

Rivers Edge, Warrington

Development update



Issue 1 | Spring 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

- 513 new build homes across the development.
- A mix of 2, 3 & 4 bedroom homes.
- 2 Public Open Space areas, and 2 play areas.
- Some homes to have photovoltaic (PV) panels.

Site activity

- Recently completed the new Show Area, which showcases the latest Countryside specifications and choices for the customers, as well as the latest Build Regulations.
- Slutchers Lane improvement works to be programmed in following approval by Warrington Highways Authority.

Timeline

- Piling due to recommence in April (subject to weather)
- Rivers Edge show homes – Due to the latest Building Regulation updates Countryside have built all-new show homes to reflect the latest open market specification available to the new customers as well as to demonstrate the 2023 Building Regulations.
- Highway topping and white lining will commence following an on-site inspection of remedial works completed to date.
- Footpath installation along Slutchers Lane has been submitted to Warrington Borough Council for approval, which will run from the bridge crossing the River Mersey to the pump station situated adjacent to the apartment block, and will connect to the access point on Burnage Close.
- The above-mentioned works will be coordinated to give as little disruption to residents as possible, with dates to be confirmed via a letter drop.

Drainage

- The surface water discharges into the River Mersey, which is covered via a fee to be collected by Trustgreen.
- Foul water discharges into the existing United Utilities network via the on-site pump station, which is to be adopted by Icosa Water Ltd.

Managing agent

- TrustGreen have been appointed on behalf of Countryside Partnerships to maintain the soft landscaped/Public Open Space areas of Rivers Edge development.
- As we approach the dry months, works are being programmed in for the soft landscaping/planting of the play area/attenuation basin.

Ecology

- There will be a badger foraging area along the southern boundary with approved fencing to be installed.



Services

- Open market service connections are programmed in for installation w/c 15th April, with HA and PRS units scheduled for installation w/c 8th April.

Development layout plan

RIVERS EDGE

Warrington



How will the development benefit the local community?

Rivers Edge will also support the local community by contributing £700,000 towards:

- S106 contributions, comprising of:
- £300,000 contribution to local education.
- £300,000 contribution to Public transport.
- £100,000 Health contribution.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

riversedge@countrysidehomes.com



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