

# MEA PARK AT WIRRAL WATERS FUELLING UK INDUSTRIAL STRATEGY



 MEA Park

At



Wirral Waters

The Western Gateway  
to the Northern Powerhouse

**THE MEA PARK IS...**  
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## INTRODUCTION

The MEA Park seeks to grow existing businesses, promote start ups, attract new organisations and develop emerging growth sectors -particularly within the Marine & Energy sectors - to diversify and expand the regional and local economies of the City Region.

For their part, Wirral and the Liverpool City Region will be making a significant contribution to the UK's energy sector over the coming years.

Located on the West Coast of the UK close to the North Wests civil nuclear knowledge ecosystem, MEA Park at Wirral Waters, Cammell Laird and Peel alongside public sector stakeholders and the education sector are looking to create The UK's centre of excellence for the civil nuclear industry.

At Wirral Waters, part of the Mersey Waters Enterprise Zone, a number of key sectors are underpinning growth. These include the Energy sector – including offshore renewables, tidal and civil nuclear – Marine & Maritime. These are economic sectors that are fuelling the Northern Powerhouse all the way from Liverpool across to Hull.

By clustering design, regulatory oversight, R&D and testing, as well as modular construction and assembly at the MEA Park, we will assist Government and industry in improving energy supply chains and UK industrial competitiveness.

The MEA Park at Wirral Waters, supported by an on-site Government Catapult Centre and the key NW Higher Education institutions, will lead to a shakeup of the industry.

## SUMMARY

- Wirral Waters forms the Western Gateway into the Northern Powerhouse.
- It is close to the west coast nuclear new build projects including Moorside, Wylfa Newydd and Hinkley Point C.
- Is the ideal site for SMR manufacture.
- Is 92,900 sq m water based campus development – connected to Cammell Laird - that offers services from heavy fabrication to R&D and offices.
- Is within the Mersey Waters Enterprise Zone.
- Is well connected with direct water, rail, streetcar and motorway connectivity.
- Is supported by R&D agencies and the Government Catapult agenda.
- Is supported by key universities including University of Liverpool, Chester and Liverpool John Moores University.
- Is supported by the FE sector including Wirral Met College new STEM and Construction Centre.
- Is close to civil nuclear ecosystem in the NW and supply chain organisations.
- In an area of culture, vibrancy and high quality of life.



# WIRRAL WATERS IS THE LARGEST AND MOST EXCITING REGENERATION PROJECT IN THE UK

It is transforming over 500 acres of the Birkenhead docklands into an internationally recognisable waterfront destination where innovation, sustainability and industry thrive and 25 miles of coastline stretches from your doorstep.

A place where over 20,000 permanent new jobs and 13,000 new homes are being created on the banks of the River Mersey facing the famous Liverpool skyline. Where wide open spaces meet world-class culture and global companies trade alongside new waterfront housing.

Planning permission for Wirral Waters was granted in May 2012. The project builds on Peel's track record of sustained investment and delivery in development and infrastructure over the past 30 years. A project of international significance with cross party political support, Enterprise Zone designation and a Central Government backed 30 year masterplan.

Wirral Waters includes the MEA Park. A Government supported, well connected waterside campus that will serve the civil nuclear industry as well as the wider energy sector.



Aerial photograph of Liverpool and the Mersey Estuary showing Wirral Waters and the MEA Park on the left bank of the River.

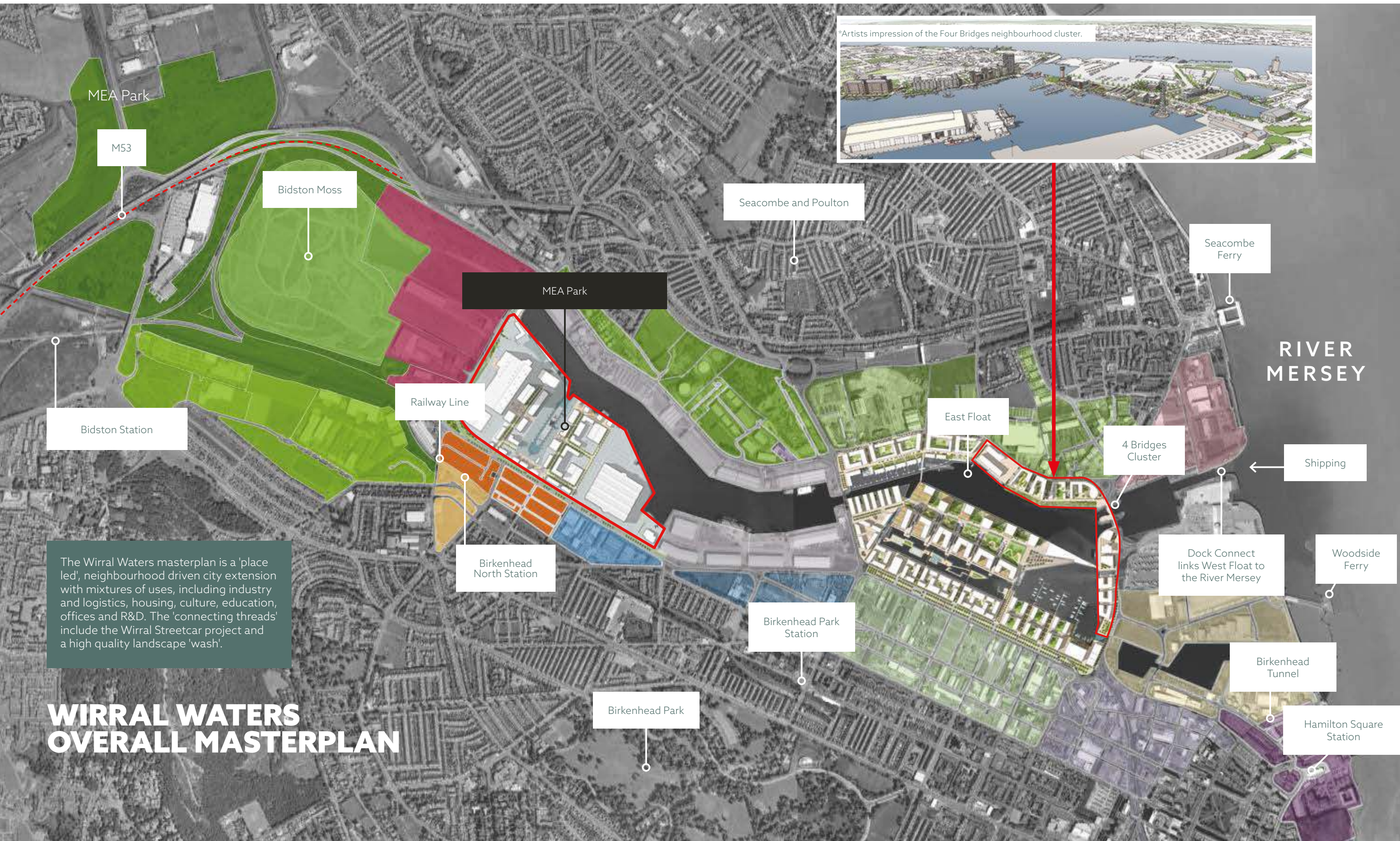
# WIRRAL WATERS IS...

