5136.06.001 Version 2.0, November 2021) and Appendix A of the "Interim Landscape and Habitat Management Plan".<br>No golf tournament shall be held otherwise than in accordance with the approved ETMP.<br><br>Reason: To safeguard biodiversity, trees and the character and appearance of the locality and to prevent light pollution and in order to comply with Bolton's Core Strategy policies CG1 and CG. | scheme documents added. Reference to tree protection added in accordance with BMBC Tree Officer comments and in line with AIA and ILHMP |
| 59 | **United Utilities Water Mains**<br>No phase of development hereby approved in full (as defined by Condition [1]), shall commence (including earthworks) until details of the means of ensuring the United Utilities water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. A detailed construction method statement must be submitted detailing the measures to protect United Utilities assets during:<br><br>i. any site investigation work; | Condition proposed by United Utilities, with phasing of condition added |

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| | ii. the construction and decommissioning of all development phases, including proposed landscaping; and<br>iii. the future day to day operation and maintenance of the development.<br><br>This must include proposals for reinforcements of any crossing points to ensure our assets are protected from heavy loads during and after construction. The details shall outline the potential impacts on the water mains from construction activities (including the construction compound) and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details and retained thereafter for the lifetime of the development. The approved method statement shall be in line with United Utilities' document 'Standard Conditions for works adjacent to pipelines'.<br><br>Reason: To protect the water mains from damage during the development process and in order to comply with Bolton's Core Strategy policy CG1 and CG4. | |
| 60 | **Sustainable Surface Water Drainage Strategy**<br>No phase of development hereby approved in full (as defined by Condition [1]), shall commence until a details of a sustainable surface water drainage scheme and foul water drainage scheme for that phase, in broad accordance with the "Indicative Drainage Strategy Report" (document ref. 60648956-AEC-XX-XX-RP-C-00001 P3) and its associated drawings, have been submitted to and approved in writing by the Local Planning Authority.<br><br>The drainage schemes must include:<br>• An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof);<br>• A restricted rate of discharge of surface water;<br>• Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;<br>• Incorporate mitigation measures to manage the risk of sewer surcharge;<br>• An overland flow and exceedance plan;<br>• Foul and surface water shall drain on separate systems; | Condition proposed by United Utilities, with reference to approved Drainage Strategy and phasing of condition added. |

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| | • Details of an appropriate water quality risk assessment to ensure adequate treatment of diffuse or point source urban pollutants in surface water runoff; and<br>• A timetable for implementation.<br><br>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the public combined or foul sewer either directly or indirectly.<br>The drainage schemes shall be completed in accordance with the approved details and timetable and retained thereafter for the lifetime of the development.<br><br>Reason: To ensure the site provides satisfactory means of surface water drainage and in order to comply with Bolton's Core Strategy policy CG2.2.<br><br>Reason for Pre-Commencement Condition:<br>The solution for surface water disposal must be understood prior to works commencing on site as it could affect how underground works are planned and carried out. | |
| 61 | **Drainage**<br>No drainage from the proposed development shall run off into the motorway drainage system, nor shall any such new development adversely affect any motorway drainage.<br><br>Reason: For the avoidance of doubt and to protect the motorway drainage system and in order to comply with Bolton's Core Strategy policy CG1. | New Condition – as per National Highways consultation comment (condition 7) |
| 62 | **Golf Course Surface Water Runoff**<br>No phase of the Hulton Hall Golf Resort (as defined by Condition [1]), shall be begun until details of a 'Golf Course Surface Water Runoff Water Quality Monitoring Programme' has been submitted to, and approved in writing by, the local planning authority. The water quality monitoring programme shall be undertaken for a minimum of three years. Data generated by the monitoring will be used to inform the development of the most sustainable grass management strategy for the golf course. | New |

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| | Reason: To ensure the site provides satisfactory means of surface water drainage and to comply with policies CG1.5 and CG2.2 of Bolton's Core Strategy. | |
| 63 | **Refuse and Waste Strategy**<br>Prior to the Hulton Hall Golf Resort first being brought into use, a scheme which details the design, location and size of facilities to store refuse and waste materials for the Clubhouse, Academy Building, Maintenance building and Hotel complex shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in full prior to the first operation of the golf resort and permanently retained thereafter.<br><br>Reason: To ensure satisfactory provision is made for the storage of waste materials in order to comply with Bolton's Core Strategy policy CG3. | Condition as per original consent (Condition 49) |

