

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

Held on Friday 2<sup>nd</sup> December 2011 at 11.00 a.m.  
Islington Mill, James Street, Salford

### **Attendees:**

Rev Andy Salmon, Chair, Chapel Street Regeneration Forum  
Councillor Coen, Salford City Council  
Karen Hirst, Salford City Council  
Jim Wensley, Salford City Council  
Deanna Walker, Salford City Council  
Julie Tracey, Salford City Council  
David Greenfield, Salford City Council  
Ross Spanner, Salford City Council  
Roger Baldry, Salford City Council  
Dan Welsh, Salford City Council  
Richard Wynne, Urban Vision  
Tony Ennis, Urban Vision  
Michael Fyles, Urban Vision  
Paul Waters, University of Salford  
Tom Murphy, University of Salford  
Canon Tony McBride, RC Salford Diocese  
Stuart McGuire, GMP  
Gino Salvatore, Galliford Try  
Pat Arnold, The Friars Primary School  
Nick Carter, local resident  
Michael Cullen, local resident  
Paul Dennett, Vertical Villages  
Hessel DeBoer, Islington Estate Residents and Tenants Association (TIETARA)  
Kevin O'Neill, Islington Estate Residents and Tenants Association (TIETARA)  
Linda Sidwell, Salford Crescent Neighbourhood Association  
Emma Williams, Peppermint PR  
Heather Seed, Cuckoo  
John Morris, Cuckoo

### **Apologies received:**

Councillor Antrobus, Salford City Council  
Councillor Mashiter, Salford City Council  
Bill Campbell, Islington Mill  
Mark Carlin, Islington Mill  
Linda Richings, University of Salford  
Keith Barnes, University of Salford  
Inspector David Henthorne, GMP  
Andy Barclay, TARG  
Neil Harvey, local businessman  
Samantha McHale, The Creative Media Centre  
Jon Monk, The Business Group Salford  
Patrick O'Dowd, Diocese of Salford  
Steve Wheatley, Cuckoo

## **1. Welcome and Introductions**

Andy Salmon welcomed everyone to the meeting and thanked Phil Mayall for providing the refreshments. Those present introduced themselves.

## **2. Minutes of the last meeting and any actions**

These were agreed as a correct record.

Development Team website – Karen also referred to the new Locate in Salford website ([www.locateinsalford.info](http://www.locateinsalford.info)) which has been set up by the Business Team.

Shalimars – this is still in progress. RW's team are in direct contact with Mr. Arshad.

Former Police Station – we are looking into what we can do in terms of retaining the façade. Residents should raise any comments/ concerns directly with their Ward Councillors. Report back to the next meeting.

Friends of Peel Park – a Working Group has been set up, which is Chaired by Councillor Antrobus. The first one was held on 21<sup>st</sup> October 2011 and another one is scheduled for January 2012. Councillors of the three wards most likely to the park are invited to this meeting. Residents will be consulted at a future date, but we are currently still establishing remit of discussions. Report back to the next meeting.

## **3. Feedback on the CPO Inquiry**

Phil Mayall gave a brief outline of the public inquiry which started on 19<sup>th</sup> October 2011 and finished on 4<sup>th</sup> November 2011, and he ran through the issues which had arisen. He thanked those people who had provided their support. The Secretary of State has 13 weeks from the end of the Inquiry to issue a decision which would be early March 2012. Hopefully we should know the outcome by the date of the next Chapel Street Regeneration Forum. Phil ran through the land ownership within the CPO area and outlined the current positions with the various plots of land.

Bexley Square – Phil recognised that the historical context of the Square needs to be respected. The buildings will be retained and improved in terms of the frontages.

Councillor Coen asked about student accommodation on Chapel Street. Student accommodation is governed by Salford City Council planning policy – ECf do not have provision for student accommodation.

Phil outlined the position with regards to Ralli Courts following a question from Tom Murphy. Phil confirmed this building would be redeveloped as part of the New Bailey scheme and was part of the CPO.

Councillor Coen enquired about the Church Inn. Phil confirmed this is within the CPO and the reason for including it was to secure the site and remove the blight from its existing condition.

#### **4. Update on Chapel Street Works**

Jim Wensley gave an update on Chapel Street and reported that the works will be substantially complete by Christmas, with some finishing works in January. If work is undertaken during the day it will take place outside of rush hour times. The Oldfield Road and Trinity Way/Chapel Street junctions cannot close during the day as there would be too much disruption – this work will have to be undertaken in the evening. We will get hold of the programme and inform as many people as possible exactly what is happening and on what day/time.

Jim emphasised that the roadworks are not over-running and the contractors have worked incredibly hard to get this work done. This was always designed to be a 12 month contract and we are nine months into it, with the work being 95% completed. Jim to speak to Canon Anthony McBride separately regarding the pressures of traffic on Ford Street and future arrangements for vehicular movement on the street.

