



*Lancashire Gardens Trust*  
*Conservation & Planning Group*

4 February 2018

Your ref: PC00997/17

Development Management Section  
Department of Place  
Bolton Council  
Town Hall  
Bolton  
BL1 1RU

For the attention of Alex Allen

By email only to [Planning.Control@bolton.gov.uk](mailto:Planning.Control@bolton.gov.uk)

Dear Sir/Madam

**Hybrid Planning Application Comprising:**  
**Part A Full Planning Application for restoration works to Hulton Park and existing structures and heritage assets within it, etc.**  
**Part B Outline Application for the residential development of up to 1036 No dwellings, local centre, etc. Scheme Amendments and Additional Information. Land at and adjacent to Hulton Park, Bolton.**  
**Application Reference 00997/17; TGT Reference E17/0270**

Lancashire Gardens Trust objected to the above application by letter dated 19 July 2017. Since then, notification has been received of a number of revised documents and these have been reviewed.

It is noted that the application is broadly unchanged in its overall scheme, in the creation of the golf course and residential development within the Registered Park and Garden and further residential development immediately to the west of the Park.

The documentation includes some welcome additional detail for instance on management plans and details for restoration of the waterbodies. However, the concerns and objections set out in our letter of 19 July remain. Therefore, the Lancashire Gardens Trust still objects to the application which if approved would lead to irreversible change and partial loss of this exceptional site. Hulton Park is a site of considerable age and rarity, being an example of one of the few Registered Parks and Gardens where records indicate mediaeval origins, and there are only four such sites out of a total of 32 Registered Parks and Gardens in Greater Manchester.

On points of detail we would highlight for example two additional concerns arising from the revised documentation.

In the Conservation Management Plan, whilst there is mention of the William Emes documents which were revealed during research into the Hulton Archive, the details on the documents and images of them have not been included in the revised document. Furthermore, whilst the Historic England listing text is incorporated, the specific HE plan of the Registered Park and Garden is not. We accept however that the actual boundary of the RPG is nevertheless shown on numerous plans within application documentation.

A new document has been produced, adding to the ES, Volume 4A Appendix 14.9 Outline Lake Desilting and Feasibility Study and Strategy (Jan 2018). Whilst this restoration work in itself may be beneficial, some of the details on the drawings incorporated in the report are of concern. One of the potential material deposition areas for Mill Dam (indicated in purple tone) covers the land presently occupied by Park End Farmhouse, and farm buildings. Although at one stage intended for demolition, in the current master plan, it was understood from the masterplan that these buildings are now to be retained.

If there are any matters arising from this letter please contact me by email [Stephen.e.robson@btinternet.com](mailto:Stephen.e.robson@btinternet.com).

Yours faithfully

*Stephen Robson*

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