

Millbank Lock Development update

Issue 1 | [Spring 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 have been designed into the development.
- Photovoltaic panels to remaining plots to achieve compliance with the updated Building Regulations.

Site activity

- Build is progressing well with 50% of the timber frame kits complete across the site.
- The construction of the remaining 225 units is ongoing, with the final units anticipated for completion in September 2026.
- Road & Sewer works are ongoing throughout the site in order to progress the adoption of the Roads and Sewers by statutory bodies, this includes two storm drain diversions, one of which is now complete.
- Works to regrade and form the NEAP area to commence in the coming weeks.
- Works continue on the formation of the retaining structure to the canal embankment.

Specific item – Formation of the NEAP

- As we build out the Sigma units we will be able to enter into the NEAP or neighbourhood equipped area of play more freely to remove excess soils and form flood plains.
- The works include not only forming a platform for the play area and installation of the play area but also the formation of sustainable drainage provision via attenuation basins and a flood plain which will allow flooding away from any housing and to safely discharge into the adjacent canal.

Timeline

- Final units to be completed September 2026
- Installation of street lighting columns is ongoing, a new substation has been completed on site and power is available to all completed plots and streetlights.
- Completion of the NEAP end of summer 2024 along with associated landscaping.
- Remedial works to commence to the roads and footpaths including final surfacing to enable the adoption process to begin with Trafford Council Highways.
- Following completion of the NEAP, works will commence to complete the Green Loop which will then complete a pedestrian loop from the North of site to the South..

Managing agent

- Trustgreen will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site (excluding the Linear Park).

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:

NHQC.Manchester@vistry.co.uk



COUNTRYSIDE
Homes