**The Outline Planning Permission**

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| 64 | **Outline Permission Approved Plans**<br>The outline permission shall be carried out in accordance with the following approved plans and documents:<br>• Parameters Plan (drawing ref. NS010-PP-001-G);<br>• Demolition Plan (drawing ref. 11305-LD-PLN-010 Rev D);<br>• Dearden's Farm Design Code (document ref. NS010_DC_001b);<br>• Park End Farm Design Code (document ref. NS010_DC_002b);<br>• Park Rows Design Code (document ref. NS010_DC_003b);<br>• Hulton Parklands Design Code (document ref. HPPDC 001, 21 December 2021);<br>• Restaurant & Rooms: Ground Floor Site Plan (drawing ref. P21084-FCH-SI-00-DR-A-0200 P02);<br>• Restaurant & Rooms: First Floor Site Plan (drawing ref. P21084-FCH-SI-01-DR-A-0201 P02);<br>• Lodges: Site Plan (drawing ref. P21085-FCH-XX-01-DR-A-0300 P02);<br>• Platt Lane / Lee Hall Quarter Access (drawing ref. ITM10187-SK-288);<br>• Park Avenue / North Road / Green Common Lane and Wood End / Hole 16 Access (drawing ref. ITM10187-SK-264E);<br>• Proposed Access to Dearden's Farm (drawing ref. ITM10187-SK-145F); | Condition as per original consent (Condition 50) and reference to revised scheme documents added |

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| | • Proposed Access to Park End Farm via Broadway (drawing ref. ITM10187-SK-191E); and<br>• Proposed Access to Park End Farm via Woodlands Drive (drawing ref. ITM10187-SK-314).<br>Reason: For the avoidance of doubt and in the interests of proper planning. | |
| 65 | **Levels Details**<br>Reserved matters submission/s for each phase of the development (as defined by Condition [1]), shall include details of the existing and proposed levels of the buildings, roads, footpaths and other landscaped areas throughout the phase and finished floor levels of all buildings on that phase (defined relative to a datum or datum points the location of which has previously been approved) shall be submitted to, and approved in writing by, the local planning authority. Each phase of the development shall be carried out in accordance with the approved details for that phase.<br><br>Reason: To safeguard the visual appearance and or character of the area, to ensure the development does not impact detrimentally on existing trees and in order to comply with Core Strategy policies CG1, CG3 and CG4. | Condition 51 of the original consent amended to require details as part of the reserved matters submission rather than pre-commencement |
| 66 | **Boundary Treatment**<br>Reserved matters submission/s in relation to appearance for each phase of the development (as defined by Condition [1]), shall include details of all boundary treatments to be carried out on all the perimeter boundaries on that phase and details of any boundary enclosures to be erected or grown within that phase. The approved details of perimeter boundary treatment shall thereafter be carried out and completed within each phase of development prior to any building within that phase being first occupied and the boundary treatment relating to individual plots shall be carried out and completed on each respective plot prior to its first occupation.<br><br>Reason: To ensure adequate standards of privacy and amenity are obtained and the development reflects the landscape and townscape character of the area and in order to comply with policies CG3 and CG4 of Bolton's Core Strategy. | Condition as per original consent (Condition 52) |
| 67 | **Open Space and Children's Play Facilities**<br>Reserved matters submission/s in relation to layout for each phase of the development (as defined by Condition [1]), shall include a scheme and programme for implementation for the provision of the open space and children's play facilities within and/or for that | Condition as per original consent (Condition 53) |

