

Your neighbourhood update

Development name:

Summers Bridge

Planning consent no.:

Ref: 062898

No. of homes:

183

Public open spaces

No public open spaces are due to be formed within the next 3 months.

Play areas

No play areas are due to be formed within the next 3 months

Streetlights

The streetlights outside plots 1, 13 & 14 are installed but are yet to be commissioned due to unforeseen circumstances. Streetlights outside plots 10 and 21 will be installed by the end of September and will be commissioned along with the others, date of which is TBC.

Street names

There are no further street name plates to be installed within the next 3 months.

Bins / dog waste bins

None planned for the next 3 months.

Final surfacing - block paving private and shared drives

The next drives to be final surfaced are plots 5-10, this will take place in September 2023.

Trees, landscaping and street scene

Landscaping to all 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 the 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

N/A

Final surfacing - roads and footpaths

Final Surfacing will be programmed in phases, in line with the build route. This information will become available in due course.

Local authority roads / footpath adoption

Flintshire County Council are the adopting Highway Authority who will be responsible for formally adopting and maintaining the roads and footways in the future. Formal adoption can only take place upon completion of the necessary legal agreement, completion and final surface to all roads and footpaths within the development following a 12 month maintenance period. Proposed dates associated with the future adoption will be relayed in due course.

Based on the current build stage position the road has been constructed to base course along Bayley Road up to and including Havilland Grove and Hawker Road and will continue along Bayley Road until Summer of 2023.

Waste water / pump station adoption

Welsh Water are the adopting Drainage Authority and will be responsible for formally adopting and maintaining the foul water drainage systems and foul water pumping station in the future. The necessary legal agreements are in place and works are being inspected accordingly with Welsh Water. Formal adoption dates to follow in due course following completion of build to sewers/pumps plus a subsequent 12 month maintenance period (which can only be applied for upon 50% occupation of the development).

There is an existing foul water pumping station adjacent to Bayley Road/the public open space area which is currently commissioned by Welsh Water and formal adoption will happen once its running at capacity following installation of our foul sewer network.

Bus routes

There is no active bus routes through the development. Please note the main road north of the development, currently accessed off Welsh Road (B5441), is an active bus route.

Future phases

The development will be built in one phase, currently anticipated to complete in 2026, but updates will be relayed accordingly.



Sub stations / generators

The onsite sub station has now been commissioned and is now live to serve the development.

Public right of way

There are no public rights of way affecting the development.

Landscape adoption

Dates associated to any handover of public open space will be updated in due course once the development is further progressed with build.

Bollards and bollard lighting

None planned for the next 3 months

Your neighbourhood update

Development name:

Victoria Mills

Planning consent no.:

Ref: 16/3724C

No. of homes:

138

Public open spaces

The public open space is due to be completed and handed over to the management company, Trust Green, by Autumn 2023. All play equipment is installed and seeding works are ongoing.

Play areas

The play area is complete and we are looking to hand it over to the management company by Autumn 2023.

Streetlights

The electric feed and streetlight to the shared drive outside plot 74 will be installed and commissioned by the end of September 2023, along with the streetlight outside plot 80. The streetlights outside 111 and 113 will be installed in November 2023 and commissioned in December 2023.

Street names

All street name plates are now in situ except for the 2 at the entrance to the site, these are on order and will be installed as soon as they are delivered

Bins / dog waste bins

The public open space and play area is due to be completed and handed over to the management company by Autumn 2023 at which point the bins will be installed.

Final surfacing - block paving private and shared drives

Driveways are final surfaced as build progresses. The next drives to be surfaced will be for plots 56-48, towards the end of November 2023.



Trees, landscaping and street scene

Landscaping to all homes will be carried out upon legal completion of each home, along with any shrubs. With regards to trees, these will be installed on completed homes during the months of October to February which is the planting season.

Bike shelters

N/A

Final surfacing - roads and footpaths

Final surfacing of the roads is anticipated to be complete by Winter 2024. The surfacing works will be split into phases and exact dates will be confirmed in due course in line with the build programme.

Local authority roads / footpath adoption

Cheshire East Council are the adopting highway authority and will be responsible for formally adopting and maintaining the roads and footways in the future. Formal adoption can only take place once the legal agreement is signed, final surfacing of the site is completed and a subsequent 12 month maintenance period allowed. Formal adoption of the roads and footways is therefore anticipated towards the end of Winter 2025.

