

# Your neighbourhood update

**Published Date:**

October 2024

**Development name:**

Winnington Place

**Planning consent no.:**

Ref: 20/00992/REM

**No. of homes:**

124

## Public open spaces

The Public Open Space in between phase 1 and 2 is now seeded and is currently open to the public, This will be handed over to the management company upon completion of the site. Currently expected in December 2025.

## Play areas

Play area in phase 1 is now open.

Play area in phase 2 is to be opened upon completion of all construction activity, currently estimated in December 2025

## Streetlights

Streetlights are erected and connected to coincide with the progression of the build and each legal completion

## Street names

Street name plates are erected as and when the first home is legally completed on each road or cul de sac.

## 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

The final surfacing of private and shared drives will be completed as build progresses.



## **Trees, landscaping and street scene**

Landscaping will be completed in line with the legal completion date of the property, weather permitting. Please note that tree planting season is between October and March.

## **Bike shelters**

Wooden bike stores are provided in the rear gardens of any home without a garage and will be erected ready for the completion of your home.

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

The roads are proposed to be adopted by Cheshire West and Chester Highways department in a minimum of 5 phases. Prior to adoption, it is anticipated that the roads will be final surfaced at a time when they are no longer used by any construction traffic.

## **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 first phase of adoption is the 12 month maintenance period, at the end of the 12 months, the roads will be formally adopted by the Local Authority.

## **Waste water / pump station adoption**

There is a new waste water pumping station proposed to serve the development. This has been constructed to United Utilities adoptable standards and is currently fully operational. 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 Winnington Place.

## **Sub stations / generators**

The new electric substation serving the development has been constructed and transferred formally 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 majority of phase 1 and phase 2 landscaping is complete and in preparation to be finished and handed over to the management company for adoption in November 2024. The remaining areas within phase 1 and phase 2 will be completed and handed over to coincide with the completion of our construction activity.

## Bollards and bollard lighting

Bollards will be installed and connected at the same time as the legal completion of the property(ies) in that area.