



Department for Levelling Up,
Housing & Communities

Rob Hope

Sent via email only to:
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Please ask for: Jake Dodgson
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Your ref: LCC/2022/0044

Our ref: PCU/RTI/Q2371/3334561

Date: 06/12/2023

Dear Rob Hope,

Application for outline planning permission (with all matters reserved save for access from the public highway to Development Zones A, B, and D (M65 Terminus Roundabout, A49 Wigan Road and Stanfield Lane) and strategic green infrastructure/landscaping for a mixed-use development including the provision of Employment use (Use Classes B2/B8/E(g)); retail (use Class E(a)); food, drink, and drive-through restaurant use (use Class E(b)/Sui Generis Drive-Through); hotel use (use Class C1); health, fitness and leisure use (use Classes E(d)/F(e)/F2(b)); creche/nursery (use Class E(f)); car showrooms (use Class Sui Generis Car Showroom); Residential use (C3) the provision of associated carparking, access, public open space, landscaping and drainage at Cuerden Strategic Site, east of Stanfield Lane, north of Clayton Farm, west of Wigan Road, Lostock Hall (application no: LCC/2022/0044).

I refer to the above application which has been the subject of third-party requests to call in for determination by the Secretary of State for Levelling Up, Housing & Communities.

The Secretary of State has carefully considered this case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Mike Hale

Mike Hale
Senior Planning Manager

This decision was made by officials on behalf of the Secretary of State and signed on his behalf.