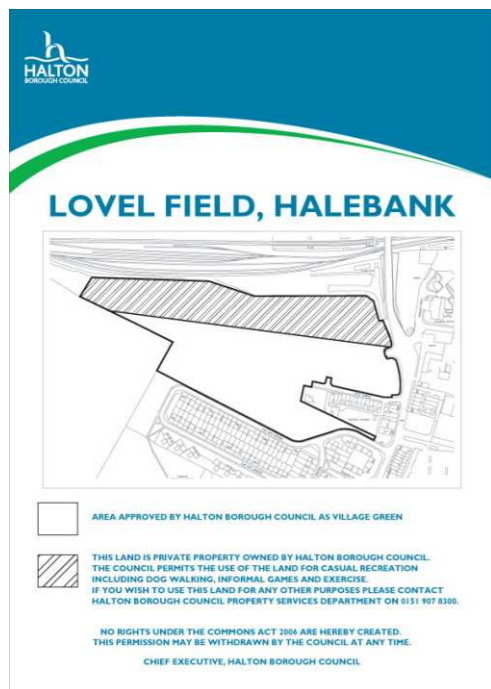


3MG MERSEY MULTIMODAL GATEWAY

3MG - MERSEY MULTIMODAL GATEWAY COMMUNITY NEWSLETTER



Village Green

In September 2006 an application for a Village Green in Halebank on the land to the front of Lovell Terrace was received by the Council. A Public Inquiry took place in 2007 in front of an independent Inspector who recommended that only the area immediately in front of Clapgate Crescent met the legal criteria to be designated as a Village Green. In October of that year the Council agreed to formally designate this area as a Village Green. The Council received a further application in September 2007. As a consequence the Council resolved, as landowner, to dedicate a further area as an extended Village Green. The Council will be considering a further report on the Village Green in the autumn.



Hale Road

Resurfacing works to Hale Road in Halebank will start on Wednesday, 12th August 2009 for 3 days. Works will be completed under traffic management (in the form of 2-way temporary traffic lights) and will require the temporary closure of Foundry Lane. Diversions will be in place via Halebank Industrial Estate, as the works will extend for approximately 50m. either side of the Foundry Lane junction.

Funding

Both public and private sector investment is funding the 3MG programme. Overall, there will be in excess of £110 million of investment into the park over the next 5 years.

A total of £7.9m of North West Development Agency (NWDA) funding and £2m of ERDF Objective 2 funding has already been awarded to 3MG towards land assembly, design fees, highway improvements, landscape works and remediation. WREN awarded £73,000 towards the Halebank Recreation Park phase 1 and BIFFA (waste management and recycling) awarded £50k for Halebank Recreation Park phase 2 through landfill tax credits.

The Stobart Group has invested in excess of £60 million on land acquisitions and is investing a further £40 million in the first development on the former Tessengerlo site together with a substantial part of the area formerly known as Eddarbridge.

3MG Website

The 3MG Masterplan may be accessed at: www.3-mg.co.uk, where the latest updates on news and projects, planning applications, frequently asked questions (FAQs) and information on employment, funding and partners can also be found.

Contact

For further information about 3MG please contact the 3MG Team on (0151) 906 4871 or email: enquiries@3-mg.co.uk.



Welcome to the 3MG Community Newsletter. The aim of this newsletter is to provide regular updates on the 3MG Programme. 3MG is being delivered by a partnership comprising Halton Borough Council, the Stobart Group, the Northwest Development Agency (NWDA) and the Government Office for the North West (GONW).



3MG has had a productive 12 months. We saw the creation of Halebank Park and the opening of Halebank Recreational Park Phases 1 and 2; Stobart started building two warehouses; and there was widespread interest from abroad, including visitors from the Czech Republic, Holland and Germany, all wishing to see the "interesting and dynamic" 3MG operation.

Stobarts

In November 2008, the Stobart Group obtained planning permission for 2 new warehouse distribution centres. One will be a 570,000 ft² distribution centre for chilled goods on the former Tessengerlo site; the other a 200,000 ft² warehouse. These new developments will create an estimated 1000 new jobs. The chilled goods distribution centre has been purpose-built for a blue chip retailer and was completed by the Stobart Group in July 2009, ready for hand-over. This first phase of development is a key part of the 3MG project which will create up to 5000 new jobs, reclaim up to 200 acres of contaminated land and see an investment of over £100m overall.

The Widnes-based Stobart Group site provides secure storage for up to 4,500 containers. All loaded containers are enclosed in a secure compound situated beneath the Company's rail-mounted gantry cranes. These straddle approx. 3.5 km of rail lines which are connected directly to the Liverpool branch of the West Coast Main Line and adjacent road routes, ensuring exceptionally quick and efficient transfers.

Stobart operate the major multimodal container terminal and storage facility as well as the Mersey Gateway Port on the Manchester Ship Canal. Recently, the Stobart Group has made major acquisitions in the area, giving them a substantial interest in 3MG.

