

Calico Grove

Development update

Issue 3 | [Autumn 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. 91 open market homes on the development are currently under construction.

Overview

The development will include:

- 96 open market homes and 102 affordable homes
- A 'local equipped area of play or 'LEAP', TPO area with Woodland trail path
- Attenuation tanks to store rainwater in the event of a storm
- Photovoltaic panels or 'solar panels' providing providing green energy
- Two new culverts improving the existing storm drain system

Site activity

- Show homes open situated at plots 183 and 184.
- Plots 1 to 14 external works progressing.
- Plots 15 and 16 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 10 and 11 – Garages progressing build.
- Plots 117 to 119 – Internal first fix joinery progressing.
- Plots 142 to 145 – Internal plumbing now progressing.
- Plots 19 and 20 have had timber frame kits erected to these plots
- Plots 15 and 16 to be piled.
- 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

- A tree protection order or 'TPO' is in place in the development safeguarding the woodland
- Bird and Bat boxes are being installed in specific plots on the development to support local wildlife

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 attenuation 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



COUNTRYSIDE
Homes