

Your neighbourhood update

Published Date:

October 2024

Development name:

Aberkinsey

Planning consent no.:

Ref: 45/2018/1215

No. of homes:

109

Public open spaces

The play equipment to the public open space (POS) has now been installed along with most of the landscaping. All trees and shrubs to the POS will be installed towards the end of November.

Play areas

The play equipment to the public open space (POS) has now been installed. We are aiming to have the play area opened by the end of October.

Streetlights

The next street lights to be installed are the ones outside plot 11. These will be commissioned by the end of December 2024. Street lights outside plots 24, 20, 16, 38, 47 & 43 are installed and will be commissioned by the end of October.

Street names

Street name plate Ffordd Aberkinsey, outside plot 47, will be installed by the end of October. Street name plate Dreif Tegeirian, outside plot 67, will be installed by the end of December 2024.

Bins / dog waste bins

A waste bin will be provided within the park/play area which should be open by the end of October 2024.

Final surfacing - block paving private and shared drives

The next drives to be final surfaced are plots 103-109 & 4-41. We are currently surveying the drainage to these plots and will then send the information on to Welsh Water for their approval. Once received we will then start final surfacing these drives by the end of December. Prior to final surfacing, letters will be delivered to homeowners indicating the scope of works and timescales.



Trees, landscaping and street scene

Landscaping to plots will be carried out upon the legal 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 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

None to be installed on the development.

Final surfacing - roads and footpaths

Final surfacing of the remaining roads and footways will be completed alongside the build programme and further updates will be provided in due course. Completion of final surfacing will be undertaken once all the houses are constructed - this is currently anticipated to be towards the end of April 2025.

Local authority roads / footpath adoption

Denbighshire County Council are the Adopting Highway Authority and will be responsible for formally adopting and maintaining the roads and footways in the future. The Legal Agreement has been signed by all parties, including Denbighshire County Council, and was dated 5 October 2023. Formal Adoption will only occur once all final surfacing is complete and a subsequent 12 month maintenance period allowed. Formal Adoption of the roads and footways is therefore anticipated towards the end 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 connect via gravity into the existing sewers in Bro Deg.

Bus routes

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

Future phases

Completion of construction work is anticipated towards the end of 2024.

Sub stations / generators

There are no sub stations on the current phase (Phase 5) of this development.



Public right of way

There was an existing public right of way (PRoW) running across the development. A temporary closure has been applied for and approved for the duration of the build. Once the development is complete, the original PRoW will be amended and incorporated within the new development via the on site footpath network.

Landscape adoption

The open space areas within the development (including the play area) are scheduled to be handed over to the management company towards the end of 2024 in line with build completion.

Bollards and bollard lighting

All bollard lighting is now installed on the scheme