

# [Recovered appeal: land at and adjacent to, Hulton Park, Manchester Road, Over Hulton, Bolton \(ref: 3208426 – 30 July 2020\)](#)

Correspondence

Decision letter and Inspector's Report for a recovered appeal.

## Documents

PDF, 1.87MB, 221 pages

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## Details

Decision letter and Inspector's Report for a recovered appeal:

**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
- 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 facility
  - other ancillary buildings, structures and engineering and landscape works, including a maintenance building, halfway house, highway accesses, 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 Rights of Way network; and

**Part B:** an outline application for:

- the residential development of 56.03 hectares of land providing up to 1,036 dwellings, a local centre, and, where applicable, the re-routing, upgrading and extension of the Public Rights of Way network, with all matters reserved except for (in part) highways

**Listed building** consent application for the restoration of a Grade II Listed dovecote.

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