



NORTHGATE DEVELOPMENT FORUM

MEETING NOTE

11th October
2007

THE PANEL:

Councillor Mike Jones – Chair
 Cliff Mallows – Chester City Council, Head of Northgate Development
 David Alker – ING Real Estate
 James Cochrane – ING Real Estate
 Lee Bibby – HBG Project Manager
 Scott Harrison – HBG Senior Planner
 Sally Cunliffe – Chester City Council, Northgate Project Co-ordinator
 Dave Cotterill – Chester City Council, Planning Manager - Corporate Projects
 David Hosker - Chester City Council, Environmental Health Officer
 Colin Stredder – Cheshire Highways, Chester Area Traffic Engineer

INTRODUCTION

Councillor Mike Jones welcomed everyone to this third general Forum.

The meeting was attended by 25 people and the following issues were raised after each presentation.

	PRESENTATION BY HBG CONSTRUCTION	Lee Bibby from HBG
	Question	Answer
1	Folliott House contains several organisations generating a lot of visits to the building. It is next to 49 Northgate St which is to be extensively developed. The organisations have good liaison with the Council. Would like to meet contractors as soon as possible to discuss the next stage of demolition. At present it is difficult for Folliott House organisations to make long-term business plans with the possible disruption of noise etc.	The contractors are happy to meet to discuss.

2	Did HBG demolish Cheshire Police HQ?	No
3	How will the public be made aware of the archaeological digs taking place?	The subcontractor will expose excavations and there will be viewing panels to see work as it happens. At the next Forum more details will be shared and any archaeological digs will be announced before they happen.
4	Is HBG's best practice document on their website?	Yes it is and a hard copy can be posted if required. HBG is a full member of the Considerate Contractors Group.
	PROGRESS AND PROGRAMME	David Alker of ING
5	Is the unconditional date at the end of November likely to slip?	Hopefully not. A number of things need to happen first and they are on schedule. This date is currently the best estimate.
6	Where does Merchants House fit into the programme?	Works commence in Phase 2 which is currently estimated at 2009.
7	Why is the width of Princess Street being reduced and how will access to the market service entrances be gained?	This will be addressed in the next presentation. Essentially it is to meet Health & Safety requirements and there is no room to turn vehicles there.
	BUS STATION CLOSURE & TEMPORARY HIGHWAY WORKS	Scott Harrison of HBG & Colin Stredder of Cheshire Highways
8	What are the timescales for Phase 1?	January 2008 – July 2009

9	When will demolition of Commerce House commence?	Soft strip is proposed to commence in November 2007 followed by demolition of the structure later in the year.
10	Can people obtain copies of the plans in this presentation?	Yes, they will go on the website – although they are always subject to change.
11	There doesn't seem enough time to complete the necessary works to enable the bus station to close....when will it close?	Bus station will close at the end of January 2008 and any necessary pre-works will be done by then.
12	Where is the coach drop-off point for the Cathedral?	George Street.
13	If the traffic barrier moves to George Street, how will deliveries reach Northgate Street properties? There will be a problem for deliveries made in big wagons, sometimes with a trailer.	Deliveries will be revised time-wise, and vehicle-wise, to make sure suppliers still have access during these temporary arrangements.
14	During works to Hamilton House will there be any loss of parking spaces (including disabled) for DIAL House?	Parking (including disabled) will remain as it is during this phase of work.
15	What is the timescale for the works to the rear of the King Street properties?	July 2008
	DEMOLITION UPDATE & COMMERCE HOUSE	James Cochrane of ING
16	Very concerned about the demolition of Commerce House (in terms of noise, damage, disruption), what's happening about this?	We are concerned too and want to do the demolition properly and to the same high standards as the demolitions which have already happened. We're making a detailed demolition method statement for Commerce House and will have a meeting soon with interested parties to allow them to be part of this process.

17	Are the current bridge works to be finished before ING's works start on the inner ring road?	Yes
18	What about deliveries for new Market Hall prior to basement access?	Loading and unloading will be on Hunter Street.
19	When will works on new DIAL House finish?	This is to be confirmed.
20	What are the traffic flow arrangements for King Street and Water Tower Street?	The bottom end of King Street will be closed (except for emergency vehicles) so there will only be access from Northgate Street. No construction traffic will use these streets.
21	What opportunity will there be for residents to have input into the Commerce House Demolition Method Statement?	The Demolition Method Statement will go on the website and there will be a special Forum meeting in mid-December to discuss with residents.
	ENVIRONMENTAL MONITORING	James Cochrane of ING & David Hosker of City Council
22	Where are the environmental monitoring figures from? What is the maximum level? Where are the devices? Is there one in King Street?	The monitoring is taking place hourly, in real time, from 4b Hunter Street (which is not to be demolished so the device will stay in place throughout the development). King Street has diffusion tube monitoring in place in the back of the Pied Bull and in Kings Court.
23	Do you expect higher or lower levels of pollution with the new bus station?	The planning condition requires monitoring to continue for 5 years after completion of the development. The results will feed into and inform the Bus Station Management Plan, which is reviewed annually.

		Legislation is in place to ensure that the Council has a duty to act once levels exceed standards.
24	What about the noise pollution provided by the beepers on the buses reversing?	Noise pollution will be addressed.
25	Will the environmental monitoring quarterly reports be placed on the web?	Yes, they have been from April 2007.

ITEMS FOR NEXT MEETING

Provisional agenda items : Demolition, particularly of Commerce House, Highways, Bus services, Archaeology.

DATE OF NEXT MEETING

Tuesday 11th December 2007 at 6.30pm in the Council Chamber, Town Hall, Chester.