Waste water / pump station adoption

United Utilities are the adopting drainage authority and will be responsible for formally adopting and maintaining the drainage systems and the foul water pumping station in future. Following a 12 month maintenance period, they will then formally adopt the system. Formal adoption is therefore anticipated by Winter 2024.

Bus routes

There are no bus routes through the development.

Future phases

The development will be built in one phase of construction. The next plots ready for completion will be along James Walker Drive.

Sub stations / generators

There is an existing sub station on site located adjacent to the public open space/play area. The sub station is live and GTC are responsible for it.



Public right of way

There are no public rights of way (PRoW) affecting the development.

Landscape adoption

The public open space and play area is due to be completed and handed over to the management company by Winter 2023.

Bollards and bollard lighting

None planned for the next 3 months

Your neighbourhood update

Development name:

Glyn Farm

Planning consent no.:

Ref: 0/45845

No. of homes:

39

Public open spaces

All works within the public open space have been completed and all areas are open to the public. The area is now the responsibility of the management company, Trust Green, for ongoing maintenance.

Play areas

The play area is within the public open space of our development and is open and has been adopted by Trust Green who are now responsible for maintaining it.

Streetlights

The street lighting within the development is all in place and working, it remains the responsibility of Anwyl Homes until the development has been adopted by Conwy County Borough Council, this will be during Summer 2024.

Street names

All street name plates for the Glyn Farm development are set in place.

Bins / dog waste bins

No bins/dog waste bins are to be installed within any area at this development.

Final surfacing - block paving private and shared drives

All tarmac wearing course works to private and shared drives are complete.

Trees, landscaping and street scene

Landscaping works to all homes are now complete.



Bike shelters

There are no bike shelters provided within this development.

Final surfacing - roads and footpaths

The development is now build complete and final surfacing has taken place.

Local authority roads / footpath adoption

Conwy County Borough Council are the adopting Highway Authority and will be responsible for formally adopting and maintaining the roads and footways in the future. Formal adoption can only take place once the final surfacing has been completed and a subsequent 12 month maintenance period allowed. Formal adoption is therefore anticipated towards the end of 2024 / early 2025.

Waste water / pump station adoption

There is no foul water pumping station on the development. The foul drainage is connected via a gravity connection into Ffordd Y Glyn Valley Road.

Bus routes

There are no bus routes affecting the development.

Future phases

There are no future phases of construction, the development is now build complete.

Sub stations / generators

There is an existing sub station as you enter the development off Ffordd Y Glyn Valley Road. This has been commissioned and is live.

Public right of way

There are no Public Rights of Way affecting the development.

Landscape adoption

Handover of all landscaped areas/play equipment to the management company (Trust Green) has now taken place.



Bollards and bollard lighting

There is one outstanding bollard light to be installed, this is currently anticipated to be done by the end of October 2023.

AOB build

The central parcel of land which lies behind No's 1 to 16 Yr Helyg, will be encircled by an adopted margin of public open space (hedging). The construction of this area is complete and this now needs time to establish before being grazed by the local farmer.

Your neighbourhood update

Development name:

The Oaks at Rossbank

Planning consent no.:

Ref: 20/01123/REM &
Ref: 20/01124/REM

No. of homes:

260

Public open spaces

The Public Open Space adjacent to 14 Kingfisher Street is now open and is the responsibility of Torus for maintenance. The remaining areas are currently due to be opened in early 2025.

Play areas

The play area adjacent to 14 Kingfisher Street is now open and is the responsibility of Torus. The other play area is currently due to be opened around early 2025.

Streetlights

The next streetlights to be installed and lit will be around plots 105 and 85, also around the two apartment blocks, due during Autumn 2023.

Street names

There are no new street name plates due to be installed in the next three months.

Bins / dog waste bins

The bins/dog waste bin has been installed within the public open space, adjacent to 14 Kingfisher Street, and will be managed by Trust Green following their adoption of this space. The bins will not be available for use until this time.

Final surfacing - block paving private and shared drives

The next homes to receive their tarmac wearing course will be plots 222 - 213 on Ilkeston Way. These are currently anticipated to be completed by the end of December 2023.