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| | phase. The scheme shall specify scale, type and design of the open space and children's play facilities to be provided within and/or for that phase. No dwelling within each phase of the residential development shall be occupied until the open space and children's play facilities have been completed in accordance with the approved scheme for that phase.<br><br>Reason: To provide adequate facilities for future residents and in order to comply with Bolton's Core Strategy policy IPC1. | |
| 68 | **Crime Prevention Scheme**<br>Reserved matters submission/s for each phase of the development (as defined by Condition [1]), shall include a detailed crime prevention scheme for that phase. The scheme shall be prepared in broad accordance with the details and parameters provided in the "Crime Impact Statement" (document ref. 2016/1030/CIS/02 VERSION A November 2021). Each phase of the development shall be carried out in accordance with the approved scheme for that phase.<br><br>Reason: To ensure the development accords with practices of good urban design and to accord with Bolton's Core Strategy policy S1. | Condition 54 of the original consent amended to require details as part of the reserved matters submission rather than pre-commencement. |

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**Hours of Operation**

As defined on the "Parameters Plan" (drawing ref. NS010-PP-001-G) and the "Hulton Parklands Design Code" (document ref. HPPDC 001, 21 December 2021), the following uses hereby approved in outline shall be carried out in accordance with the following parameters. Any alternative operating hours for the following uses should be informed by the noise assessment carried out for the phase of part phase of the development (as required pursuant to Condition [72]) , and agreed in advance by the Local Planning Authority.

<table>
<tr><th>Use</th><th>Use Class (as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended))</th><th>Parameters</th><th>Operating Hours</th></tr>
<tr><td>Local Centre</td><td>Use Classes E(a), E(b), E(c), E(e) and E(g)(ii)</td><td><u>Max Floorspace:</u> 500 square metres (gross) at ground floor level</td><td>Premises and units within the Local Centre shall only be open to customers between the following hours: 08:00 – 18:00.<br><br>Deliveries should only occur between the following hours: 08:00 – 21:00.</td></tr>
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<td>Condition 55 of the original consent amended to reflect the revised scheme and also incorporate parameters set but the Parameters Plan – in line with BMBC EHO (Noise) consultation</td>
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| Local Retail Store (Great Chequerbent) | Use Class E(a) | Max Floorspace: 500 square metres (gross)<br><br>Max Height: 8 metres | The Local Retail Store shall only be open to customers between the following hours: 06:00 – 23:00.<br><br>Deliveries should only occur between the following hours: 08:00 – 21:00. |
| Chequerbent Barns | Use Classes E(a), E(b) and E(d) | Max Floorspace: 1,350 square metres (gross), including no more than 500 square metres (gross) of retail (Use Class E(a)) floorspace.<br><br>Max Height: 12 metres | The Chequerbent Barns shall only be operated between the following hours: 08:00 – 23:00.<br><br>Deliveries should only occur between the following hours: 08:00 – 21:00. |
| Leisure Centre | Use Classes E(a), E(b), E(d), F2(c) and F2(d) | Max Floorspace: 2,608 square metres (gross) | The Leisure Centre shall only be operated between the following hours: 06:30 – 21:30. |

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| | | | | Max Height:<br>10 metres | Deliveries should only occur between the following hours: 08:00 – 21:00. | | |
| | | Health & Well-Being Hub | Use Classes E(a), E(b), E(e), E(d), F1(d) and F1(e) | Max Floorspace:<br>1,350 square metres (gross)<br><br>Max Height:<br>10 metres | The Health and Well-Being Hub shall only be operated between the following hours: 08:00 – 17:00.<br><br>Deliveries should only occur between the following hours: 08:00 – 21:00. | | |
| | | Conversion of Dearden's Farm Buildings | Use Classes E(a), F2(b) and C3 | Max Floorspace:<br>*Incidental Retail:* 100 square metres (gross)<br>*Community Facility:* 150 square metres (gross) | The Incidental Retail Store shall only be open to customers between the following hours: 08:00 – 18:00.<br><br>The Community Facility/Village Hall shall only be operated between the following hours: 08:00 –21.00. | | |

