

# Your neighbourhood update

**Published Date:**  
November 2025

**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 is formed and seeded, however, this area is 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

All street lights are now installed and commissioned.

## Street names

All street name plates are now installed.

## 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

All drives are now final surfaced.

## Trees, landscaping and street scene

All private landscaping is now completed.



## Final surfacing - roads and footpaths

Footways now surfaced. We are currently reviewing drainage and highway remedial works with the adopting authorities before commencing with the carriageway surfacing, which good progress is being made on for a strong start for the works in Q1 2026.

## Local authority roads / footpath adoption

Wrexham 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. Works to the roads and sewers are ongoing and will continue for approximately the next 12 months.

## Waste water / pump station adoption

Works to the adopted sewer system has begun and is due to be ongoing until Spring 2026. There will be some properties that will require some drainage repairs, you will be contacted in due course if any remedials are needed to the drainage around your home.

## Bus routes

There are no bus routes affecting the development.

## Future phases

The development has been constructed in one phase and is now build complete with the exception of drainage works and final surfacing.

## 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 is now complete and has been handed over to our management company Trust Green.



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## Bollards and bollard lighting

All bollard lighting is now completed.