

Your neighbourhood update

Published Date:
February 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, with the exception of the tree corridor that runs alongside the open stream from 11 LLys Curig to 43 Llys Curig, are complete. Ongoing maintenance of all other public open space areas is now the responsibility of Greenbelt. The remainder of the POS within this development will be handed over to Greenbelt in Spring 2025.

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 around mid 2025.

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 Summer 2025.

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 early 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.

Bus routes

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

Future phases

The final plots are now complete on Phase 6, along with the final plots on Phase 5.

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. This will be maintained and remain open throughout the construction period.



Landscape adoption

All landscaping works within phases 1 to 5 are complete. Some completed areas within phase 6 have been handed over to Greenbelt, with the remaining areas still being the responsibility of Anwyl Homes to maintain. This will be the case until the adoption process is complete by Greenbelt, currently anticipated to be spring 2025.

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 Summer 2025. There are then no further bollards to be installed within this phase.

AOB build

All house construction within this development is now complete.

The road blocks at the end of Prince of Wales Ave and outside 44 Llys Curig will remain in place until all remedial works to the drainage, streetlights, footpaths and roads are complete and the areas placed on a 12 month maintenance period with the local authority. We currently anticipate this will be by February 2026.