

Your neighbourhood update

Published Date:
November 2025

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 development have been handed over to Greenbelt Maintenance.

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 phases 1, 2 and 3, 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 2026.

Street names

All street name plates within occupied areas of phases 1 to 6 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

All driveways within the Croes Atti development have received their final wearing course of tarmac.

Trees, landscaping and street scene

All private landscaping to occupied properties within phases 1 to 6 is complete.



Final surfacing - roads and footpaths

Final surfacing of the roads and footways is anticipated to be completed by Spring 2026.

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. We are currently working through the phases of the development in order to get the site adopted by Summer 2026.

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. Works for the adoption of the sewers on site has begun and will be carried out on a phase to phase basis.

Bus routes

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

Future phases

Anwyl received a resolution to grant planning permission at Flintshire's planning committee on Wednesday 19th November, for the development of 130 new affordable homes on the land south of Ffordd Dewi. These homes will be delivered on behalf of Wales & West Housing Association.

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 which remains open.



Landscape adoption

All landscaped areas have now been handed over and are being maintained by Greenbelt.

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 by the end of 2025. There are then no further bollards to be installed within this phase.