- ⊙ The largest regeneration project in the UK
- ⊙ A key part of the SUPERPORT Action Plan to expand the maritime and offshore sectors
- ⊙ Part of an Enterprise Zone with Enhanced Capital Allowances
- ⊙ Part of the Western Gateway into the Northern Powerhouse
- ⊙ Priority project for Wirral Borough Councils 2020 Growth Plan
- ⊙ A priority investment project for the Peel Group growth strategy for the Liverpool waterfront and the Port of Liverpool.
- ⊙ A Liverpool City Region Local Enterprise Partnership 'Major Project'



CGI of East Float looking west





The Wirral Waters masterplan is a 'place led', neighbourhood driven city extension with mixtures of uses, including industry and logistics, housing, culture, education, offices and R&D. The 'connecting threads' include the Wirral Streetcar project and a high quality landscape 'wash'.

## WIRRAL WATERS OVERALL MASTERPLAN

## DELIVERY HAS STARTED AT WIRRAL WATERS WITH TWO PROJECTS RECENTLY COMPLETED AND A FURTHER £150M TO BE INVESTED IN THE NEXT PHASE OF DELIVERY



**WIRRAL MET COLLEGE**  
The first new building to be completed in Wirral Waters. A £10.5m, 38,000 sq ft FE College specialising in the Built Environment was completed in September 2015. The project is part funded by the SFA, Peel and Wirral Met College. Over 300 students benefited from on site work experience during construction.

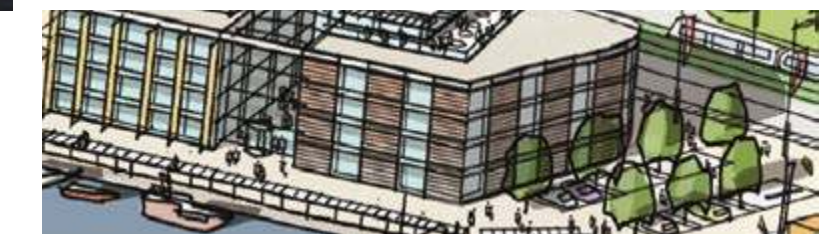


**TOWER WHARF**  
A 48,000 sq ft office project for - and delivered by - local company, the Contact Company. The project was completed in November 2015. The new offices currently accommodate over 400 jobs with a capacity to go to 1,200.

Other projects in the pipeline include:



**MARITIME KNOWLEDGE HUB**  
A £20m nationally significant education, R&D, innovation and commercial hub focused on the marine & maritime sector. The MKH will also accommodate the Manufacturing Technology Centre. Partners include Peel, Liverpool John Moores University, Mersey Maritime and Wirral MBC. The Maritime Knowledge Hub is subject to a Heritage Lottery Fund bid.



**UNIVERSITY HEALTH CAMPUS**  
A 22,500 sq ft £5.5m building delivered through a JV between the University of Chester, Wirral Met College and Peel. A bespoke education facility in Health Care for 400 students. Part funded through the Skills Capital Infrastructure Fund and anticipated on site in 2017 with a PC date end 2018.



**NORTHBANK RESIDENTIAL**  
2 innovative residential projects are proposed along Northbank. These will create new typologies of living. Mid-rise yet high density using modular construction techniques - these projects will total over 400 units.



**EGERTON SQUARE**  
A pop-up, dock-side amenity village creating retail and food opportunities for the new communities in the Four Bridges neighbourhood area. Comprised of shipping containers the £2m Egerton Square Village will provide a central 'events' square for local residents, students and workers.



**TOWER ROAD OFFICES**  
A 50,000 sq ft BREEAM Excellent office building. The first potential recipient of TIF to address viability issues. The Tower Road South Phase 2 offices will provide for 350 jobs with a capital cost of circa £11m.



**TOWER ROAD STREETSCAPE**  
In the creation of a new desirable 'place' improved, appropriate and high quality public realm is required - that prioritises pedestrians, cyclists, transformational public transport and green infrastructure.



