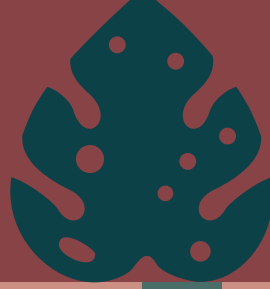


# Collyhurst Village



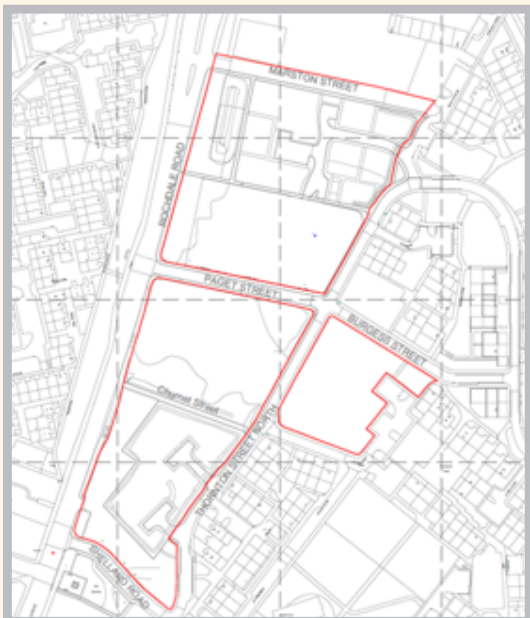
## Next steps for development plans in Collyhurst

### Collyhurst Village Enabling Works to start late April / early May 2021.

Our planning application to complete Enabling Works on the vacant land on the Collyhurst Village site was approved in February 2021. These works are now due to get underway late April / early May 2021.

As we explained in our December 2020 update, these preparatory activities will ensure the site is ready for development as soon as the main planning application receives approval. The Enabling Works are expected to last for approximately 20 weeks, and there will be no demolition of existing houses as part of these works.

Part of the reason we made the decision to get the Enabling Works underway was to help the team to access Government funding targeted at supporting the delivery of "shovel-ready" brownfield development sites. Greater Manchester Combined Authority have now decided that Collyhurst Village will be awarded this funding. It also makes sense to undertake works to trees and hedgerows ahead of the core bird nesting season.



The plan on the left highlights the site in Collyhurst Village where the Enabling Works will be carried out by Manchester-based LK Group. Welfare facilities such as toilets, changing facilities and a space to eat and drink during breaks will be set up onsite for the safety and comfort of the team carrying out the work. The Paget Street and Marston Street footpaths will remain open during the works but the Churnet Street footpath will be closed.

Hoardings will be put up around the site to screen off the works and keep the site secure. Topsoil, hardstanding, and redundant utilities infrastructure such as cables and pipes will be removed from the ground and if needed, work will be undertaken to tackle any contaminated land. To prevent standing water accumulating, drainage will be installed onsite and the ground will be excavated to prepare for future development.

These works also involve the removal of trees to enable ground works to be undertaken and the site to be cleared ready for development. Many of the affected trees are self-seeded or

poor quality but there will also be some higher quality trees which need to be removed.

Eleven existing high-quality trees will be retained, seven of which are located along Rochdale Road. A tree replacement strategy has been agreed which will mean that for every tree removed, at least two new trees will be planted in the New Collyhurst Park as well as along the new residential streets. The majority of the new trees will be semi-mature specimens.

In line with Manchester City Council's requirements, the works will only be undertaken Monday to Friday, from 7.30am to 6pm and Saturday from 8.30am to 2pm. Only in exceptional circumstances will work be undertaken outside of these hours, and this would be subject to specific agreement with the Council.

We expect that vehicular access to the site will be via either Thornton Street North or Paget Street via existing access points, with a further site access from Burgess Street. Vehicles won't be accessing the site directly from Rochdale Road.

If you have any questions about the plans for these works, please get in touch with us using the contact details provided at the bottom of this newsletter.

## What's next for Collyhurst Village?

Our main planning application for the new homes and a new park in Collyhurst Village was submitted to the Local Planning Authority in February 2021.

The final plans include 244 new homes, made up of 168 houses and 76 apartments, including 100 new Council homes. Manchester City Council's planning department will now consider our planning application and we expect a decision in early summer.

## Thank you for your feedback on South Collyhurst

Our consultation on plans for 30 new Council-owned homes in South Collyhurst finished on 01 April 2021. We want to say a huge thank you to those of you who shared your thoughts and comments on the proposals.

We're now working hard to collate all of your feedback, and we plan to submit a planning application to the Local Planning Authority in the coming weeks.



## Get in touch with us:

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