

# Calico Grove Development update

Issue 1 | [Spring 2024]



Currently at Calico Grove 32 open market homes have been completed on the development, with a further two homes being utilised as show homes located at plots 182 and 183. 62 open market homes on the development are currently under construction.

## Overview

The development will include:

- Number of homes and affordable homes
- LEAPs, TPO area, Woodland trail path
- Attenuation tanks
- Photovoltaic panels
- Two culverts

## Site activity

- Plots 1 – 18 to be piled
- Plots 141 – 151 to be piled
- Plots 154-158 to be piled
- Plots 117-119 construction works progressing

## Road and Sewers Works progressing

- Road and Sewers works are currently progressing on site on Franks Close and Gazette Close which will enable to progression for the construction works to plots that are located in this area.

## Timeline

- Plots 24, 168, 169 and 170 have now been handed over in March 2024
- Plots 173, 174, 175, 176, 177, 178, 179 are currently underway progressing to internal works to these plots
- Plots 171, 172, 21, 23, 23, 180, 191 are commencing works to internal works to these plots
- Plots 200 and 201 will continue to progress internally to these plots once plots 1-18 have completed piling and foundation works
- Plots 19 and 20 have had timber frame kits erected to these plots
- Plots 117, 118, 119 are progressing through foundation works
- Road and Sewer Works are currently progressing on Franks Close and Gazette Close
- Works to the LEAP and TPO are yet to commence and will begin to progress once later into the development

## Ecology

- TPO are located in the development
- Bird and Bat boxes are a requirement in specific plots on the development

## Managing agent

- Trust Green will become managing agent on this development. This includes the management of the TPO, the LEAP area and existing trees. The management also includes the 2 culverts and the aquacell tanks that are located in the development.

# Development layout plan



## How will the development benefit the local community?

Calico Grove will also support the local community by contributing over £551,840.42 towards:

- S106 contributions, local donations
- Air Pollution Monitoring
- Education Contribution
- Junction Improvement Contribution
- SCOOT Contribution
- TRO Contribution
- Public Open Space and Woodland Plan

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

[NHQC.Manchester@Vistry.co.uk](mailto:NHQC.Manchester@Vistry.co.uk)



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