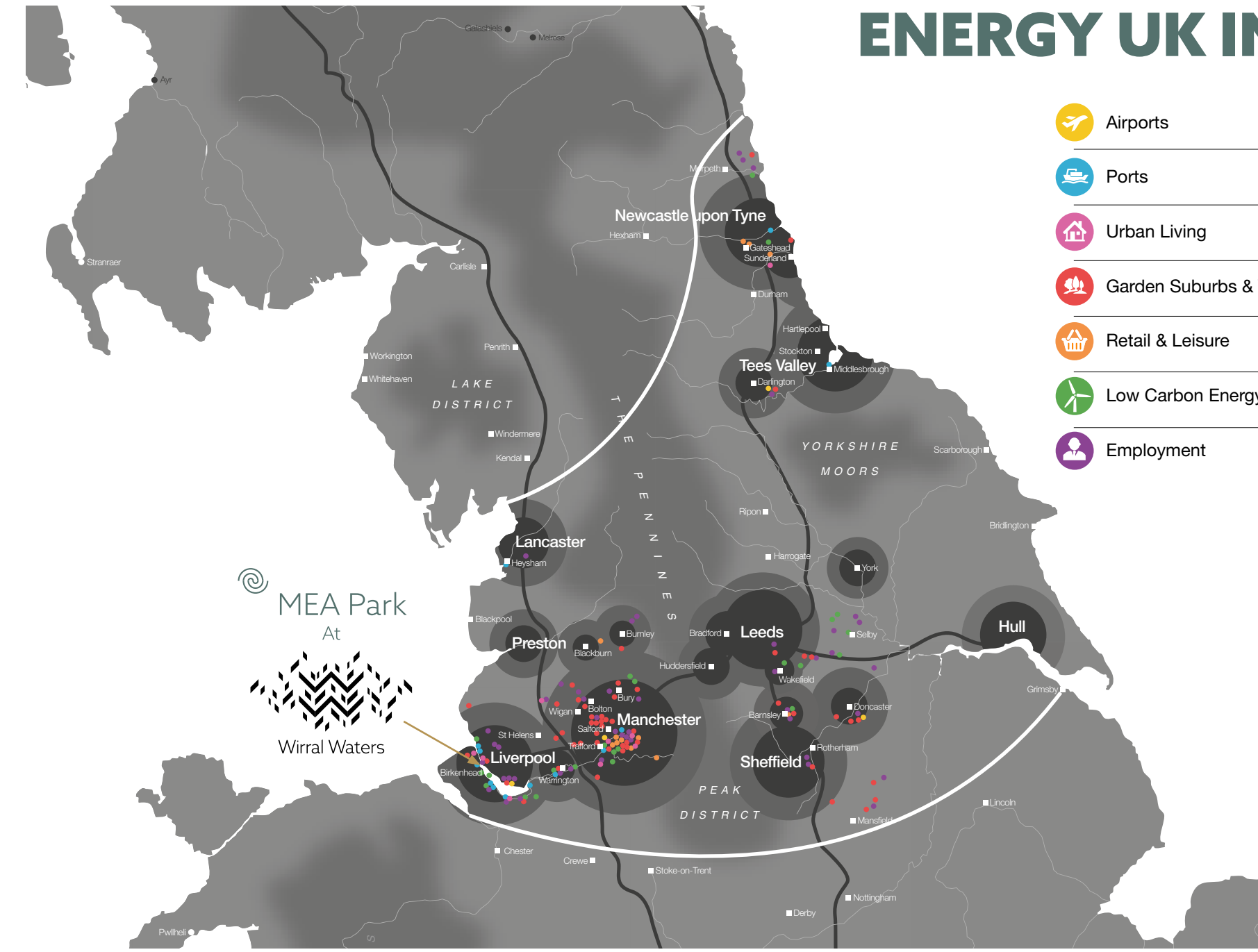
# WIRRAL WATERS FORMS THE WESTERN GATEWAY INTO THE NORTHERN POWERHOUSE



Peel in the Northern Powerhouse

The Northern Powerhouse

## NORTHERN POWERHOUSE SPATIAL AREA



- Airports
- Ports
- Urban Living
- Garden Suburbs & Villages
- Retail & Leisure
- Low Carbon Energy
- Employment

## MEA PARK AT WIRRAL WATERS CONTRIBUTES TO THE MARINE AND ENERGY UK INDUSTRIAL STRATEGY.

The UK Government's priorities for the north include stimulating economic growth, raising productivity and improving connectivity. The MEA Park is a key investment and delivery priority due to its waterside location on the west coast of the UK - the western gatepost of the Northern Powerhouse.

The Park is well placed to suit manufacturers, supply chain and operations and maintenance companies serving key UK marine and energy projects, companies and clusters.

The MEA Park provides a major contribution to UK Industrial Strategy in the energy sector.

### PARTNERS

MEA Park at Wirral Waters will be developed in collaboration with a large number of public and private sector partners:





# THE MEA PARK IS STRATEGICALLY CONNECTED

MEA Park is strategically positioned to offer outstanding road, water and rail connections and global connectivity via the Port of Liverpool and Liverpool John Lennon Airport.

## M53 CONNECT AND STRATEGIC HIGHWAY NETWORK

- Connected to all the UK's major energy, automotive and industrial hubs.
- Immediate access to the UK's national road network on the M53 motorway.
- The M53 connects to the M56, strategic M6 north/south corridors and the M62 east/west corridor.
- Linked to Liverpool City Centre via two tunnel connections.

## PASSENGER AND FREIGHT RAIL

- 2 minute walk to Birkenhead North on the Merseyrail network.
- Direct link via Liverpool Lime Street to London Euston and West Coastline Main Line.
- West Float is directly served by the Bidston freight line with opportunity to extend the line into MEA Park.

## WIRRAL STREETCAR AND CYCLEWAY NETWORK

A scalable, low cost, localised, light rail feeder system. The Streetcar connects Woodside Ferry Terminal, Hamilton Square Station and Seacombe to East Float, West Float, Birkenhead North Station and Bidston. Peel are working with Wirral Council, Sustrans and cycle organisations to create a cycle network connecting West Float to Bidston Moss and the Millennium Cycleway links to West Wirral.

## PEEL PORT OF LIVERPOOL AND MANCHESTER SHIP CANAL

- MEA Park sits within Peel Port Liverpool.
- Peel Port Liverpool is one of the largest, busiest and most diverse ports in the UK.
- Includes the Liverpool and Wirral Dock systems and Manchester Ship Canal.
- Home to Liverpool2, a new £300 million deep-water container terminal due for completion in 2017.
- Manchester Ship Canal connects Port of Liverpool to Peel Port Salford – the UK's first inland "tri-modal" port facility at Junction 11 of the M60.

## AIR

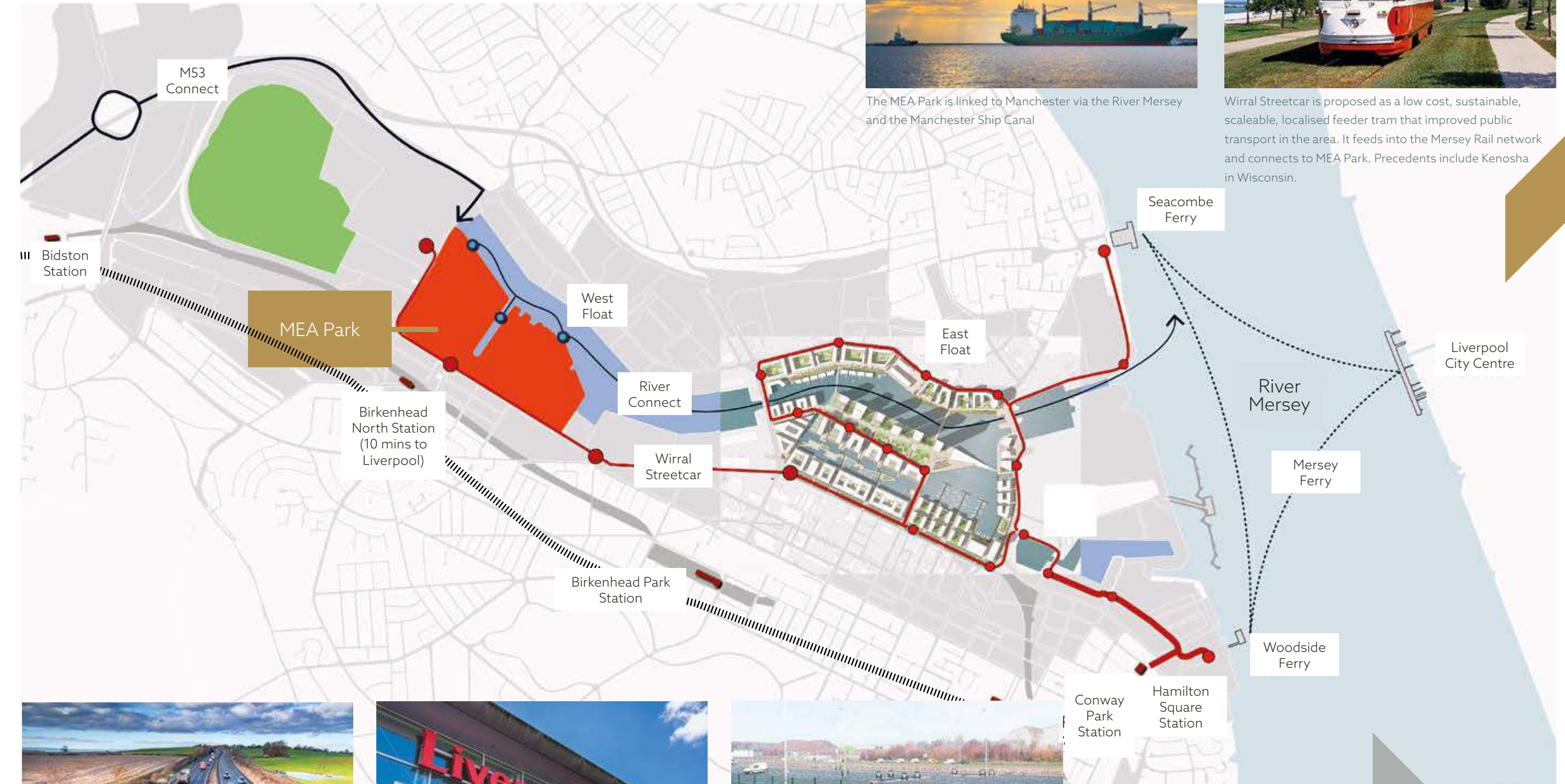
- Liverpool John Lennon Airport (LJLA) is a 35 minute drive away.
- Flights to destinations across Europe and North Africa as well as connecting flights to North America, Canada and Asia (via Amsterdam and Dublin).
- LJLA has a heliport serving the offshore industry.
- Manchester Airport is 50 minutes away, offering further international connectivity.