Parking Strategy – consultation has been going on for a couple of months and this work has now been completed and is being reviewed. There are some elements that we can deliver next year. The findings of the report will be presented to the next Chapel Street Regeneration Forum.

#### **5. Magistrates' Court Update**

Richard Wynne gave an update – he is trying to obtain from HMCS an indication of a vacation date. The listed building is on the market and people are asking for particulars, details of which can be found on both the Urban Vision and DTZ websites:

[www.urbanvision.org.uk](http://www.urbanvision.org.uk) and [www.dtz.com/uk](http://www.dtz.com/uk)

Security of the building once vacated – HMCS have control but we are discussing using Manchester Guardians/security guards, etc. It is a huge building and difficult to keep secure. Richard to feed back to the next meeting of the Chapel Street Regeneration Forum. Phil Mayall to send photos of the interior of the building to Kevin O'Neill and Hessel DeBoer.

#### **6. Crescent Development Framework Consultation**

David Greenfield updated the group on the ongoing consultation on the Crescent Development Framework. The consultation on the document began on 7<sup>th</sup> November 2011 and will run until 16<sup>th</sup> December 2011. Three drop-in sessions were held between 10am and 5pm at the Salford Museum and Art Gallery on 23<sup>rd</sup>, 24<sup>th</sup> and 25<sup>th</sup> November 2011, and an evening session is to be held on 7<sup>th</sup> December 2011 between 6pm and 8pm at the University of Salford.

David noted that the creation of an informal planning document for the Crescent area is the last piece of the 'jigsaw' as most areas within the Central Salford area have adopted planning guidance and detailed masterplans attributed to them. It was also noted that the area is the City's key higher education and cultural hub, being the main campus for the University of Salford and home to one of the City's most important parks. David presented the key principles of the document to the group, identifying areas where new residential development will be encouraged in the future alongside mixed uses along the frontage of the Crescent itself and the transformation of the University's Peel Campus.

A number of comments were made on the proposals. Michael Cullen wished to register his interest in ensuring that the scale of new development around the Fire Station Square area is sympathetic and considerate of the amenity of residents. Paul Dennett noted that the entrance to Peel Park should be improved and that physical and visual links should be enhanced. Pat Arnold commented on the need to need to make entrances and accesses into the Meadows clearer. Karen Hirst responded that as part of the Irwell River Park project, further signage is being considered for the area and the potential for new bridges and the re-opening of redundant ones is being looked into. Report back to the next Chapel Street Regeneration Forum.

## **7. Rail Strategy and Salford Central Station Update**

Jim Wensley gave an update. We have been trying to get investment in public transport for the area. There are two railway stations – Salford Crescent and Salford Central. Salford Central Station is poorly served. Salford Crescent Station is currently heavily used with 1.2million people a year using it. Network Rail start on site the middle of 2012 to build a new station. Plans will be available early 2012. Jim ran through the £12million redevelopment plans for Salford Crescent station.

The Ordsall Chord will allow trains to run from Victoria – Salford Central – Piccadilly. Consultation on the Ordsall Chord was completed in Autumn 2011. Salford City Council are supportive but highlighted issues on heritage. We are working with Network Rail to understand the implications and aiming for a design option for Spring 2012. By Spring 2013 there will be a planning application for the delivery of the Ordsall Chord and hopefully start on site early 2014.

Further information can be found on the web pages, or speak to Jim direct. [www.northernhub.co.uk](http://www.northernhub.co.uk) or [www.networkrail.co.uk/north/Ordsall-Chord](http://www.networkrail.co.uk/north/Ordsall-Chord)

## **8. Planning applications – update and status**

Karen circulated a copy of local planning applications for the area and updated the group on progress with determining key applications, and a review of ones that had been determined in the last six months. It was agreed that this would be a helpful item at each meeting.

## 9. Items for future agendas

- Former Police Station;
- Peel Park;
- Bexley Square;
- Rail Strategy and Salford Central Station update;
- Magistrates' Court;
- Crescent Development Framework Consultation;
- Irwell River Park update including cycling and walking;
- Planning applications;
- Compulsory Purchase Order update;
- Salford Museum and Art Gallery;
- Car Parking Strategy;
- Chapel Street Festival;
- University of Salford update.

## 10. Next meeting: date and venue

The next meeting is to be held on Friday 9<sup>th</sup> March 2012 at 11.00 a.m. in the Old Fire Station G05 (Council Chamber). **Please note the change of date.**

## 11. Any other business

None.

## ACTIONS FROM THE MEETING

Action	Target Date	Lead
Jim to speak to Canon Anthony McBride separately regarding the pressures of traffic on Ford Street.	December 2011	JW
The Scarborough Group (the purchasers of Middlewood Locks) to be invited to a future meeting.	TBC	KH
Phil Mayall to send photos of the interior of the building to Kevin O'Neill and Hessel DeBoer.	December 2011	PM