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| | | | | | There shall be no amplified or live music.<br><br>Deliveries should only occur between the following hours: 08:00 – 21:00. | | |
| | | Primary School | Use Classes F1(a) and E(f) | <u>Max Height:</u><br>9 metres | N/A | | |
| | | Restaurant with Rooms & Cabins | Use Classes E(b) and C1 | <u>Max Height:</u><br>*Restaurant with Rooms:* 8.2 metres<br>*Cabins*: 7 metres (two northern cabins) and 5 metres (five southern cabins) | The Restaurant element shall only be operated between the following hours: 07:00 – 01:00.<br><br>Deliveries should only occur between the following hours: 08:00 – 21:00. | | |
| | | Lodges | Use Class C1 | <u>Max Height:</u><br>8.5 metres | N/A | | |
| | | Allotments | N/A | <u>Max Area:</u><br>10,500 square metres (gross) | N/A | | |

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| | Reason: To safeguard the amenity of nearby residents and in order to comply with Bolton's Core Strategy policy CG4. | | | |

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| 70 | **Air Quality**<br>Before the commencement of each phase of the development, a damage cost calculation and report shall be submitted to, and approved in writing, by the local planning authority. The calculation shall follow the 'Air Quality Appraisal: Damage Cost Guidance, Updated March 2021, Defra (or any update of the same)' any alternative methodology shall be submitted and approved in writing by the Local Planning Authority.<br><br>Reason: To safeguard the amenity of nearby residents, to protect the environment from unacceptable levels of air pollution and in order to comply with Bolton's Core Strategy policy CG4. | New condition suggested by BMBC EHO (Air Quality) and Salford City Council EHO |
| 71 | **On-Site Combustion Restriction**<br>No on-site combustion appliance for heating shall be permitted within the development. There shall be no wood burning stoves or pizza ovens within the development. | New condition suggested by BMBC EHO (Air Quality) |

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| | Reason: To safeguard the amenity of nearby residents, to protect the environment from unacceptable levels of air pollution and in order to comply with Bolton's Core Strategy policy CG4. | |
| 72 | **Electric Vehicle Charging Points**<br>Prior to the occupation of any building or dwelling within each phase of the outline permission (as defined by Condition [1]), a scheme for the provision of electric vehicle charging points within that phase shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be prepared in accordance with Institute of Air Quality Management (IAQM) Guidance and comprise the delivery of:<br><br>Residential: one charging point per dwelling, with dedicated parking or one charging point per 10 car parking spaces where there is not allocated parking.<br>Non-Residential: 10% of the total number of parking spaces will be provided with electric vehicle charging points.<br><br>No building or dwelling within any phase of development shall be occupied until the charging point(s) to serve that building or dwelling has/have been provided and commissioned in accordance with the approved scheme. The charging points shall be permanently retained and maintained in full working order thereafter.<br><br>Reason: To safeguard the amenity of nearby residents from unacceptable levels of air pollution and in order to comply with Bolton's Core Strategy policy CG4. | Condition 56 of the original consent amended to refer to all outline buildings (i.e. not just dwellings) and to reflect 10% figure taken from para 2.8.8 of the TA for non-resi uses |
| 73 | **Noise Impact Assessment**<br>The reserved matters details submitted in respect of each phase or part phase of the outline permission (as defined by Condition [1]), shall be accompanied by a noise impact assessment, the scope of which shall be agreed in advance with the Local Planning Authority.<br><br>The Noise Impact Assessment shall, as a minimum and where relevant, include an assessment of:<br>• Noise from Mowing and Grass Cutting operations associated with the golf course;<br>• Noise from maintenance facilities;<br>• Road traffic noise; | Condition as per original consent (Condition 57) but split out NIA and Lighting, and reference to revised scheme documents added – in line with BMBC EHO consultation response |

