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Pike Fold Golf Club (PFGC) second submission for s192 Agreement

So as not to confuse, PFGC have already submitted a s192 application Ref - 70899 for other works on the course. This is due to be determined by around 26th August 2024.

Background - Due to the impact of the Simister Island Development along the M60 by National Highways adjacent to Pike Fold GC, it has been agreed with National Highways that in order to maintain safety margins from the encroaching Motorway widening affecting the SW corner of the site that greens 1 and 15 (a double green), be moved away from the new boundary and moved within the course and hole 2 be shortened from a par four to a short par three hole. The impact of the new boundaries within the course can be seen on the enclosed plan GM10 – 1&15 – Safety.

This shortening of holes has an impact on the course and reduces its length and overall par. Within the current s192 submission (Ref - 70899), this deals with the adjustments to the existing hole 17 that gives the Club a temporary par three hole to compensate for the loss of hole 2 when this is lost during the construction of the Motorway widening. It was important that the submission be made for this quickly to enable construction work to commence ASAP to allow time for this hole to mature for it to become playable by severance (when Hole 2 is closed), in March 2026.

Creating this extended hole 17 will allow the Club the opportunity to ultimately use this to extend the current 17th hole to a longer hole, thus gaining some of the lost length (from shortening holes 1, 2 etc), and a shot to par from a par four to a par five.

Proposed work within this application - The remaining works necessary on the course, specifically those that affect greens 1 and 15, have been in discussion with National Highways for some time. It has now been agreed that the safest option for all concerned would be to move the greens further from the affected boundary. With guidance from Dave Marno at Bury council, it is suggested that these remaining works for internal golf course adjustments, should be submitted as another s192 application.

These works will include the following;

Hole 1

- Fill existing bunkers
- Build new green and greenside bunkers moving away from existing boundary
- Build new approach bunkers

Hole 2

- Build new tees
- Extend golfers footpath
- Build new green and greenside bunkers moving away from existing boundary

Hole 6

- Build new back tee

Hole 10

- Build new back tee

Hole 15

- Fill existing bunker
- Build new green and greenside bunkers moving away from existing boundary

Hole 17

- Build new tee
- Adjust fairway alignment by creating low mounding and new fairway bunkers
- Connect existing fairway to new hole created on practice area
- *Note - All other works for hole 17, practice area adjustments and a new tee for hole 18 are contained within application PP-13168713v1*

Make irrigation adjustments as required

By moving greens 1 and 15 away from the affected boundary and with the loss of the tees on existing hole 2 forcing it to be shortened, a total of 185yds and one stroke to par will be lost. To compensation for overall loss of length it is proposed to add:

Hole 6 – circa 27yds

Hole 10 – circa 38yds

Hole 17 – circa 120yd

The works involved in altering the course will be carried out so that new features fit with the current style and character of the rest of the course using current golf course construction methods and specialised contractors.

Alterations will involve the filling of existing bunkers back to existing topography, moving fairway away from the boundaries by the golf club maintenance team by altering grass-cutting regimes, the construction of new greens, tees and bunkers using a specialist golf course contractor working from the existing course maintenance area as a compound area. All these works would be carried out on a phased, weather dependant programme to enable the course to be adjusted to accommodate the losses from the proposed Motorway widening by National Highways.

There will be NO importation of any soils for the construction other than specific sand and gravels and rootzone for construction. All soils for construction will be gained on site by a balanced cut/fill operation. None of the earthworks are extensive and all new features would fit with the style and size of those already seen on the golf course.

The new greens, tees and bunkers will be constructed to the same standard as the rest of the golf greens on the course and will roughly matching in size with the other course features. Around the greens, the green surrounds will be shaped and contoured within the existing topography so that the new green forms a suitable playing target and challenge with the final contours blending imperceptibly within the surrounding topography. The same principle will apply for new tees and bunkers.

Within the green surrounds, sand bunkers will be formed to match the styling and challenge throughout the rest of the course. All bunkers would be drained using perforated pipes, connecting to existing/proposed drainage systems and outfalls within the golf course.

New tees will be created to provide a level-playing platform matching in style and size to the rest of the golf course and suitable for play for each hole. The tee will be shaped into the surrounding contours with a finished level no more than 200mm above the existing landform.

The greens, tees and bunkers will ALL be drained internally using a perforated land drain that will connect to the existing or proposed drainage system locally.

The green and tee will have an automatic irrigation system and be connected to the existing automatic irrigation system on the golf course (to be upgraded).

As the tree clearance to enable these adjustments is minimal, following detailed discussions with the Forestry Commission local representatives and the Golf Club, and because there is time before the March 2026 severance date by National Highways, it is proposed that the Club will liaise with a local arborist/felling contractor to remove the trees gradually using their quarterly allowance of 5m³ of timber.

This application is supported by the sketch plans a follows;

- GM10 – 1&15 – Safety – Showing how holes 1 and 15 will be shortened/adjusted.
- GM10 – Hole 2 – Grading – Showing the new green tees and bunkers.
- GM10 – Tee Grading – 17 – Showing a new tee built in front of the existing tees
- GM10 – Hole 17 – Bunkers – showing low mounding and bunkers to define the new fairway playing to the newly created hole with the former practice area.