

## **MEETING NOTES, CHAPEL STREET REGENERATION FORUM**

Held on Friday 10<sup>th</sup> June 2011, 10.00 a.m. – 12 noon  
The Language Café, Bexley Square, Salford

### **Attendees:**

Jon Monk, Chapel Street Business Group  
Pat Arnold, The Friars Primary School  
Roger Baldry, Salix Homes  
Katy Barnes, Salford City Council  
Frank Benton, University of Salford  
Councillor Coen, Salford City Council  
David Dean, Urban Vision  
Hessel DeBoer, Chair, Islington Estate Residents and Tenants Association (TIETARA)  
Chris Doyle, St Philip's and Sacred Trinity Churches  
Tony Ennis, Urban Vision  
David Greenfield, Salford City Council  
Neil Harvey, local businessman  
Karen Hirst, Salford City Council  
PS Rob Kirby, GMP  
Phil Mayall, ECf  
Tom Murphy, University of Salford  
Patrick O'Dowd, Salford Cathedral  
Peter O'Hare, Urban Vision  
Kevin O'Neill, Islington Estate Residents and Tenants Association (TIETARA)  
Linda Sidwell, Salford Crescent Neighbourhood Association  
Rev Andy Salmon, Chair, Chapel Street Regeneration Forum  
Gino Salvatore, Galliford Try  
Ena Shepherd, Resident  
Linda Sidwell, University of Salford  
Helena Stakounis, Language Café  
Deanna Walker, Salford City Council  
Steve Wheatley, Cuckoo Design  
Mike Johnston, Salix Homes  
Nikki Chapman, Cuckoo Design  
Mohamad Arshad, Shalimar Newsagents  
Linda Richings, Community Engagement Manager, Salford University

### **Apologies:**

Ross Spanner, Ordsall and Langworthy Neighbourhood Manager  
Paul Wainwright  
Hazel Brady, Headteacher, St Philip's School  
Councillor Mashiter, Salford City Council  
Jim Wensley, Salford City Council  
Inspector David Henthorne, GMP

## **1 Welcome and introductions**

- 1.1 Councillor Mashiter and David Henthorne sent their apologies for the meeting.

Helena Stakounis of the Language Café was thanked for hosting the Chapel Street Regeneration Forum and she gave a briefing on what they do.

## **2 Notes of last meeting and actions**

- 2.1 Jon Monk wished it to be noted that he attended the 11<sup>th</sup> March 2011 meeting.

## **3 Signage and Wayfinding Strategy Update**

- 3.1 Peter O'Hare distributed a brief summary document of the Central Salford Signage and Wayfinding Strategy document, and noted that the main recommendations of the document were presented to the Chapel Street Regeneration Forum in November 2010. The document was approved by Salford City Council in December 2010.

- 3.2 Peter reminded the group of the main objectives of the strategy; to provide a comprehensive pedestrian signage network within the Central Salford area and to promote walking. Also noted was the changes that were made to the scheme following the consultation period in September 2010.

- 3.3 The appointment of Woodhouse Limited as suppliers of the signage devices resulted in a total saving of around £80,000 against other suppliers, as the existing signage within the Quays area (installed around 10 years ago) is a Woodhouse system and can be updated with the same system.

- 3.4 Neil Harvey enquired as to the maintenance requirements of the signage system. Peter O'Hare replied that maintenance duties will fall to the city council within the main maintenance contract for the Chapel Street project.

- 3.5 Jon Monk asked whether there is any web/mobile element to support the signage network. Peter O'Hare explained that whilst this had been looked into as part of the scheme's development, systems can become outdated rapidly and that there would be potential for this to be introduced in future years when Manchester develop their new signage strategy.

- 3.6 Hessel de Boer enquired as to whether the Chapel Street South neighbourhood was included within the scheme. Peter O'Hare clarified that Islington Park and Islington Mill were included within the scheme, and until the New Bailey aspect of the approved masterplan is developed it will not be signed.

- 3.7 Andy Salmon asked when signage will be installed on Chapel Street. Peter explained that the bases for the posts and hubs are being installed as part of the Chapel Street works and signs will be installed at a later date when the main contract concludes.

- 3.8 Andy Salmon thanked Peter for the presentation. Peter O'Hare left the meeting at this point.

## **4. University of Salford – update on their future plans for the campus**

- 4.1 Linda Richings and Frank Benton of the University of Salford presented to the group on the University's Campus Plan. The document sets out the vision for the University's physical development over the next 20 years, and focuses on consolidating their interests onto the Peel Park campus.

- 4.2 Linda Richings reported to the group that accommodation from the Castle Irwell site will be relocated into campus, with a planning application for up to 2,100 units currently being considered by the city council, which also includes proposals for a new series of public spaces connected by improved routes and access points to open up the campus and enhance its setting. An application for the creation of a new Arts building is also being considered, and an application for the refurbishment of the Chapman Building was approved earlier in the year.
- 4.3 Frank Benton noted that the Campus Plan and associated planning applications seek to reduce the impact of physical barriers upon the function of the campus, and will open up connections and routes between the campus and Peel Park. Frank reported that many functions currently based at the Adelphi campus would be relocating to the new purpose-built facility at MediaCityUK.
- 4.4 Linda Richings reported on feedback from consultation on the Campus Plan and the planning applications, and confirmed that Peel Park itself will not be built on, as it is a valuable cultural and community asset, but agreed that access and visibility within the park should be improved.
- 4.5 Andy Salmon suggested that the formation of a Friends of Peel Park group may assist in bringing forward proposals for increasing usage of the park and exploiting its natural assets.

