1. Purpose of Report

1.1 This report seeks to update the Partnership and Committee on the progress made on the Airdrie Town Centre Action Plan projects and initiatives.

2. Background

2.1 The Airdrie Town Centre Action plan was approved by North Lanarkshire Council’s Economic Regeneration Committee in March 2005 as a multi-agency and wide ranging approach for the regeneration process in Airdrie Town Centre.

2.2 Environmental Services will continue to build on the successes that have been achieved to date in implementing the plan. The following is an update on the individual projects contained within the Airdrie Town Centre Action Plan which are under development.

- Airdrie Health Centre

The Airdrie Health Centre project received Scottish Government approval at the end of January 2010. Work has commenced on site to remove asbestos from the building and take up Caithness paving on Graham Street impacted by the new building footprint. The contractor will be re-using some of this paving to resurface the lane between Graham Street and the building car park. Demolition work to the building has also commenced and is expected to proceed for the next five months, with construction work then scheduled to follow for a further eighteen months. The contractor has set up site accommodation within the site boundary, with resultant restrictions on car parking availability. The impact on car parking will vary throughout the contract period dependent upon construction stages and the amount of materials required to be stored on site. The contractor for this development is Morgan Ashurst and the contract is being managed by McLean Architects on behalf of NHS Lanarkshire. There is a public art element to the project budget, and it is envisaged that McLean Architects and an appointed artist will work with NHS Lanarkshire and North Lanarkshire Council to engage the Airdrie community in this process.

- Airdrie Health Centre – Parking Provision

The required additional car parking associated with the Airdrie Health Centre development is to be provided by creating an additional deck at the Hallcraig Street car park in Airdrie Town Centre. Ground investigation (GI) works have been undertaken as the first stage of the project and the results received by North Lanarkshire Council Roads and Transportation to inform the finalisation of design and construction details.

A Planning Application requires to be submitted for the proposed development of an additional deck at Hallcraig Street car park. It has been confirmed by the Northern Development Management Team that a pre-application community consultation process will be required for this development proposal, and as such the timescale for submission of
the application has been put back until September 2010 to allow the consultation process as agreed with the Planning Authority to progress.

It remains the aim to commence implementation work on the project in early 2011, subject to the outcome of the planning application process. Determination of the application will be by the relevant cycle of the Planning and Transportation Committee.

- **Wellwynd Church**

  The contract to redevelop and extend the vacant Wellwynd Church to provide a Social Enterprise Centre is nearing completion. The final details of landscaping and path surfacing around the building have been agreed. Caithness stone will be used to surface the main lane to the front of the building to tie into the streetscape improvement works carried out in Airdrie Town Centre. A variation on the trademark Airdrie railing is also planned for the boundary between the lane and the graveyard to the front of the building, again to relate the development to the streetscape improvement programme and to the Airdrie Business Centre, where the railing detail is also used.

  The build is currently approximately 10 weeks behind schedule, therefore tenants are being given an end-September entry date. Lease terms are being developed at present, with One Wellwynd likely to be 100% let on opening.

3. **Town Centre Regeneration Fund: Former Orr’s Department Store building**

   Contractor Crudens has been appointed by Clyde Valley Housing Association to implement the redevelopment of the former Orr’s Department Store building in Airdrie Town Centre. The project involves a 96 week demolition and build programme. Due to the need for all access to the site to be taken from the front of the building, the contract will require to be sensitively managed and some degree of pedestrian and vehicular disruption will be inevitable within the contract period. The contractor has been in close dialogue with North Lanarkshire Council Roads and Transportation over the last few months to finalise the details of traffic management requirements. Any impending impact on traffic flow in Airdrie Town Centre will be advertised in advance through temporary signs to be installed within the town centre. It is now envisaged that works will start on site in mid-August 2010. The contractor has been in dialogue with landowners of ground to the rear of the development site with regard to setting up a site compound in this area.

4. **Recommendations**

   It is recommended that the Local Area Partnership note progress made on the projects and initiatives contained within the Airdrie Town Centre Action Plan.

   

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Local Government Access to Information Act: for further information about this report, please contact Kirsty Gray on 01236 616251 (28 June 2010)