

# **Appendix 1**

## **04/48900/HYBEIA**

Salford City Council  
Urban Vision Partnership  
Emerson House  
Albert Street  
Eccles  
Salford  
M30 0TE

Room 810  
City Tower  
Piccadilly Plaza  
Manchester M1 4BE

Our ref: J730995  
Your ref: 04/48900/HYBEIA

Direct Line: 0161 930 5576  
Fax: 0161 930 5670

23<sup>rd</sup> December 2008

**For The Attention Of David Jolley - Development Control Manager**

Dear Sir,

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES)**

**ORDER 1995 -OUTLINE PLANNING APPLICATION, REF: 04/48900/HYBEIA**

**LAND WEST OF WORSLEY BOUNDED BY M60, EAST OF ASTLEY GREEN AND LANDFILL SITE, SOUTH OF BOOTHSTOWN BOUNDED PARTLY BY BRIDGEWATER CANAL AND LEIGH ROAD, WORSLEY**

(A Forest Park comprising a Forest Centre (including Eco Village, Timber Initiative and Woodland Wildlife Centres, timber workshop, children's woodland adventure play area and treetop walkway, equestrian centre; all weather and turf track racecourse and equestrian eventing area; cross country eventing course, grandstand and associated buildings; refurbishment of Malkins Wood Farmhouse to residential accommodation for equestrian centre manager; refurbishment of Moss House Farmhouse and conversion and extension of two barns to form a hotel (80 guests); golf course and clubhouse and change of use of agriculture building for golf course maintenance; footpath and riding trails and cycle paths; roads and connection to M60 J13, replacement canal bridge, new canal bridge and bridge over Shaw Brook, car parking; landscaping including ground remodelling, creation of water bodies and woodland planting; site infrastructure including fencing, lighting, services and sub-stations; and site accommodation works including culverts and watercourse diversions).

I write to you further to my previous correspondence in relation to the above application.

Our consultants JMP have now completed their review of the above development and having given the application due consideration we can inform you that the Highways Agency would not wish to raise any in-principle objection to this application. However, should your council grant consent to this application, the HA would require that the attached conditions on Form TR110 be adhered to.

These conditions are the result of extensive dialog with the applicant and their traffic and transportation consultants, and include the following measures:

- A comprehensive Travel Plan for the site;
- A Traffic Management Strategy for the site; and
- Highway Improvements at the M60 Junction 13, which include demand management measures such as High Occupancy vehicle [HOV] Lanes to give priority on departure from the site, together with Integrated Demand Management tools such as access control at the signalised junction.

In addition to this I would request that should the applicant come back at a future date with an application to hold an event other than horse racing at this location, then the Highways Agency be consulted by the LPA.

I trust that this letter adequately explains the Agency's views on this application. However, should you, or the applicant, wish to discuss this matter further please feel free to give me a ring

Yours faithfully,



Mr Sion Owen-Ellis  
NS NORTH WEST DEVELOPMENT CONTROL  
Email: [sion.owen-ellis@highways.gsi.gov.uk](mailto:sion.owen-ellis@highways.gsi.gov.uk)

Seen & agreed  
D. Gammell.  
No Request Director.

## Developments Affecting Trunk Roads and Special Roads Highways Agency Response to an Application for Planning Permission

From: Director, Northern Network Strategy Division, Highways Agency.

To: Salford City Council.

Council's Reference: 04/48900/OUT – Salford Forest Park

Referring to the notification of a planning application dated 12<sup>th</sup> August 2004 your reference 04/48900/OUT, in connection with trunk roads M60, notice is hereby given under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 that the Secretary of State for Transport:

- a) ~~does not propose to give a direction restricting the grant of planning permission;~~
- b) ~~does not propose to give a direction restricting the grant of planning permission but offers advice (see the enclosed letter);~~
- c) directs that any planning permission which the planning authority may grant shall include the conditions shown overleaf, for the reasons given;
- d) ~~directs that the planning authority shall not grant permission for this application for the reasons/the time period given overleaf~~

*Signed by authority of the Secretary of State for Transport*

Date: 23<sup>rd</sup> December 2008

Signature: 

Name: Sion Owen-Ellis

Position: Development Control Manager

The Highways Agency:

Room 810,

City Tower,

Piccadilly Plaza,

Manchester, M1 4BE

Condition(s) to be attached to any grant of planning permission:

## **HIGHWAY WORKS**

1. No development pursuant to this planning application shall commence unless and until full design and construction details for the improvements to Junction 13 of the M60 shown in outline Drawings M04025-A-022 and M04025-A-023 prepared by the Traffic, Transport and Highway Consultancy and dated March 2008, together with access control and queue limit measures protecting the Strategic Road Network, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency. The details to be submitted shall include:
  - How the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations,
  - Full signing and lighting details,
  - Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards),
  - An independent Stage Two Road Safety Audit (to take account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes.
2. Unless agreed otherwise by the local planning authority, in consultation with the Highways Agency, no development shall be brought into its intended use, unless and until the highway improvements, in accordance with Condition 1, have been implemented to the satisfaction of the Local Planning Authority in consultation with the Highways Agency.