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| | • Noise from fixed plant and equipment;<br>• Noise from all commercial and retail activities<br>• Noise from any multi-use games area and/or outdoor play areas connected to the school<br><br>No residential dwelling, other noise-sensitive or noise generating use within each phase or part phase of the outline permission shall be occupied until any recommended noise mitigation/attenuation measures in the approved noise impact assessment for that phase or part phase have been completed. Such measures shall be retained and maintained in full permanently thereafter.<br><br>Reason: To safeguard the amenity of nearby residents from unacceptable levels of noise and in order to comply with Bolton's Core Strategy policy CG4. | |
| 74 | **Park Avenue – Noise Mitigation**<br>The reserved matters details submitted in respect of the new 'Park Avenue' in the outline permission (as defined by Condition [1]), shall be submitted to and approved in writing by the Local Planning Authority, and should not be brought into use until the necessary noise mitigation measures are in place. The mitigation measures shall thereafter be retained.<br><br>Reason: To safeguard the amenity of nearby residents from unacceptable levels of noise and in order to comply with Bolton's Core Strategy policy CG4. | New |
| 75 | **External Lighting Plan**<br>The reserved matters details submitted in respect of each phase of the outline permission (as defined by Condition [1]), shall be accompanied by a detailed external lighting plan for that phase. The plan shall be prepared in broad accordance with the details and parameters provided in the "Lighting Impact Assessment" (document ref. 2913 P5) and illustrated on drawing ref. "3329-KIN-XX-XX-E-DR-6300 PL2". The external lighting plan shall include details regarding the protection of key features of importance for barn owls and bats as identified in the "Barn Owl Management Strategy" (document ref. 5136.064 V2) and "Bat Management Strategy" (document ref. 5136.065 V4) at Appendix G and H of the "Interim Landscape and Habitat Management Plan", as well as the "Hulton Parklands Design Code" (document ref. HPPDC 001, Nov 21 December 2021). | Condition as per original consent (Condition 57) but split out NIA and Lighting, and reference to revised scheme documents added |

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| | Each phase of the outline permission shall be carried out in accordance with the approved lighting plan for that phase and there shall be no additional external lighting on the public areas without the prior written consent of the local planning authority.<br><br>Reason: In the interests of protecting and safeguarding nocturnal creatures and biodiversity and in order to comply with Bolton's Core Strategy policy CG1. | |
| 76 | **Groundwater Assessment**<br>Prior to commencement of construction of any buildings that are proposed to contain basements, the results of a further assessment of groundwater assessment, including identification of any necessary measures required to prevent the flooding of the basements of those buildings, shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.<br><br>Reason: To protect future occupiers and buildings from flooding and to future proof against the impact of climate change in accordance with Bolton's Core Strategy policies CG1 and CG2.2. | Condition 58 of the original consent amended to refer to all outline buildings |
| 77 | **Coal Mining Legacy**<br>Prior to the commencement of any phase of the outline permission (as defined by Condition [1]), the following information in respect of that phase shall be submitted to, and approved in writing by, the local planning authority:<br><br>i) A scheme of intrusive site investigations of the relevant land for mine entries and shallow coal workings, including gas monitoring;<br>ii) A report of findings of the intrusive site investigations undertaken pursuant to (i) above.<br><br>The reserved matters layout submission in relation to each phase of the outline permission shall include:<br>iii) A drawing which identifies appropriate zones of influence for the mine entries on the relevant land and the definition of any necessary 'no build' zones;<br>iv) A scheme of treatment and/or mitigation measures/remedial works for the mine entries and/or shallow coal | Condition as per original consent (Condition 59). |

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| | workings, including a programme for the implementation and maintenance of those works.<br><br>Each phase of the outline permission shall be carried out in accordance with the approved details for that phase.<br><br>Reason: To ensure the safe development of the site in relation to land stability and historic coal mining works in accordance with Core Strategy policy CG4.<br><br>Reason for Pre-Commencement Condition: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework. | |
| 78 | **Foul and Surface Water Drainage Strategy**<br>As part of the first submitted reserved matters application for the site, and each reserved matters application for a phase or part phase thereafter (as defined by Condition [1]), a site wide foul and surface water drainage strategy based on sustainable drainage principles and in broad accordance with the "Indicative Drainage Strategy Report" (document ref. 60648956-AEC-XX-XX-RP-C-00001 P3) and its associated drawings, shall be submitted to and approved in writing by the Local Planning Authority. As part of any subsequent reserved matters application, an updated strategy shall be submitted to the LPA to reflect any change in circumstances. The site wide foul and surface water drainage strategy shall include the following details as a minimum:<br><br>• full details of the proposed foul connection points to the existing public sewerage infrastructure for the entire site;<br>• a detailed investigation of the hierarchy of drainage options across the entire site to identify the most sustainable option for the discharge of surface water. Any investigation shall include an assessment of ground conditions across the entire site to identify and utilise any areas for infiltration; | New condition proposed by United Utilities |