## SUPERFAST BROADBAND

- With the Enterprise Zone status come benefits in superfast broadband.
- The site has 4G connectivity.



## LOCAL CONNECTIVITY



The MEA Park is linked to Manchester via the River Mersey and the Manchester Ship Canal



Wirral Streetcar is proposed as a low cost, sustainable, scalable, localised feeder tram that improved public transport in the area. It feeds into the Mersey Rail network and connects to MEA Park. Precedents include Kenosha in Wisconsin.



Transport Links - The M53 motorway serves MEA Park directly



Liverpool John Lennon Airport - MEA Park is served by both LJLA and Manchester Airport



MEA Park is a campus development and hence is well served by car parking



# LET'S INVEST IN A SUSTAINABLE NEW HUB THAT CREATES JOBS AND ECONOMIC GROWTH

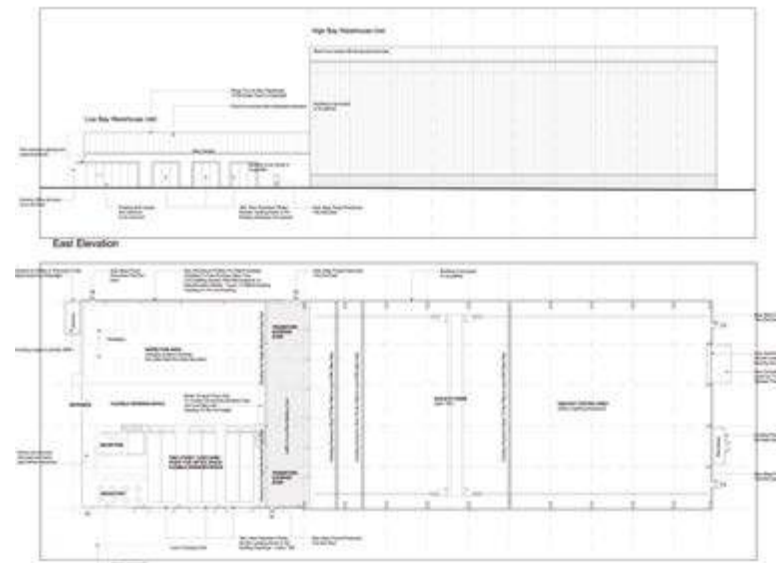
The delivery of Wirral Waters has begun. Early delivery is at two spatial clusters: Four Bridges – a new mixed use office, residential, educational and cultural neighbourhood; and the MEA Park.

- The MEA Park offers over 60 acres of flexible development parcels perfectly placed to suit manufacturers, developers, assembly operations, supply chain and O&M companies serving the marine and energy industries. Set in the West Float neighbourhood of Wirral Waters, the MEA Park benefits from immediate access to the M53 motorway, heavy rail connections and wharf-age with managed port access to the River Mersey.
- Individual sites range from 1 to 20 acres with unit sizes ranging from 5,000 sq ft to 500,000 sq ft. Benefiting from a secure perimeter, with managed access points and local amenities focused on centrally located hubs the MEA Park has an attractive and sustainable campus environment.

## The Mobil Building – An Advanced Module Testing Centre

The MEA Park will start with an Advanced Module Testing Centre (AMTC) at the existing Mobil Building. This is an opportunity for a Government Catapult to take flexible and scale-able space for collaboration, research and prototyping in civil nuclear and modular construction activity. The AMTC would offer modular managed workspace, meeting rooms, a testing bay plus manufacturing areas in an existing facility with a 20m eaves height.

This AMTC provides an essential role to enable the interface between manufacturing development and industrial activity.



Detached Building Layout

## UK Catapult Centres

Government catapult centres are designed to provide the bridge taking manufacturing development from Phase 1 through Phase 2 and into Phase 3 on the Manufacturing Readiness Level table. Working with Universities, these nationally significant facilities will encourage improved supply chain efficiency, greater competitiveness, industrialisation and create jobs.

Existing facility to be refurbished and brought back into operation



Existing Mobil building, 42,000 sq ft



MANUFACTURING READINESS LEVEL (MRL)			
Phase	MRL	State of Development	Sector Players
Phase 3: Production Implementation	9	Full production process qualified for full range of parts and full metrics achieved	Industry
	8	Full production process qualified for full range of parts	
	7	Capability and rate confirmed	
Phase 2: Pre production	6	Process optimised for production rate on production equipment	Catapult Centres
	5	Basic capability demonstrated	
Phase 1: Technology assessment and proving	4	Production validated in lab environment	Universities and Academic Research
	3	Experimental proof of concept completed	
	2	Application and validity of concept validated or demonstrated	
	1	Concept proposed with scientific validation	



Fabrication



Logistics



Oil & Gas



R&D



International Trade



Apprentice & Engineering Training



Marine & Maritime



MEA Park is designed as a flexible waterside campus with Enterprise Zone benefits. Bespoke buildings can be developed for end users with a range of typologies.



