

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

Streetlight outside plots 42 will be installed and commissioned by the end of September 2024.

Street names

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

Bins / dog waste bins

No bins are to be installed within the next 3 months.

Final surfacing - block paving private and shared drives

There are no drives to be topped with in the next months.

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 of the carriageways and footways from the development entrance, to the first crossroad junction inside the development, is anticipated to be completed by the end September 2024.

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, 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 in line with the build programme.

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 the full 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 a bus route controlled by Flintshire County Council.

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 are planned for the next 3 months