

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.