

Public Consultation for Residential Development

Victoria Park Probation Centre, Laindon Road, Manchester



Indicative illustration of the proposals

Have Your Say

Britannia Victoria Limited would like to invite you to a public consultation event where you can have your say on the emerging masterplan for a new residential development at the site of the former Victoria Park Probation Centre, Laindon Road, Manchester, M14 5YJ.

The in-person consultation is being held from **3pm till 7pm** on **Thursday 15th September** at **St. Joseph's RC Primary School, Richmond Grove, Manchester M13 0BT.**

To provide further details on the proposals we have produced a dedicated consultation webpage, which is available via the following link:

<http://planningconsultations.avisonyoung.co.uk/>

Ways to Get in Touch

Online: if you would prefer to comment via our website then you can review the proposals online at: <http://planningconsultations.avisonyoung.co.uk/>

Or **email** us directly at: planningconsultations.uk@avisonyoung.com

Please provide your comments to us before our consultation ends on **23rd September 2022**

Site Plan



The Vision

The site is located in a prominent position on the corner of Daisy Bank Road and Laindon Road. The site is located in a predominantly residential area approximately 3km south of Manchester City Centre.

The proposals comprise a high-quality and deliverable scheme which, through sustainable design, will realise the potential of this site.

The existing, vacant and damaged buildings will be demolished to make way for a new residential development to provide 33 apartments (1-2 beds) and 34 houses, including 11 affordable units (policy compliant).

A holistic masterplan is being developed alongside key stakeholders and the City Council.

The design of the scheme has been developed to respond to the design context of the local area. This will ensure the transformation of the site into a high-quality development which will marry well with the existing townscape.

Summary of Proposals

- **Holistic and deliverable masterplan**
- **33 high quality apartments**
- **34 high quality town houses**
- **Including 11 affordable units**
- **Regeneration of brownfield site, including demolition of vacant and unsafe buildings**
- **New and improved public realm and landscaping**

Our Timescales

It is envisaged that a planning application will be submitted for the residential development in **Autumn 2022** with the intention of determination in late 2022/ early 2023 and a start on site in **Spring 2023**.