Trees, landscaping and street scene

Private landscaping will be completed around the time of legal completion.

All tree planting will take place during the months of November to February.

Bike shelters

Bike shelters will be installed to the rear of each apartment block in readiness for build completion in September and November 2023 respectively.

There are no other bike shelters to be installed within this development.

Final surfacing - roads and footpaths

Final Surfacing will be completed in phases and dates associated with these works will be available in due course. Final surfacing will only commence upon completion of the necessary legal agreement and inspection of the sewers. Completion of the Legal Agreement is expected by Summer 2024, subject to receipt of a draft Legal Agreement from the Adopting Authority, which is still awaited at this point in time.

Local authority roads / footpath adoption

Cheshire West & Chester Council are the adopting Highway Authority who will be formally adopting the roads and footpaths once the necessary legal agreement has been completed. Once the agreement has been concluded an update will follow on adoption timescales. A draft Legal Agreement is yet to be received from the Adopting Authority at this point in time.

Waste water / pump station adoption

There is no foul waste water pumping station on site. All sewers are connected via a gravity connection.

Bus routes

There are no bus routes affecting the development.

Future phases

The development will be carried out in a single phase. Build completion is currently anticipated in early 2025.



Sub stations / generators

There is an existing substation commissioned and in use, located next to the proposed large public open space and play area on site.

Public right of way

There are no Public Rights of Way affecting the development.

Landscape adoption

The landscaped area adjacent to Lamprey Road is now complete, however there is no current date agreed for handover to the management company. This will be updated in due course. The remainder of the landscaped areas on the development will be completed towards the end of the construction period, currently anticipated in Spring 2025. Once these areas have been constructed, a handover date will be agreed.

Bollards and bollard lighting

The next bollards and bollard lighting to be installed will be around the apartment blocks, in accordance with the planning approved drawings. It is anticipated these will be installed Autumn 2023.

Your neighbourhood update

Development name:

Whittle Brook Park

Planning consent no.:

Ref:16/01399/HYBR &
Ref:22/00130/REM

No. of homes:

120

Public open spaces

The public open space will be completed upon completion of the site, currently expected around September 2026.

Play areas

There are no play areas on site.

Streetlights

Streetlights will be installed, connected and commissioned at the time of legal completion, along with any plot specific bollard lighting.

Street names

Street name plates will be installed at the time of legal completion or very soon afterwards.

Bins / dog waste bins

There are no dog waste bins to be installed on this development.

Final surfacing - block paving private and shared drives

Private and shared drives will be final surfaced in readiness for legal completion.

Trees, landscaping and street scene

Plot landscaping and street scene landscaping will be completed before legal completion with the exception of trees which are planted seasonally between October and March.

Bike shelters

There are no bike shelters on this development.



Final surfacing - roads and footpaths

The roads will be final surfaced to coincide with the completion of the development, currently anticipated to be late 2026.

Local authority roads / footpath adoption

The Local Authority have witnessed the construction of the roads and footpaths to their adoptable standards. The Local Authority will be present during the preparation works preceding the final surfacing and confirm they are happy with any remedial works carried out. The roads will be final surfaced to coincide with the completion of the development which will trigger the first phase of the adoption process - the Maintenance period. During this period, any maintenance of the roads and footpaths for 12 months will be Anwyl's responsibility. At the end of the 12 months, the roads will be formally adopted by the Local Authority. In this case, the Local Authority is Rochdale Borough Council.

Waste water / pump station adoption

There is a new waste water pumping station proposed to serve the development and is currently under construction. The pumping station will be adopted by United Utilities upon completion of the development.

Bus routes

There are no new bus routes associated with this development.

Future phases

There is no future development proposals associated with the Whittle Brook Park scheme.

Sub stations / generators

There is a new electric substation proposed to serve the development and is currently under construction. Once constructed, it will be transferred formally to Scottish Power Energy Networks (SPEN) who will operate and maintain it.

Public right of way

There are no public rights of way affected by this development.



Landscape adoption

The landscaping of the public open space is due to be finished and handed over for adoption to coincide with the completion of the properties on the development. No adoption timescales have been determined at this time.

Bollards and bollard lighting

Bollards and bollard lights will be installed before legal completion.