Ena Shepherd agreed that usage of the park has reduced in recent years, and the park is seen by many as a barrier and part of the University. Enquired as to whether there is potential for local schools to use the park for sports days and other outdoor events.

- 4.6 Helena Stakounis asked how the University will create stronger links to their new facility at Salford Quays. Frank Benton reported that a new service, the Salford Quays Link, will begin operation in late June 2011 and will run every ten minutes between Salford Quays and Salford Crescent Station, taking in Salford Shopping City and the Pendleton area on the route.

## 5. **Update on Chapel Street project**

- 5.1 Karen Hirst reported that the Chapel Street highway works are ongoing, and that challenges are being worked through by the contractors Galliford Try, with Gino Salvatore responding to enquires and queries.
- 5.2 Karen Hirst updated the group on the current situation with the Magistrate's Court. The city council do not yet have a date from HMCS on when they will vacate, but this is expected to be the end of 2011. Karen confirmed that the building is Grade II listed and has a complex ownership arrangement, and that a project team will be set up in order to ensure plans are developed for the building's reuse.
- 5.3 Gino Salvatore updated the group on Galliford Try's communication plan to ensure the local community is kept updated on the scheme's progress. Letters were distributed to 300 addresses along the route, which included businesses and community forums. Weekly notices are being posted at four locations. Gino also reported on work that has taken place with St Philip's School, and the liaison that has taken place with Islington Mill to ensure that their events programme is taken into account when planning the highway works and the dialogue underway with Salford Cathedral and their functions.

- 5.4 Kevin O'Neill reported to the group that some temporary bus stops have not been recognised by some bus drivers. Gino reported that updates have been issued to bus operators on Chapel Street relating to the location of temporary stops.
- 5.5 Linda Sidwell raised the issue of the Former Police Headquarters on the Crescent and that this building had been vacant for some time has had a detrimental impact upon the immediate area. Neil Harvey urged the City Council to be decisive on this issue and take action to demolish the building.
- Karen Hirst agreed to include a separate item on the next Chapel Street Regeneration Forum agenda for this issue.
- 5.6 Jon Monk enquired as to whether JESSICA or ERDF funding could be used to demolish the building. Karen Hirst confirmed that job creation is a key objective of these funds and the former Police HQ would not be a suitable project.
- 5.7 Andy Salmon invited the Forum to take part in a vote on whether they felt the former Police HQ should be demolished. The majority of the group voted that the building should be demolished.
- 5.8 Phil Mayall updated the group on the current position of the CPO. Phil reported that no date had been given yet for the Inquiry, but that it was expected to be at the end of September or beginning of October, and when informed of the date the group would be informed. Phil clarified that a final decision on the CPO will be given in January or February 2012, and that ECf will work to bring forward their first phase of development as soon after this as possible. ECf are not currently in a position to confirm which site will be the first to come forward, but noted that the scheme would be a mixed-use of offices and townhouses and apartments.

## **6. Car Parking in the area**

- 6.1 Andy Salmon reported that a planning application currently under consideration by the City Council for 93 student accommodation beds on the former Boniecki Motors site proposes no car parking provision, and that a parking strategy may be required.
- 6.2 Phil Mayall confirmed that ECf's outline planning permission has a pre-commencement condition that requires a parking strategy to be completed ahead of any start on site, and noted the issue with the displacement of parking from one area to another as sites are developed. David Dean agreed that a parking strategy was required for the area to understand how waiting restrictions, pay and display and other controls can be managed to alleviate the situation.
- 6.3 Phil Mayall confirmed that a draft strategy should be completed and brought to the next Chapel Street Regeneration Forum meeting. Karen Hirst invited the group to get in touch with council officers and Urban Vision staff to report where parking issues are located to allow for a detailed and effective study. Neil Harvey suggested that a walkabout of the area attended by residents and Urban Vision would be useful to identify key areas that require attention.

## **7. Buses**

- 7.1 Covered at 5.3

## **8.0 Issues for future agendas**

8.1 Andy Salmon asked the group for future agenda items;

- Parking
- Updates on vacant buildings
- Ten minute introductions from groups or individuals who attend the forum – who are you, what do you do (The Islington at next meeting)
- Suggestions for how we raise the profile of the area – looking at the new spaces that will be created and a possible events programme

## **9. Next meeting: date and venue**

9.1 Date of next meeting

16<sup>th</sup> September 2011, 11am, St Philip's Church

Offer of future venues;

- Old Fire Station – University of Salford
- Sacred Trinity Church
- Cathedral Centre

## **10. A.O.B.**

10.1 Jon Monk enquired as to when the City Council's website would be updated to reflect the closure of the URC and the Development Team's taking on of key projects. Karen Hirst reported that the website content is currently being collated and will be updated around July / August.

Andy Salmon reported that on 25<sup>th</sup> June a cycle tour and Victorian Day in Bexley Square and a barbeque at The Islington.

## **ACTIONS, CHAPEL STREET REGENERATION FORUM**

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<b>Action</b>	<b>Target Date</b>	<b>Lead</b>
Development Team website content to be input and go live on the Salford City Council website.	August 2011	DW
First Buses to be contacted regarding the temporary Chapel Street stops and the buses not stopping.	August 2011	UV
The Contractor and UV (Gino Salvatore) to meet with Mohammad Arshad of Shalimars.	July 2011	UV (GS)
Dave Dean, Neil Harvey and Andy Salmon to take part in walkabout – to begin a car parking strategy.	August 2011	UV (DD)
Establish Working Groups for the former Police HQ and Magistrates' Court to progress alternative uses.	July 2011	KH
"Friends of Peel Park Group" to be established, no lead identified	Open	