## **TRAVEL PLAN**

3. The Travel Plan measures (outlined in the document reference M04025-TP-01F dated 6 May 2008) shall be implemented and monitored in accordance with the details set out in the plan and the results of the monitoring shall be submitted to the Local Planning Authority within one month of the end of each monitoring period. Where targets are not achieved, the Travel Plan Coordinator will be notified in writing by the Local Planning Authority and the Travel Plan shall then be reviewed and updated and submitted to the Local Planning Authority for approval within one month of receipt of the Local Planning Authority's notification. The updated Travel Plan shall be implemented within one month of the date of the Local Planning Authority's approval.
4. Prior to the commencement of the development, any revisions to the approved travel plan shall be submitted to, and agreed by the Local Planning Authority and the Highways Agency on behalf of the Secretary of State for Transport. Any revisions shall be implemented and monitored in accordance with the revised plan.

## **EVENT / TRAFFIC MANAGEMENT**

5. Unless agreed otherwise by the local planning authority, in consultation with the Highways Agency, the total number of race days on which events can take place shall not exceed thirty days per annum.
6. Unless agreed otherwise by the local planning authority, in consultation with the Highways Agency, public attendance on no more than one day per annum shall exceed 20,000, on no

more than four race days per annum shall exceed 10,000 and on no more than twenty days per annum shall exceed 7,000.

7. Unless agreed otherwise by the local planning authority, in consultation with the Highways Agency, no more than eleven race days per annum, with a daily public attendance in excess of 10,000, shall result in race event traffic leaving the site between the weekday hours 16:00 and 18:00.
8. Unless agreed otherwise by the local planning authority, in consultation with the Highways Agency, no more than three race days per annum, with a daily public attendance in excess of 10,000, shall start between the weekday hours 16:00 and 18:00.
9. No development pursuant to this application shall be occupied until full details for a system to monitor public attendance at events have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency.

*The details to be submitted pursuant to condition 9 shall include:*

- *How the data will be collected*
- *How the results will be reported*

10. No part of the development hereby approved shall be brought into use unless and until the Traffic Management Strategy has been fully implemented in accordance with document M04025-TMS-01A which, amongst other things, requires the Transport Steering Group to meet in advance of all 'Standard' and 'Premium' events.
11. No development pursuant to this application shall be occupied unless and until the Transportation Steering Group has been established and is operational to ensure the Travel Plan and Traffic Management Strategy are fully implemented and operating to the satisfaction of the Local Planning Authority in consultation with the Highways Agency. The group is to include representatives of the Highways Agency, Salford Forest Park Management, GMUTC, GMTU, Police (GMP and Motorway), GMPTE, Salford City Council and Wigan Metropolitan Borough Council should they agree to be members.
12. No race events pursuant to this application shall be held unless and until the Local Planning Authority, in consultation with the Highways Agency, are consulted by the BHA on the annual fixture list for the site.
13. No development pursuant to this application shall be occupied unless and until the applicant has, to the satisfaction of the Local Planning Authority in consultation with the Highways Agency through the Transportation Steering Group, provided details of the management of the internal highway network during 'normal' non race event operation to ensure it replicates the arrangements shown in drawing M04025-A-025 Revision A.
14. No race events pursuant to this application shall be held unless and until the applicant has, to the satisfaction of the Local Planning Authority in consultation with GMPTE and the Highways Agency, provided a commitment to providing shuttle buses to the site from Walkden, Eccles and Patricroft and investigated the means to which existing bus services can be enhanced on race event days.

**Reason(s) for the direction given at c) overleaf:**

**Conditions 1-2, 5-14**

To ensure that the M60 Motorway continues to serve its purpose as part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of road safety on that route.

**Conditions 3-4**

In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with policy T13 of the Local Plan and guidance in Planning Policy Guidance Note 13 'Transport'.

---

