

# Millbank Lock Development update

Issue 2 | [Summer 2024]



## Keeping you updated

As the site now nears completion, we wanted to provide you with an update on the development and what you can expect from us over the coming months.

### Overview

Summary of what's being built:

- 445 homes being built across the site including Open Market, Shared Ownership and Affordable tenures.
- Adjacent the Manchester Ship Canal and within the town of Partington.
- Sustainable drainage systems including feature ponds.
- Photovoltaic panels to remaining plots to achieve compliance with the updated Building Regulations.

### Site activity

- Build is progressing well with over 50% of the timber frame kits now in place and brickwork and fitout progressing at a pace.
- The construction of the remaining 140 units are ongoing, with the final units anticipated for completion in September 2026.
- Road & Sewer works continue at a pace to ensure the adoption of the Roads and Sewers by statutory bodies, this includes the second of two storm drain diversions, we have also completed the main through road linking the two main site entrances.
- Works to regrade and form the NEAP area and green loop to commence in the coming weeks.
- Works have completed to the canal embankment retaining wall, with landscaping to commence.

### Specific item – Formation of the NEAP

- As we complete the rental plots we will be able to make a start on the NEAP or neighbourhood equipped area, works will begin to remove the excess soils currently stockpiled there.
- The works include a 'neighbourhood equipped area of play' or NEAP, flood attenuation to divert storm water away from houses and the installation of the green loop, a walkway linking the north of the site to the south along the canal embankment.

## Timeline

- Final units to be completed September 2026
- Installation of street lighting columns is ongoing, the new substation is now complete and fully operational, as is the new pumping station which is also fully operational,
- Street lighting installation is ongoing along with the rest of the street works including street name plates, we are also topping out roads and footways.
- Completion of the NEAP extended to include flood attenuation and green loop; completion estimated for late 2024..
- We have agreed with Trafford Council Highways to undertake additional works to the Lock Lane roundabout for the school including enhanced barriers and bollards to prevent unauthorised parking, along with speed control measures to keep traffic speeds low.
- We are also undertaking works within the tree protection zone as requested by Trafford after the discovery of unhealthy trees, to compensate for the loss we will be adding to the landscaping scheme replacing the trees on a 4 for 1 ratios, with not only native Oaks but a variety of faster growing specimens.

## Managing agent

- Trustgreen will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site including the woodland space and green loop.

Annual duties and inspections are as follows:

**Health and Safety Risk Assessments** - carried out annually for the areas of POS

**POS Features** - carry out periodic inspections to ensure all features are fit for purpose and repair as and when necessary.

**Grassland and Borders** - mowed and maintained in accordance with the landscape management plan.

**Foliage, hedgerows and weeds** - carefully managed in accordance with the landscape management plan.

**Trees** - inspections to be carried out at least once per year with routine crown lifting, thinning and dead wooding. Trees will be allowed to mature within their surroundings.

**Attenuation Pond** - regular inspections & maintenance including litter removal, inlet/outlet cleaning, vegetation management and sediment monitoring & removal when required. Scrub removal around water margins to improve light, management of the habitat to support fauna & flora.

**Resident Liaison packs** - distributed throughout the development, containing a background on trust green, our contact details and signage.

**Litter clearance** - will be dealt with promptly on every site visit throughout the year.

**Dedicated Resident Liaison Team** - with a 24-hour manned call centre with a guaranteed response within 24 hours for all non-emergencies.

# Development layout plan



## How does the development benefit the local community?

Millbank Lock supports the local community by contributing £437,088 via a S106 Agreement to fund the provision of Primary School education within a two mile radius of the site whilst also contributing £834,124 towards the formation of the Carrington relief road.

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:

[MillbankLock@countrieside](mailto:MillbankLock@countrieside)



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