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| | • details of an appropriate water quality risk assessment to ensure adequate treatment of diffuse or point source urban pollutants in surface water runoff;<br>• finished floor levels and site levels in AOD across the entire site that mimic any natural flow paths to deliver the most sustainable drainage option;<br>• any drainage infrastructure connections (foul and surface water) including the volume of flows between the different phases / development parcels of the development defined by Condition [1];<br>• any drainage infrastructure connections (foul and surface water) including the volume of flows between the different phases / development parcels of the development defined by Condition [1]; and<br>• identify any parts of the site where foul pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations.<br><br>Reason: To ensure the site provides satisfactory means of surface water drainage and in order to comply with Bolton's Core Strategy policy CG2.2. | |
| 79 | **Foul and Surface Water Drainage – Reserved Matters Submission**<br>As part of each reserved matters application for a phase or part phase (as defined by Condition [1]), full details of the foul and surface water drainage scheme for that phase or part phase, including full details of any connections to the foul sewer network and any necessary infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include ground and finished floor levels in AOD; details of an appropriate water quality risk assessment to ensure adequate treatment of diffuse or point source urban pollutants in surface water runoff; and the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each phase or part phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition [78].<br><br>Reason: To ensure the site provides satisfactory means of surface water drainage and in order to comply with Bolton's Core Strategy policy CG2.2. | New condition proposed by United Utilities |

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| 80 | **Completion of Foul and Surface Water Drainage**<br>For any phase or part phase of development (as defined by Condition [1]), no housing or other development shall be occupied until the approved foul and surface water drainage scheme for that phase or part phase has been carried out in accordance with the approved details to Condition [79] and retained thereafter for the lifetime of the development.<br><br>Reason: To ensure the site provides satisfactory means of surface water drainage and in order to comply with Bolton's Core Strategy policy CG2.2. | New condition proposed by United Utilities |
| 81 | **Sustainable Drainage Management and Maintenance Plan**<br>Prior to the occupation of any part of the development in each phase or part phase of the development (as defined by Condition [1]), a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:<br><br>• the arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Management Company; and<br>• arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage systems, including on-site watercourses, to secure the operation of the surface water drainage scheme throughout its lifetime.<br><br>The development shall subsequently be carried out, maintained and managed in accordance with the approved plan.<br><br>Reason: To ensure the site provides satisfactory means of surface water drainage and in order to comply with Bolton's Core Strategy policy CG2.2. | New condition proposed by United Utilities |
| 82 | **Protection of Water Mains**<br>As part of the first submitted reserved matters application, and each reserved matters application for a phase or part phase thereafter, details of the means of ensuring United Utilities water mains that are laid within the outline element of the application are protected from damage as a result of the development shall be submitted to and approved by the Local Planning Authority in writing. A detailed construction method statement must be | New condition proposed by United Utilities |

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| | submitted detailing the measures to protect United Utilities assets during:<br><br>• any site investigation work;<br>• the construction and decommissioning of all development phases, including proposed landscaping; and<br>• the future day to day operation and maintenance of the development.<br><br>This must include proposals for reinforcements of any crossing points to ensure our assets are protected from heavy loads during and after construction. The details shall outline the potential impacts on the water mains from construction activities (including the construction compound) and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details and retained thereafter for the lifetime of the development. The approved method statement shall be in line with United Utilities' document 'Standard Conditions for works adjacent to pipelines'.<br><br>Reason: To ensure that the development does not impact detrimentally on the water mains crossing the site and in order to comply with Bolton's Core Strategy policy CG4. | |
| 83 | **Hulton Park Villages – Travel Plan**<br>Prior to the first occupation of any dwelling in each phase of the Hulton Park Villages, a Travel Plan for that phase shall be submitted to, and approved in writing by, the local planning authority. The Travel Plan should be consistent with the objectives, targets, governance arrangements and monitoring schedule set out in the "Hulton Park Villages Framework Travel Plan" (document ref. ITM10187-044A).<br><br>Each phase of the Hulton Park Villages shall be carried out in accordance with the approved Travel Plan for that phase.<br><br>Reason: To encourage sustainable forms of transport and reduce the emissions and in order to comply with Bolton's Core Strategy policies P5 and CG2 and Supplementary Planning Document "Accessibility, Transport and Road Safety". | Condition as per original consent (Condition 62) and reference to revised scheme documents added |

