

Your neighbourhood update

Published Date:
February 2025

Development name:

Priory Gardens

Planning consent no.:

Ref: 2019/1182/ARM

No. of homes:

267

Public open spaces

There is no public open space on the phase of the development that is currently under construction.

Play areas

There are no play areas on the phase of the development that is currently under construction.

Streetlights

Streetlights are erected and connected in line with the legal completion of homes.

Street names

Street name plates are erected in line with the first legal completion on each road or cul de sac.

Bins / dog waste bins

There are no waste bins due to be erected at this time.

Final surfacing - block paving private and shared drives

Final surfacing to private drives will be completed within the first eight weeks of legal completion. Block paved drives will be completed prior to legal completion, weather permitting. Where block paving is not possible, a base course tarmac surface will be provided temporarily and the site management team will provide a date for this to be replaced.

Trees, landscaping and street scene

Private landscaping will be completed prior to the legal completion of your home, weather permitting. Trees are only planted between the months of October and March.



Final surfacing - roads and footpaths

The remaining roads will be final surfaced to coincide with the completion of the development, currently anticipated to be late 2026. Phase 1 roads were final surfaced in October 2023 as 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 roads will be final surfaced to coincide with the completion of the development which will trigger the first phase of the adoption process - the Maintenance period. During this period, any maintenance of the roads and footpaths for 12 months will be Anwyl's responsibility. At the end of the 12 months, the roads will be formally adopted by the Local Authority. In this case, the Local Authority is Lancashire County Council.

Waste water / pump station adoption

There is a new waste water pumping station proposed to serve the development, built by others as part of the wider scheme. This has been constructed to United Utilities adoptable standards and is currently fully operational, managed by others. 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 are no future phases of construction currently associated with this development.

Sub stations / generators

The new electric substations serving the development have been constructed, by others, and transferred formally to Electricity North West Limited (ENWL) who now operate and maintain them as part of the wider scheme.

Public right of way

There are no public rights of way affected by this development.



Landscape adoption

There is landscaping, proposed by others, as part of the wider scheme, however, this is not the responsibility of Anwyll Homes.

Bollards and bollard lighting

Bollards are fitted in line with the legal completion of each home, where they are due to be fitted.