The Stobart site and surrounding area has a long-standing industrial heritage which has resulted in significant contamination: a major redevelopment challenge. However, that challenge has been turned into an opportunity to remediate land formerly in use by the chemical industry. That, together with the closure of Tessengerlo, has allowed the removal of a Control of Major Accident Hazards (COMAH) site. In addition, the land and brook running through the site has been remediated. The redevelopment of the former Tessengerlo site has further facilitated the development of a large part of the Eddarbridge estate, thus improving the overall environmental appearance of the West Bank Dock Estate.



Eddarbridge 2007



Eddarbridge 2009

Stobart's new Iconic Gatehouse

The Stobart Group has recently installed a new gatehouse at the entrance to the Widnes Multimodal terminal. R. J. Lewis Projects Ltd. were awarded the project, interpreting their clients' ideas and designing this innovative architectural solution to fit with all their business requirements.

Stobart's vision 'to inspire people and provide a functional building' has resulted in an iconic structure and, within the competitive business environment of Stobart Ports (Widnes) its significance is monumental.

"I excitedly await the reactions which its visitors and viewers will convey, especially the Stobart enthusiast".

Simon Lewis of RJ Lewis



Halebank Park, Your New Parkland Area

Landscape contractors, Blakedown, are working on creating a new 12 acre park on the former farmland at Halton Borough Council Field. They are installing woodland planting, a wildlife water feature incorporating a Sustainable Urban Drainage System (SUDS), mounding work and the creation of 3-metre wide footpaths and cycleway. The SUDS is designed to drain surface water in a more sustainable way than the conventional practice of routing run-off water through a pipe to a watercourse. The park will be called Halebank Park and is to be formally opened in August 2009.

Investors' Handbook

The Halton Employment Partnership has recently produced an 'Investors' Handbook'. The aim of this handbook is to encourage businesses to recruit from the local workforce. It explains how Pre-Employment Training Support is available, to train individuals who are not currently in employment, in order for them to be 'job ready' to work in the logistics industry.

Specialist course designers, working with businesses and assisted by the Learning and Skills Council and the Sector Skills Council, will create training programmes to develop people with the skills-set that businesses need. The Halton Investors Handbook can be viewed on the 3MG website at www.3-mg.co.uk

Pickering's Link

Pickering's Pasture accommodates one of the key strategic green transport routes in the Ditton/Halebank area, known as the Trans Pennine Trail. This long-distance route links the west coast of England (Southport) with the east coast (Hull). The Pickering's Pasture section of the Trail was a rough stone path with several potholes and drainage problems. Work commenced in Summer 2008 resurfacing this important stretch of the footpath/cycleway and making it into a safer, more accessible and more sustainable, route. Funding was secured mainly from European Regional Development Fund (ERDF) and a Waste Recycling Environmental (WREN) Landfill Tax Credit Scheme.



Friends of Pickering's Pastures

The Friends of Pickering's Pasture (FoPP), would like to say a very big 'THANK YOU' for recent support at both Pickering's Pasture and the Hale Duck Decoy, for their voluntary work by local businessman Steve O'Connor (Stobart Group), Councillors Marie Wright and Shaun Osborne and Halton Borough Council (HBC) managers.

Steve O'Connor, Executive Director of Stobart Ports, has recently given a donation to cover a year's bird feeding expenses at both sites. The FoPP manage two bird-feeding stations at Pickering's Pasture (one by the hide and another near the Visitors' Centre) and one at Hale Duck Decoy. Feeding through the winter and at breeding time really boosts the survival rate and numbers of birds in that vicinity. It has also increased public interest and visitors to the feeding stations get a lot of pleasure from observing the wild birds. This donation means the bird-feeding programme is secure for the moment.

"Cllrs Marie Wright and Shaun Osborne have, for several years, given a good deal of support to the voluntary work that the FoPP do. They have attended meetings and helped us identify and access funding for projects. They always respond very quickly - with a visit and chat - to help us sort out issues that arise. It is good to know that our local Councillors are always there when we need them. The FoPP look forward to developing a good working relationship with HBC Landscape Services who have responsibility for Nature Conservation in Halton".

A spokesperson for FoPP

"The Friends of Pickering's Pasture work tirelessly to preserve the landscape and wildlife at the Pasture and we are always glad to support their efforts".

Cllr Marie Wright

More information about the Friends of Pickering's Pasture can be found on their website:

www.Thefriendsofpickeringspasture.org.uk



Picture supplied by C. Cockbain



Works on Ditton Railway Bridge

Network Rail has now confirmed that recent strengthening works on Ditton Junction Railway Bridge are complete. Traffic management, in the form of temporary traffic lights, was strictly adhered to and no complaints were received. However, Network Rail is still awaiting the results of the assessment of the structure to determine if any further works are necessary.

No CPO on Residential Properties

Several residents have recently raised concerns with the Council regarding malicious rumours apparently being spread about Compulsory Purchase Orders (CPOs) being served on residential properties in the Halebank area. 3MG would like to take this opportunity to reassure you that NO CPOs will be applied for with regard to any residential properties.