

# Your neighbourhood update

Published Date:

October 2024

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 and should be handed over by the end of October. These areas are 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

Any remaining street name plates will be installed prior to final surfacing of all roads and footpaths.

## 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 plot landscaping is now completed.



## **Final surfacing - roads and footpaths**

Works have now started on the development footpaths, the works are due to last into the New Year.

Once the footway works are completed we will then start with the carriageway, these works are anticipated to start in January.

## **Local authority roads / footpath adoption**

Wrexham Borough 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**

There is no foul water pumping station on the development. All foul water drainage is connected via a gravity connection.

## **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 on this development will coincide with the build completion of the development.



## **Bollards and bollard lighting**

All bollard lighting is now completed.

For further information or guidance on your new home, please visit our Customer Aftercare page at [anwylhomes.co.uk](https://anwylhomes.co.uk)

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