Offshore Wind



Civil Nuclear



Tidal



Education & Skills



Modular Construction



Administration & Management Offices



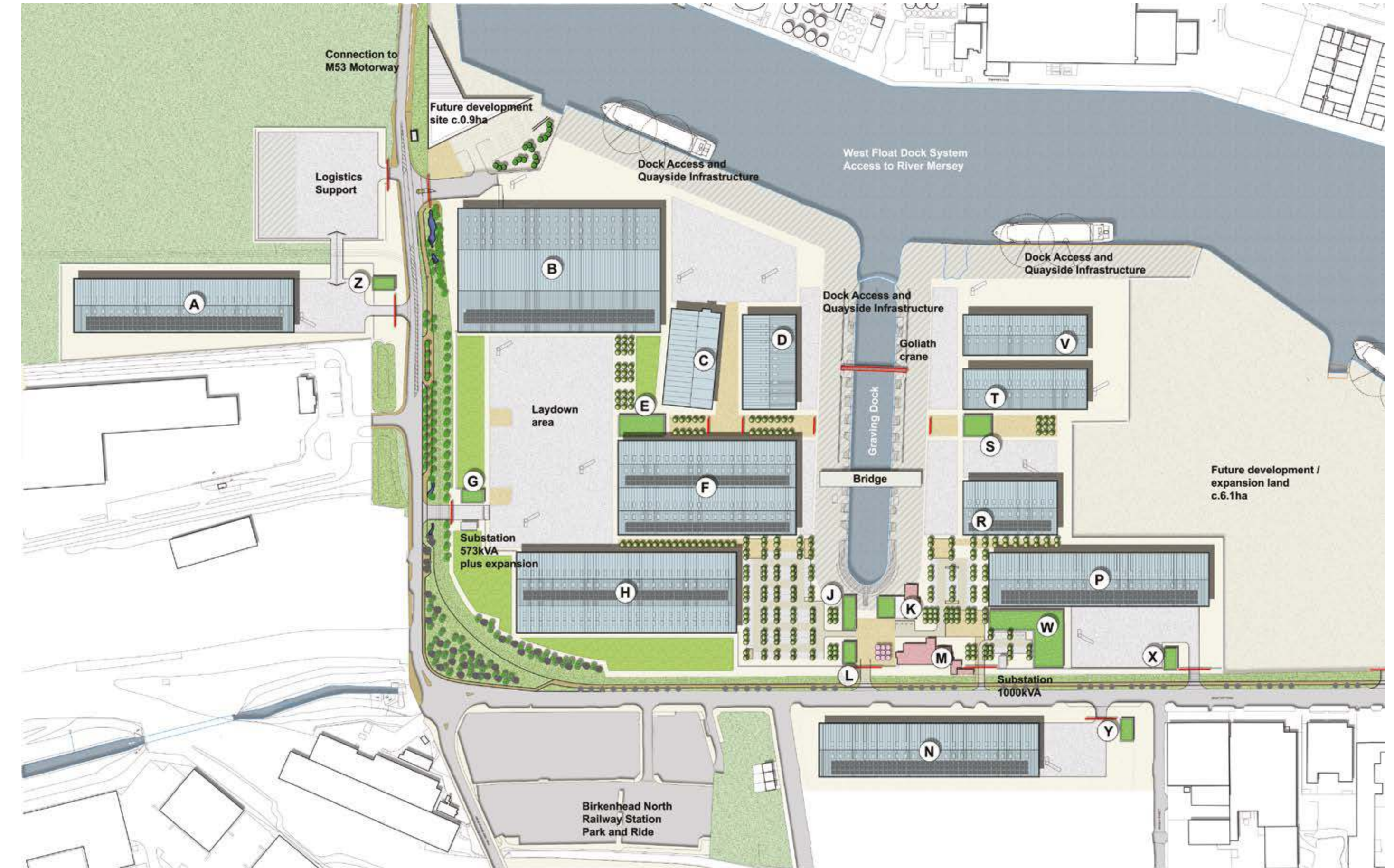
Advanced Manufacturing



# MEA PARK - ACCOMMODATION SCHEDULE

Building	Description	Size	
		sq m	sq ft
A	Component storage A	6503	70,000
B	Full Module Assembly	13935	150,000
C	Testing and Development (existing MOBIL building)	2508	27,000
D	Materials Testing and Analysis	2787	30,000
E	Planning and Control Centre	500	5,382
F	Sub-module assembly	9290	100,000
G	Gatehouse (Laydown area)	170	1,830
H	Component Manufacture	9290	100,000
J	Central offices (3 storey)	660	7,104
K	Gatehouse (Main entrance)	170	1,830
L	Refractory (existing building)	602	6,480
M	Conference centre (existing building extended)	573	6,168
N	Component storage B	6503	70,000
P	General Storage	6503	70,000
R	Qualification and Certification	2787	30,000
S	Technical and Regulatory Authority	300	3,229
T	Inspection Centre	2787	30,000
V	Packaging and Dispatch/ Receipt	2787	30,000
W	Meeting and Training Centre	1330	14,315
X	Gatehouse (General Storage)	170	1,830
Y	Gatehouse (Component Storage B)	170	1,830
Z	Gatehouse (Component Storage A)	170	1,830
	Total	70,497	758,828

# THE MEA PARK - ILLUSTRATIVE MASTERPLAN












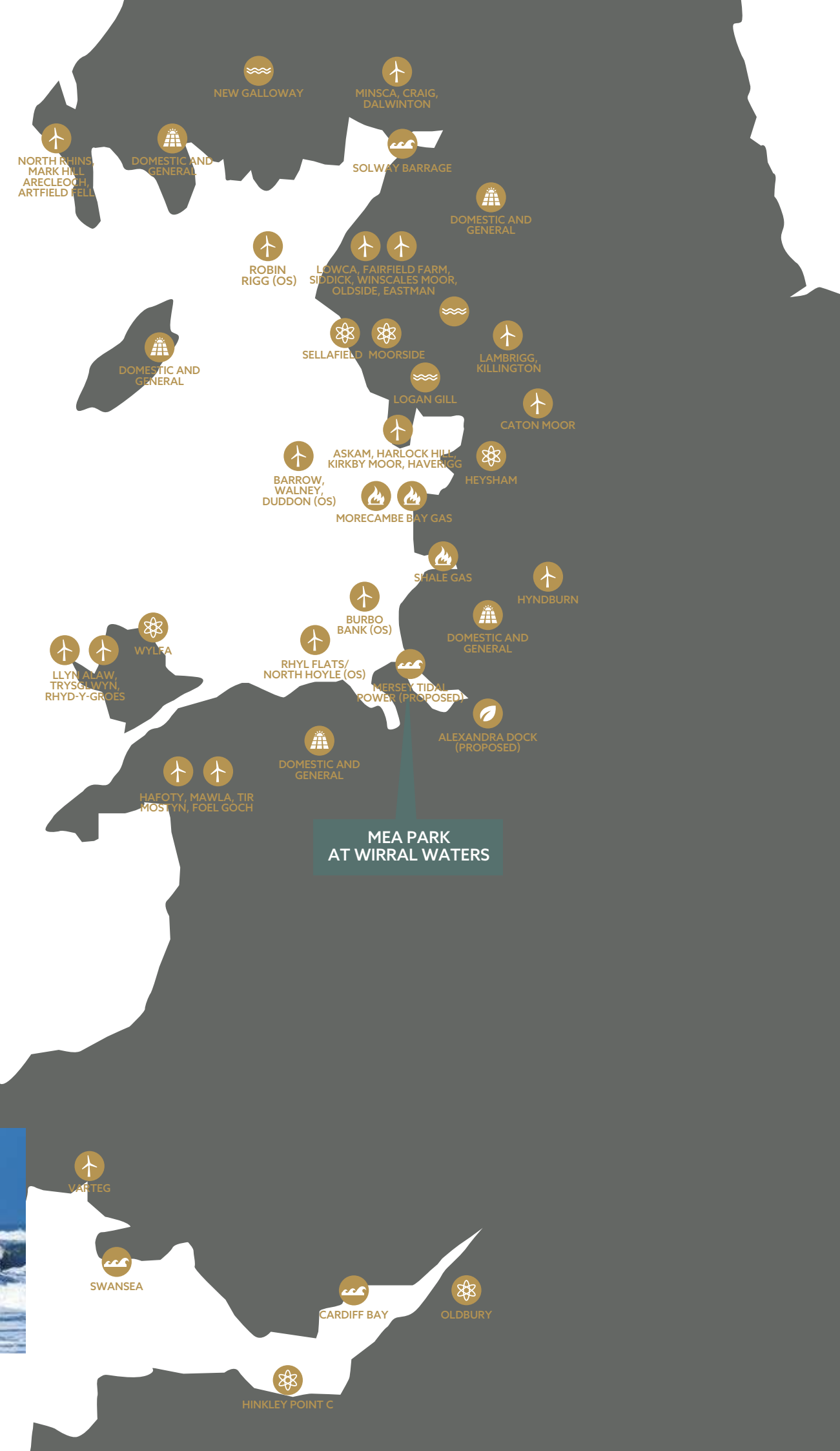
## WHERE... THE ENERGY INDUSTRY IS GROWING

