

LOCATION: MERSEYSIDE

TIME FRAME: 2003/2004

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THE PROJECT

- An international manufacturing client, for whom we act as retained consultants, have a 17 ha brownfield site which was in part formerly used for manufacturing, the remainder being a company sports club, which is to be relocated
- We assembled a project team to include Planning, Design, Highways, Environmental, Noise, Ecology, Archaeology and produced a scheme for consultation which included 10 ha of residential and 2.5 ha of employment use, with the remainder being improved POS. The project team included MMA Design, Cass Associates and RSK ENSR
- We procured an environmental audit of the site and produced a decontamination plan to deal with the few areas of contamination on the site
- We conducted frequent liaison meetings with the Local Planning and Highways Authorities and produced a full Environmental Impact Assessment to support the planning application
- We negotiated at length with Sport England and the Leisure Department of the Local Authority in respect of the future of the sports club and produced an acceptable solution
- We presented a public consultation exhibition with attendance by 2 MPs including John Prescott's PPS, Councillors and 100+ members of the public
- We have submitted planning applications for the main site and the enhanced sports facilities site and will publish a complete vendor's pack including contract and title report, planning brief, environmental study, costed remediation package, highways, ecology, and noise abatement measures against which developers will be invited to bid
- We obtained unconditional bids at the outset of project, and the market price after completion of the project will be more than 3 times higher
- We have prepared a priced schedule for the vendor of likely works which will be needed to avoid complaints from new neighbours re: noise and odour from the remaining manufacturing process on the adjoining site to ensure that they know the level of true net receipts at the time of sale

**For further information on this project contact:
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