

Your neighbourhood update

Published Date:

May 2025

Development name:

Whittle Brook Park

Planning consent no.:

Ref:16/01399/HYBR &
Ref:22/00130/REM

No. of homes:

120

Public open spaces

The public open space will be finished upon completion of the site, currently expected around September 2026.

Play areas

There are no play areas on this development.

Streetlights

Streetlights will be installed, connected and commissioned around the time of legal completion.

Street names

Street name plates will be installed around the time of legal completion.

Bins / dog waste bins

Bins / Dog waste bins have not been installed on this development. Should residents collectively wish bins to be installed and emptied regularly, this will need to be discussed with the Management Company the costs of which would be added to the annual maintenance charge.

Final surfacing - block paving private and shared drives

Private and shared drives will be final surfaced in readiness for legal completion. If the private drive cannot be surfaced for legal completion, base course tarmac will be in place for use temporarily and the site team will let you know when your drive will be completed.



Trees, landscaping and street scene

Plot landscaping and street scene landscaping will be completed before legal completion with the exception of trees which are planted seasonally between October and March. Please note gardens will need to be watered upon legal completion.

Final surfacing - roads and footpaths

The roads will be final surfaced to coincide with the completion of the development, currently anticipated to be late 2026.

Local authority roads / footpath adoption

The Local Authority have witnessed the construction of the roads and footpaths to their adoptable standards. The Local Authority will be present during the preparation works preceding the final surfacing and confirm they are happy with any remedial works carried out. The roads will be final surfaced to coincide with the completion of the development which will trigger the first phase of the adoption process - the Maintenance period. During this period, any maintenance of the roads and footpaths for 12 months will be Anwyl's responsibility. At the end of the 12 months, the roads will be formally adopted by the Local Authority. In this case, the Local Authority is Rochdale Borough Council.

Waste water / pump station adoption

There is a new waste water pumping station proposed to serve the development which has been constructed, inspected by United Utilities and now serves the development. The pumping station will be adopted by United Utilities upon completion of the development

Bus routes

There are no new bus routes associated with this development.

Future phases

There is no future development proposals associated with the Whittle Brook Park scheme.

Sub stations / generators

There is a new electric substation proposed to serve the development and is currently live and has been formally transferred to Scottish Power Energy Networks (SPEN) who now operate and maintain it.



Public right of way

There are no public rights of way affected by this development

Landscape adoption

The landscaping of the public open space is due to be finished and handed over for adoption to coincide with the completion of the properties on the development. This is currently anticipated in late 2026.

Bollards and bollard lighting

Bollards and bollard lights will be installed around the time of legal completion.