MEA Park is primed to serve the Irish Sea Rim and Energy Coast cluster of wind, nuclear and gas projects, companies and their supply chains and the export/SMR markets. Key facilities include Sellafield, Heysham, Wylfa Newydd, Moorside and Hinkley Point C, together with offshore wind farms including Burbo Bank extension. The Park has available plots with dockside wharfage and managed access to the River Mersey and Liverpool Bay.

This ability to move components by sea provides the capability to manufacture, import and assemble large components within the Park without the limitations imposed by road and rail transportation.

**KEY**

-  Wind
-  Solar
-  Biomass
-  Nuclear
-  Tidal
-  Gas
-  Hydro



## WHERE... MARINE INDUSTRY THRIVES

In the heart of the Port of Liverpool and the Wirral Docks system, MEA Park is ideally positioned to serve established maritime and marine businesses at West Float in conjunction with global leaders such as Cammell Lairds. The future is bright and sustainable with the Manchester Ship Canal, a unique 'green highway' linking Liverpool, Port Salford and Manchester and the new Liverpool2 £300 million deep-water container terminal opening up opportunities for direct shipping to and from Asia and the Americas.

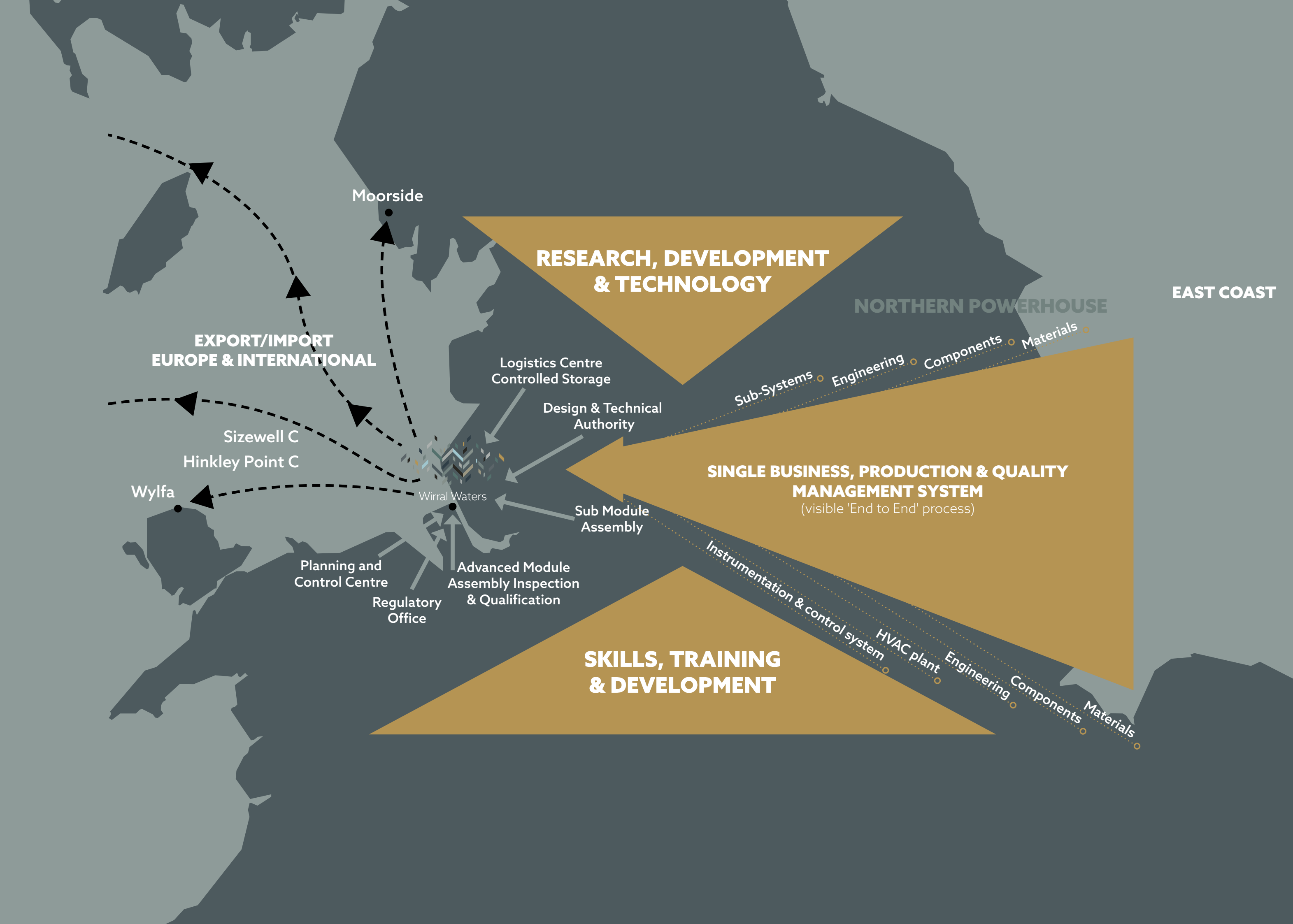


## CAMELL LAIRD - LEADING THE WAY IN MARITIME & ENERGY

Cammell Laird are a major part of the Liverpool City Regions offer into the Marine, Maritime and Energy Sectors. With their heritage, their on-site infrastructure, skills, workforce and commitment to quality - together with MEA Park at Wirral Waters - we can offer a campus approach to serving the energy industry".







1. Export potential significantly enhanced.

2. Improved Quality as well as better Health, Safety and Security performance.

3. Reduced demand for 'temporary' infrastructure and services at the development sites.

4. Move the work to where people live, rather than people moving to the work. Social, family and health benefits.

5. Target Efficiencies (benchmarked). \*15% Cost Reduction from Supply Chain integration. \*15% Cost Reduction from Aggregation of Demand (Collaborative Procurement).

