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# salfordgateway

NEW TRANSPORT LINK • PORT • RETAIL PARK • SALFORD CITY STADIUM

**The Salford Gateway is located in the Barton area of Salford and has been identified as a significant area of opportunity for investment, growth and development.**

Salford Gateway will transform a vacant degraded site, creating thousands of new jobs over its development lifespan and raising the profile of the City of Salford.

The plans for the site incorporate Port Salford, Salford City Stadium and Stadium Retail Centre and the Western Gateway Infrastructure Scheme.

## Western Gateway Infrastructure Scheme

The highway works in connection to Salford Gateway are known as the Western Gateway Infrastructure Scheme (WGIS). The works are highlighted on the aerial photograph on the back page and include improvements to the M60 motorway between Junctions 10 and 11 and a new road link between the A57 and the Trafford Centre. The new road will be achieved with a new lift bridge over the Manchester Ship Canal and provisions will be made to allow for the future expansion of the public transport system.

The WGIS highway works are required as part of the Port Salford development to reduce traffic on local roads and relieve peak time congestions on the M60 Barton Bridge.

# Port Salford

**Port Salford will be a National Import Centre where goods arrive by water and rail and are distributed to local centres by rail and road.**

Port Salford is a key project in the Atlantic Gateway strategy, part of which aims to stimulate traffic flows for Northern markets through the Port of Liverpool. This significantly reduces the cost of import and export for Northern companies and consumers. By utilising the Port of Liverpool, Manchester Ship Canal and Port Salford instead of Southern ports, over 150 million road miles could be saved realising a significant congestion benefit and carbon saving of 80million kg per annum.



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# Salford City Stadium

**The stadium will be the home of Salford Reds and a superb new community sports facility available for everyone to enjoy.**

The new Stadium will be open for the start of the 2012 Rugby Super League Season and available for community use from early 2012. It will be a rugby 'centre of excellence' for Salford Reds, their academy and the wider community.



# Stadium Leisure and Retail

**A new stadium retail centre will benefit from excellent connectivity to The Trafford Centre as well as the adjacent Salford City Stadium.**

It is hoped that the prominent location with high visibility from the M60, Manchester's orbital motorway, will attract a mixture of retail outlets.



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## Location

Salford Gateway is situated in a superb location close to the M62 and M60 with rail access to the West Coast Main Line and direct access to the Manchester Ship Canal. The site is located on a priority axis within the Trans European Transport Network.

## Funding

The Salford Gateway site will deliver thousands of jobs and will have a significant impact on the North West economy. Due to the scale of the development, Government support is required to help deliver the highways and prepare the site for future development. Peel and Salford City Council have applied to the Government's Regional Growth Fund for funding. The project is part of a range of projects promoted across Greater Manchester by the Local Enterprise Partnership (LEP). Port Salford is part funded by the EU TEN-T Programme and supported by the UK Department for Transport. The EU funding will support the project until December 2012.

## Planning

Planning permission has been granted for a multimodal freight interchange comprising 154,500 sq.m. (1,663,024 sq.ft.) of rail served distribution warehousing, rail link and sidings, intermodal and ancillary facilities including a canal quay. Also consented is a new canal crossing and highway improvements as part of the Western Gateway Infrastructure Scheme, 21,367 sq.m. (229,992 sq.ft.) of non-food bulk retail development and a 20,000 seat sports stadium.

## Phasing

The site's planning permission requires the supporting highway works (WGIS) to be completed prior to the occupation of the warehousing. The highway works will start on completion of the Stadium, allowing for construction of the first phase of Port Salford.

The retail scheme will also be constructed to coincide with the completion of the highway works. Salford City Stadium will be completed by the end of 2011.

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## Sustainability

It is the aim to achieve BREEAM Excellent with all buildings within Salford Gateway. All viable opportunities for on-site renewable energy generation and energy efficient materials and systems will be considered as part of the design process.

## Atlantic Gateway

The Salford Gateway is a key component of the Atlantic Gateway regional strategy. Atlantic Gateway will be a low carbon, sustainable, economic growth zone of international importance, driven by two of Europe's leading city regions; Manchester and Liverpool, and second only to London within a UK context.