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| 84 | **Retail and Leisure Uses – Travel Plan**<br>Prior to the first occupation or operation of the Local Centre, Local Retail Stores, Village Hall, Chequerbent Barns, the Health & Well Being Hub and/or the Primary School, a Travel Plan for that use shall be submitted to, and approved in writing by, the local planning authority. The Travel Plan should be consistent with the objectives, targets, governance arrangements and monitoring schedule set out in the "Hulton Parklands and Other Community Uses Framework Travel Plan" (document ref. ITM10187-045A).<br><br>Each phase of the development shall be carried out in accordance with the approved Travel Plan for that phase.<br><br>Reason: To encourage sustainable forms of transport and reduce the emissions and in order to comply with Bolton's Core Strategy policies P5 and CG2 and Supplementary Planning Document "Accessibility, Transport and Road Safety". | New |
| 85 | **Car Parking Areas**<br>No dwelling or building within any phase of the outline permission shall be first occupied unless and until its associated car parking has been constructed, drained, surfaced and is available for use in accordance with details which shall be first submitted to, and approved in writing by, the Local Planning Authority.<br><br>Reason: In the interests of highway safety and to ensure the parking areas are sufficiently completed to encourage motorists to make use of them and in order to comply with Bolton's Core Strategy policy P5 and Supplementary Planning Document "Accessibility, Transport and Road Safety". | Condition as per original consent (Condition 63) and reference to revised scheme documents added |
| 86 | **Landscaping – Outline Permission**<br>The outline permission shall cumulatively provide new landscape planting equivalent to:<br>• 2,000 no. specimen trees and 5,500 square metres of woodland, in accordance with the minimum requirements and specification set out in the "Arboricultural Impact Assessment" (document ref. 5136.06.001 Version 2.0, November 2021 ) and as shown on the "Parameters Plan" (drawing ref. NS010-PP-001-F); and<br>• 11.2km of hedgerows, in accordance with the minimum requirements and detail illustrated on the drawing "Hedges Created, Lost and Retained" (drawing ref. G5136.098A), "Retained Trees and Proposed Planting Plans" (drawing ref. D5136.06.066B to | Condition as per original consent (Condition 65), updated to refer to revised scheme figures/drawings |

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| | D5136.06.092B) and as shown on the "Parameters Plan" (drawing ref. NS010-PP-001-F).<br><br>A plan for the phased implementation of this new landscape planting across the outline permission shall be submitted to, and approved in writing by, the local planning authority alongside the first reserved matters application for the outline permission. The landscape planting shall thereafter be implemented in accordance with the approved phasing plan.<br><br>Reason: To reflect and soften the setting of the development within the landscape and in order to comply with Core Strategy policies CG1 and CG3. | |
| 87 | **Sustainability and Energy Statement**<br>As part of each reserved matters application for a phase or part phase (as defined by Condition [1]), an updated Sustainability and Energy Statement, prepared in accordance with the details and guidance established within the "Sustainability Strategy" (dated September 2021) and associated "Commercial Energy Strategy" and "Residential Energy Strategy", shall be submitted and approved by the local planning authority.<br><br>Each phase of development that thereafter be implemented in accordance with the approved Sustainability and Energy Statement for that phase.<br><br>Reason: In the interests of tackling climate change and in order to comply with Bolton's Core Strategy policy CG2. | New |
| 88 | **Asbestos Removal**<br>Prior to the demolition of any building, the developer must either submit evidence that the building was built post 2000 or an intrusive pre-demolition asbestos survey be undertaken in accordance with HSG264, and a mitigation plan be provided to reduce risks to potential occupiers. Following completion of measures identified in the approved survey, verification and/or completion documentation shall be provided to the Local Planning Authority to demonstrate the effectiveness of any asbestos removal works carried out.<br><br>Reason: To ensure the safe development of the site and in order to comply with Bolton's Core Strategy policy CG4. | New – EHO consultation response |