6. Supply Chain is set up and qualified once and used on many programmes.

7. Standardised Design, Engineering, Production and Quality Management operating on a common BIM platform.



# THE PARK IS DEVELOPMENT READY

Located in a central neighbourhood at Wirral Waters, MEA Park is an investment and development ready proposition.

The Park's 60 acres of development plots benefit from the coordinated infrastructure and extensive site investment. Buildings have been demolished, sites cleared, remediated and serviced and Wirral Waters-wide infrastructure initiatives are in hand.

Peel Group is working with Wirral Council and other government agencies to set in place well connected sites, public transport, energy and campus infrastructure, skills strategy, landscape and public realm.

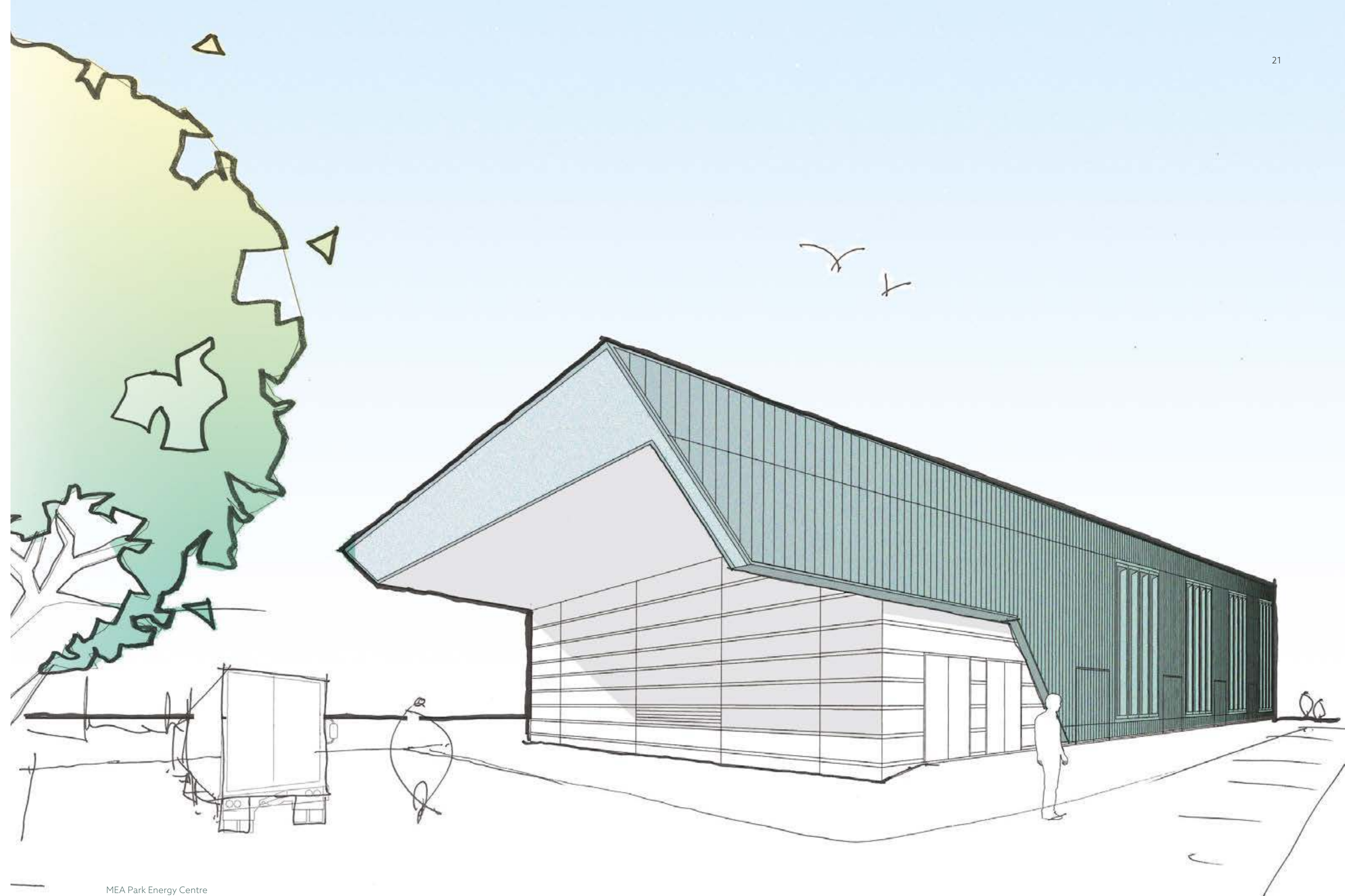


Sites are prepared and remediated

## SETTING THE SCENE FOR GROWTH

Large scale tree planting is creating safer, more attractive approaches to West Float from the M53 and Birkenhead North Rail and Park and Ride Station. 1,500 trees have been planted in and around the dock estate thanks to £1.4 million BIS/Forestry Commission SSFG project funding.

## 1,500 TREES PLANTED IN AND AROUND THE DOCK ESTATE



MEA Park Energy Centre



# A SKILLED AND TRAINED WORKFORCE

With a population of over 1.5 million and specialist workers in the marine, energy, automotive and engineering sectors, the region boasts a highly skilled workforce.

Education at school, further education, higher education, postgraduate and apprenticeship levels is excellent in the region – with a high degree of graduate retention.

Specialist marine and engineering courses at colleges and universities including Liverpool John Moores University, University of Liverpool, Wirral Met College, Maritime and Engineering College North West (MECNW) and Lairdside Maritime Centre make the region a centre for future growth.



## MEA PARK IS SUPPORTED BY SKILLS, KNOWLEDGE AND GROWTH

The Park is located in Wirral Waters where an education hub has been established and is now expanding. Peel have already developed the new £11 million state of the art Wirral Waters Construction campus for Wirral Met College.

We are developing a new University Health Faculty for Chester University and the Maritime Knowledge Hub, a partnership between Mersey Maritime, the region's maritime business cluster, Liverpool John Moores University, local government and the Peel Group is to be located at the Four Bridges neighbourhood area of Wirral Waters.

The Maritime Knowledge Hub will generate knowledge-led growth for maritime and associated key growth sectors, deliver the highly skilled workforce needed by business, increase productivity and drive the economy forward. The innovations and skills developed will benefit energy, automotive manufacturing, food, chemical and pharmaceutical sectors.



Wirral Met College



Maritime Knowledge Hub

### THE MARITIME KNOWLEDGE HUB PHASE 2 COMPRISES:



#### DESIGN AND TEST LABORATORY

A state of the art design-test-build facility adjacent to advance manufacturing businesses.

#### SIMULATION CENTRE

Industry can develop and practice their skills in a realistic, risk free environment using geographically accurate 360° field-of-view virtual environments. The flexible simulation centre can be used by industry players in the maritime, automotive and energy sectors.

#### CAFE AND VISITOR PORTAL

Located in the main hall of the historic Hydraulic Tower, providing a hospitality venue for visitors, tourists, businesses and employees – a place to meet, eat, learn, discuss, think and showcase arts and culture.

