

Your neighbourhood update

Development name:

Aberkinsey

Planning consent no.:

Ref: 45/2018/1215

No. of homes:

109

Public open spaces

Wild flower seeding to the open space (swale) next to the show homes is established. The remaining open space opposite plot 81 & 79 is also seeded and we hope to hand this over to the management company by October 2023. Please note that whilst the swale area is open to the public, it forms part of the site surface water drainage system and is not an area for children to play. There are no other public open space areas to be formed until 2024.

Play areas

The play area will not be installed until 2024.

Streetlights

The next streetlights to be installed are those outside plots 100,104, 107 & 109 These are due to be installed by the end of September and commissioned by the end of October 2023.

Street names

Street name plates 'Rhodfa Lili' outside plots 53 and 34 have been ordered and will be installed by the end of October 2023.

Bins / dog waste bins

These form part of the play area which will not be installed until 2024.

Final surfacing - block paving private and shared drives

The next drives to be final surfaced are plots 51-102. We have carried out all inspections with the highways officer and will look to get them all topped off by the end of October 2023.



Trees, landscaping and street scene

Landscaping to plots will be carried out upon completion of each plot, along with the planting of any shrubs. With regards to trees, these will be installed during the last few months or first few months of each year, during the planting season, but only on completed plots or areas of open space that are finished.

Bike shelters

None to be installed on the development.

Final surfacing - roads and footpaths

Final surfacing works along Ffordd Lloyd and Maes Farrelly are scheduled to be completed by the end of 2023. Final surfacing of the remaining roads and footways will be completed alongside the build programme and further updates will be provided in due course. Completion of final surfacing will be undertaken once all the houses are constructed - this is currently anticipated to be towards the end of 2024.

Local authority roads / footpath adoption

Denbighshire County Council are the Adopting Highway Authority and will be responsible for formally adopting and maintaining the roads and footways in the future. The Legal Agreement has been signed by all Parties and was issued to the Adopting Authority in August 2023 for their final signature. Formal Adoption will only occur once all final surfacing is complete and a subsequent 12 month maintenance period allowed. Formal Adoption of the roads and footways is therefore anticipated towards the end of 2025.

Waste water / pump station adoption

There is no waste water pump station on the development. The proposed drainage systems are all installed and connect via gravity into the existing sewers in Bro Deg.

Bus routes

There are no bus routes proposed through the development and the development itself does not affect any existing bus routes.

Future phases

Completion of construction work is anticipated towards the end of 2024.

Sub stations / generators

There are no sub stations on the current phase, phase 5, of this development.



Public right of way

There was an existing public right of way running across the development. A temporary closure has been applied for and approved during the duration of the build. Once the development is complete, the original PRow will be amended and incorporated within the new development via the on site footpath network.

Landscape adoption

The pond and grassed area off Ffordd Lloyd and Maes Farrelly are due to be handed over to the management company in Autumn 2023.

Bollards and bollard lighting

There are no bollards or bollard lights planned to be installed in the next 3 months.