

Your neighbourhood update

Development name:

Croes Atti

Planning consent no.:

Ref: 059055, Ref:
059399 & Ref:
050300

No. of homes:

164

Public open spaces

All public open spaces within Croes Atti, with the exception of the tree corridor that runs alongside the open stream from 11 LLys Curig to 43 LLys Curig, are complete. Ongoing maintenance of all other public open space areas is now the responsibility of Greenbelt.

Play areas

The construction of all play areas at the Croes Atti development is now complete and these are now open and the responsibility of Greenbelt.

Streetlights

All streetlighting columns within occupied areas of phases 1 to 6 are installed and lit. With the exception of phase 1, all street lighting remains the responsibility of Anwyl Homes until such time as each phase progresses through the highway adoption process, currently anticipated to be complete around mid 2025.

Street names

All street name plates within occupied areas of phases 1 to 5 are in place, with the exception of one missing road name plate. This will be re-installed prior to final surfacing in this area.

Bins / dog waste bins

No bins/dog waste bins are to be installed on any phase on the Croes Atti development. Those within the public open space areas are the responsibility of Greenbelt.

Final surfacing - block paving private and shared drives

Final surfacing of the remaining drives in phase 5 and phase 6 of the development are anticipated to be completed by mid 2024.



Trees, landscaping and street scene

All private landscaping to occupied properties within phases 1 to 6 is complete. (With the exception of plot 371 and the plots that lie beneath our site compound area).

Bike shelters

No bicycle shelters are to be put in place within any phase of our Croes Atti development.

Final surfacing - roads and footpaths

Final surfacing of the roads and footways is anticipated to be completed during Summer 2024.

Local authority roads / footpath adoption

Flintshire County 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 of the roads and footways is therefore anticipated towards the middle 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 connected via gravity into the existing sewers in Llys Curig.

Bus routes

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

Future phases

Build is now well underway on phase 6 with the first legal completions having now taken place. Build will progress through phase 6 with our last plots due to be completed April 2024.

Sub stations / generators

There is an existing sub-station located within the development which has been commissioned and is now live and in use. This is now the responsibility of GTC.



Public right of way

There is an existing Public Right of Way (PRoW) which runs through the development and crosses Llys Curig. This will be maintained and remain open throughout the construction period.

Landscape adoption

All landscaping works within phases 1 to 5 are complete. Some completed areas within phase 6 have been handed over to Greenbelt, with the remaining areas still being the responsibility of Anwyl Homes to maintain. This will be the case until the adoption process is complete by Greenbelt, currently anticipated to be towards the end of the development in 2024.

Bollards and bollard lighting

A bollard will be installed at each end of the link footpath that runs adjacent to 26 Cwrt Gofan and 44 Llys Curig before the end of June 2024. There are then no further bollards to be installed within this phase.

AOB build

All house construction within phase 6 of this development is due to be completed by the end of June 2024. Then, permanent access to the development via Prince of Wales Avenue is due to be opened around late Summer 2024.