#### MARINE OFFSHORE SAFETY CENTRE

Dedicated to delivering training for mariners and operatives employed in the offshore energy sectors. Includes a survival tank and a HUET (Helicopter Underwater Training Facility) to serve the growing training needs of North West companies and engineering test facilities.

#### MANUFACTURING TECHNOLOGY CENTRE

Houses state of the art workshops and labs for research and development start-ups to locate and grow in a supportive environment.

#### MARITIME INDUSTRIES CENTRE (MIC)

Located in the Hydraulic Tower, the Maritime Industries Centre is the heart of the Hub and connects the partners. It will provide commercial space and business support through mentoring and coaching; events and workshops to promote skills; and knowledge transfer between businesses, engineers, education and industry partners. The Centre will provide serviced start up business space for SMEs.



MEA Park offers an opportunity to be part of the largest and most exciting regeneration project in the UK, in one of the most beautiful parts of the country. It's a place where industry is growing, communities are regenerating and workforces will thrive.

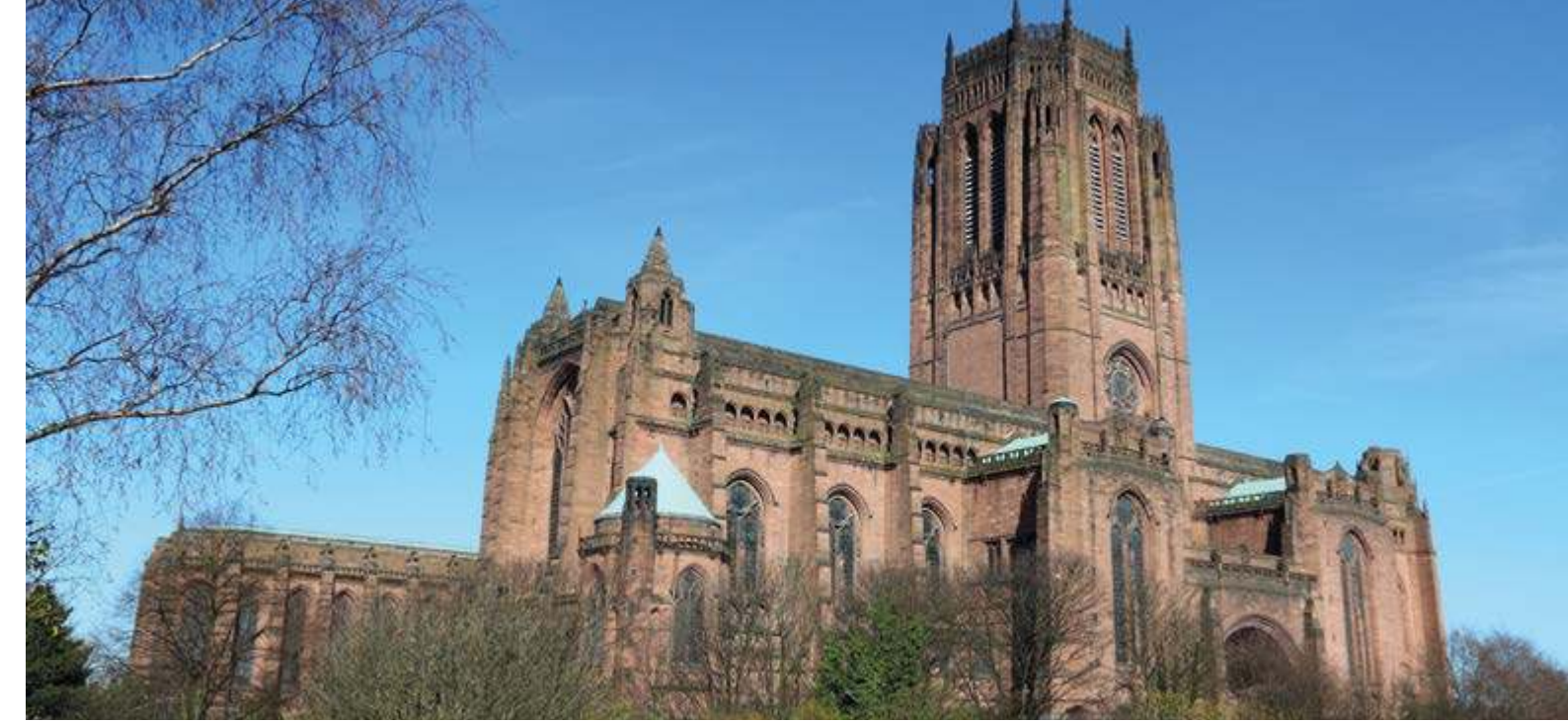
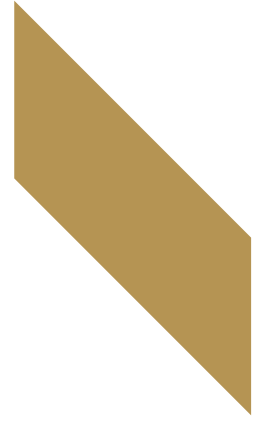
Placed between Liverpool and North Wales, overlooking the River Mersey, the River Dee and the Welsh Hills, the Wirral Peninsula is a popular place to live for those looking to enjoy both the culture of a thriving European port city and the active outdoors on their doorstep.

The Wirral Peninsula provides a wide choice of high quality homes, with excellent schools, colleges and universities and access to country parks, promenades, coastal paths and the cultural and retail quarters of Liverpool City Centre.

From refined golf courses to wild and unspoilt coastline, it is a unique part of the world. It is an award-winning area with the first Michelin star restaurant and the first 5 star hotel in the region. It has 8 award-winning beaches, 22 green flag parks and a whole host of award-winning tourism businesses it is a hidden gem.

Great cycling, fabulous views, championship golf, sunsets, fascinating history – the quality of life, the culture and the leisure offer is second to none.

# THE PARK IS A GREAT PLACE TO BE





# THE MEA PARK IS... A PEEL AND PARTNERS PROJECT

Peel Land and Property has a proven track record in transforming former docks and industrial land into exciting new destinations where our communities can work, live and grow.

Our track record of sustained investment in the North West has delivered successful projects including Liverpool John Lennon Airport, Intu Trafford Centre, MediaCityUK and Port Salford.

As one of the leading infrastructure, transport and real estate companies in the UK, the Peel Group has become a part of the country's DNA. Our vision to create sustainable environments where people and businesses can flourish has cemented us as an organisation that changes thinking, shapes the future and transforms industries and lives.



## OUR VISION IS TO CREATE SUSTAINABLE ENVIRONMENTS WHERE PEOPLE AND BUSINESSES CAN FLOURISH

Our past demonstrates a proven track record of pioneering delivery in the North. Our present is as a committed investor and trusted partner in the North. Our future is as a long term champion of the Northern Powerhouse.



"Reinvesting profits back into our communities to create economic activity, employment and a better standard of life for everyone in the North. That's what Peel is all about."

John Whittaker  
Chairman, Peel Group





# CONTACTS AND PARTNERS

Wirral Waters is a collaboration of a variety of stakeholders, funders, community and delivery partners. For further information in the first instance please contact:

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## Partners





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