S106 Heads of Terms

Proposed Independent Living Scheme Land at Chapman Street, Gorton, Manchester

Centrepoint

Introduction

JLL has been instructed by Centrepoint to prepare this draft Heads of Terms in regarding to a planning application for the development of 34 Independent Living units at Land at Chapman Street, Gorton, Manchester.

The proposal for development is described on the application form as follows:

'Development of an Independent Living Scheme including access and landscaping'.

Sports Pitches

The application site consists of a former MUGA which is in a poor state of repair. Historic mapping, aerial imagery and local knowledge indicates the site has not been suitable for sports use for several years.

It is acknowledged that the redevelopment of the site nonetheless results in a technical loss of sports pitches, despite the MUGA not being in a serviceable state.

To this end the applicant proposes making a financial contribution towards the improvement and upgrading of existing nearby sports provision. Specifically, it is understood that the King George V Park (known locally as the 'Peter Pan park') is considered a suitable location for improvement works. These works are understood to include a range of improvements which may include resurfacing, line painting and repairs to fencing and goalposts.

The applicant proposes making a contribution of £30,000.00 to the Council to support these works.

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