

Buile Hill Mansion Group

25 February 2022

Meeting commenced: 11.00pm
ended: 12.30pm

Attendance

Peter Openshaw (Chair)	Assistant Director, Place, SCC
Les Woolhouse	Building Surveying Manager, SCC
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Annie Surtees	Greenspace and Streetscene Manager, SCC
Paul Gill	Senior Development Manager, SCC
Tony Fitzgerald	NHS Salford CCG
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Michelle Pearson	Buile Hill Mansion Association (BHMA)

Apologies

Dave Seager	Assistant Director, Operational & Community Services
Dominic Clarke	Head of Citywide & Community Services
Rebecca Roberts	Superintendent Registrar, SCC
Andrea Hodges	Deputy Superintendent Registrar, SCC
Justin Bentham	Strategic Economic Growth Manager, SCC
Rob Jepson	Salford Royal Foundation Trust
Wendy Francis	Buile Hill Mansion Association (BHMA)

1.0 Welcome and introductions

- 1.1 Pete Openshaw welcomed everyone to the meeting.

2.0 Declarations of interest

- 2.1 None.

3.0 Minutes of the last meeting – 27-01-22

- 3.1 Agreed as a correct record.
- 3.2 Pete Openshaw commented that the pre-planning application consultation is an action that will be carried forward.
- 3.3 Andy Cartwright updated that the Expression of Interest (EOI) for the southern part of the depot will be advertised w/c 28 February 2022, with the closing date 15 April 2022. Pete Openshaw requested that the EOI

also be sent to ward Councillors and the Neighbourhood Management Team.

Action: Andy Cartwright to send EOI to ward Councillors and the Neighbourhood Management Team.

4.0 Small scale works / 'quick wins'

- 4.1 Les Woolhouse updated that the contractor undertaking the clearance and timber treatment works has temporarily stopped works whilst the design team review whether timber strengthening works should be undertaken now in advance of the main works to avoid any abortive costs later. Les further commented that this will not impact on the overall mansion programme.

5.0 Mansion update

- 5.1 Les Woolhouse updated that a multi-disciplined design team is appointed, with the only outstanding appointments being a Fire Strategy specialist and a mechanical and electrical engineering specialist, both of which will be out to tender / quote over the next few weeks. Les further updated that design work is continuing to progress, with no changes to the plans from the previous meeting. Les also updated that the design team are looking at options for encasing the external fire escape with a green wall to mitigate the loss of green habitat in the depot.
- 5.2 All aspects of the project on programme as previously outlined

6.0 Depot update

- 6.1 Paul Gill updated that comments have now been received on the planning pre-application, with the main comments:
- A sequential test assessment will be required for the café and office use in the mansion – in the process of seeking quotations for a planning input on this;
 - The number of car parking spaces appears over-generous and may require reduction;
 - The materials proposed for the car park are not in keeping with the park and historic setting and need to be more sympathetic and should include more landscaping;
 - The depot buildings should be treated as listed unless there is evidence to suggest they are not;
 - Clarification is required as to the treatment of the southern part of the depot.
- 6.2 Paul Gill also updated that a phase 1 habitat survey has been undertaken and further nocturnal bat surveys will be undertaken in May and June 2022. Pete Openshaw queried how many parking spaces would be left if only the western side of the car park was built. Paul Gill

responded it would be around 100. Les Woolhouse commented that we could still futureproof the eastern side if we did want to expand the car park in future. Paul Gill commented that once a planning consultant is appointed they can help us put forward the case. In terms of the depot buildings Paul Gill outlined two potential planning approaches. Les Woolhouse suggested a third approach and Pete Openshaw suggested that this would require a separate meeting with the planners to discuss.

Action: Paul Gill to arrange meeting to discuss depot planning strategy.

7.0 Funding

7.1 Pete Openshaw updated that the Council's 2022/23 budget was approved this week, with £0.7m in the 2022/23 budget and £4.3m in the 2023/24 budget.

7.2 Paul Gill updated that the Weaste and Seedley ward Councillors supported the use of £271,000 of Section 106 monies from developments in the vicinity of Buile Hill Park to be utilised as match funding for the project. This is due to go to the Lead Member for Planning and Sustainable Development on 18 March 2022 for approval. It was also noted that this money could be used elsewhere if the project could be contained within the budget allocated (plus any other funding secured)

8.0 AOB

8.1 None.

9.0 Date and time of next meeting

Tbc