

Your neighbourhood update

Development name:

Maes Y Rhedyn

Planning consent no.:

Ref: P/2017/1054

No. of homes:

181

Public open spaces

All public open spaces, other than the swale area to the bottom corner of the site, are now open and handed over to the management company. The swale area to the bottom corner will be formed and seeded over the next 2 months, this will be the responsibility of Bellway to bring to the required standard and hand over to the management company.

Play areas

Bellway Homes are responsible for creating access to the play equipment and getting this area open to the public.

Streetlights

The next streetlights to be installed are those outside plots 251 & 152. These are now to be installed in March 2024 and commissioned by the end of April 2024.

Street names

The next street name plates, Dolydd Carlton and Carlton Meadows, outside plots 209 and 240 are on order and will be installed by the end of March 2024.

Bins / dog waste bins

Bellway Homes are responsible for the installation of all bins. It is our understanding that these are now installed to the play areas open to the public.

Final surfacing - block paving private and shared drives

Due to an unforeseen issue with Welsh Water, we have had to re CCTV all adoptable plot drainage. This is currently being undertaken and should be completed by the end of March. Once the survey is complete, it will be submitted to Welsh Water for approval



Trees, landscaping and street scene

Landscaping to future homes will be completed prior to legal completion (weather permitting). Any missing trees will be planted between November to February.

Bike shelters

N/A

Final surfacing - roads and footpaths

Final surfacing will be done in phases across the development in line with build completions.

Local authority roads / footpath adoption

Wrexham 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 for the entire development has been completed and a subsequent 12 month maintenance period allowed. This is currently anticipated to be around Spring 2025.

Waste water / pump station adoption

There is no foul water pumping station on the development. All foul water drainage is connected via a gravity connection.

Bus routes

There are no bus routes affecting the development.

Future phases

The development will be constructed in one phase with build completion currently anticipated around Summer 2024.

Sub stations / generators

There is an existing substation off Gardener Court that is commissioned and live, serving as a point of electric connection for the development.



Public right of way

There are no existing Public Rights of Way affecting the development.

Landscape adoption

The adoption of the open spaces on this development will coincide with the build completion of the development and is lead by Bellway.

Bollards and bollard lighting

Bollard lighting to plots 231-237 will be installed by the end of March 2024.