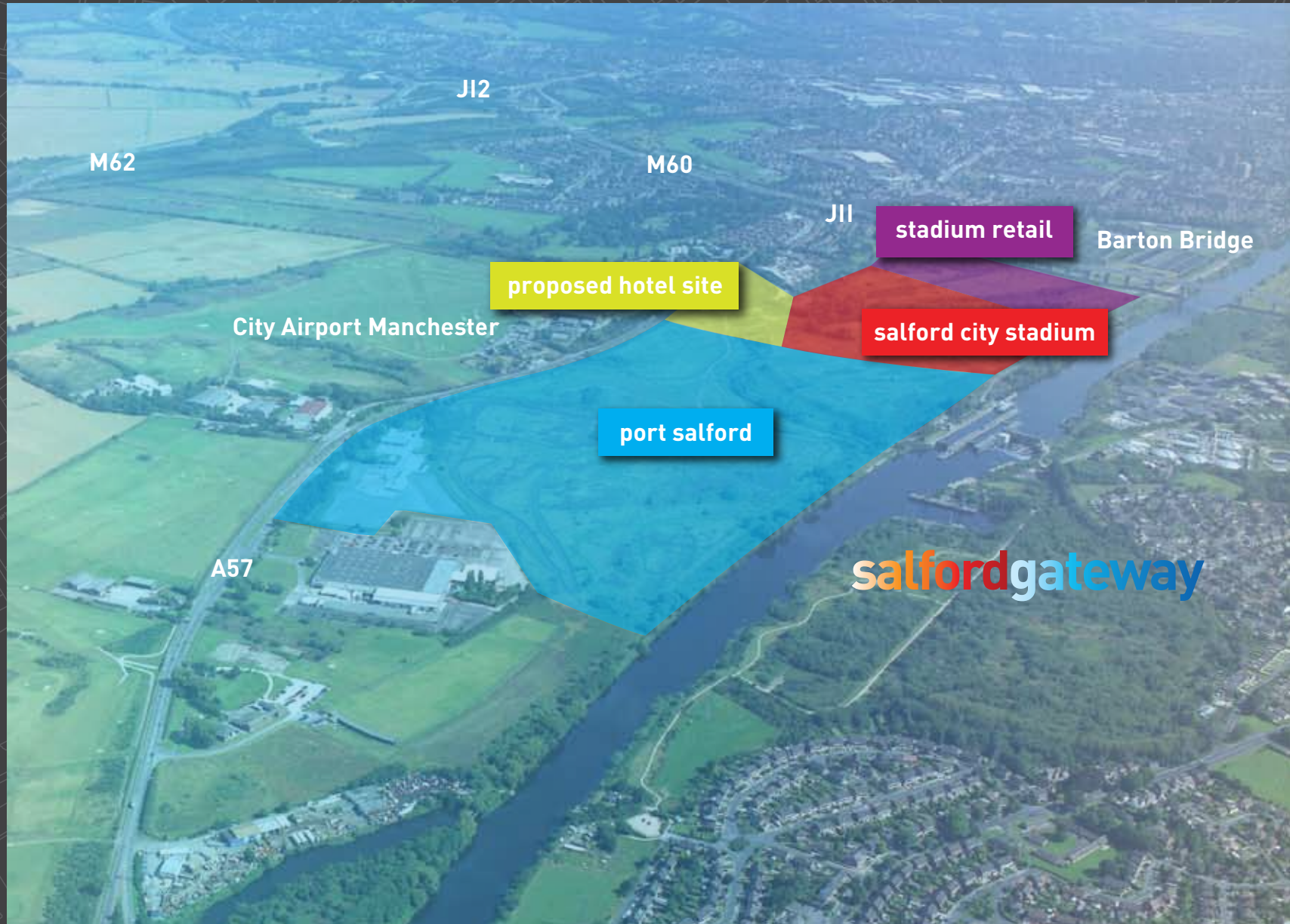
Investment in Atlantic Gateway infrastructure provides the opportunity to deliver significant opportunities for rebalancing the economy and stimulating business growth in the North of England.

By 2030 Atlantic Gateway will create 250,000 additional jobs with a GVA value of £75bn (cumulative over 25 years). Through an environmental work stream, known as Adapting the Landscape, Atlantic Gateway projects can contribute to a 1% Community Environment Fund to support local projects that improve communities and green connections throughout the Atlantic Gateway Area.



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## Delivered in Partnership

Salford City Stadium and Stadium Leisure and Retail are being developed by a joint venture between the City of Salford and The Peel Group. The two partners have worked in partnership to secure the future of Salford City Reds and kick start the development of the Salford Gateway.

Peel is progressing the delivery of Port Salford in conjunction with its ports division, Peel Ports.

## The Peel Group

The Peel Group is one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.

## For more information contact:

Paul Walker, Salford City Council, [paul.walker@salford.gov.uk](mailto:paul.walker@salford.gov.uk)

Ed Burrows, The Peel Group, [eburrows@peel.co.uk](mailto:eburrows@peel.co.uk)

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