

Mr Andy Jones
Coopers
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Date: 22/09/2023
Our Ref. PSD2741880

Dear Sir,

Proposed Section S185 Agreement: Land at Turkey Papermill, Bersham Road, Wrexham LL14 4HL

I refer to your application for a sewer diversion agreement at the above site and confirm that your proposals for the foul sewer diversion proposed at the above development is acceptable for inclusion into a Section 185 agreement. However, your proposals have not been subject to a detailed check, and you will remain responsible for the completeness and accuracy of the design.

You will be responsible for the design and construction of the alteration and will be required to enter into an Agreement to alter the sewerage (a Section 185 Agreement) before works can commence. No work involving the existing public sewer system may be carried out before the Agreement is signed and the bond completed. Failure to comply with this requirement may result in legal action against you.

For our legal team to prepare the Section 185 agreement you will need to supply the following:

1. Six hard copies (to scale and in colour) of drawing number(s) **(8134/01 REV D)**.
2. A completed legal instruction proforma, see template enclosed.
3. Payment of the application fee and cash bond.

Please find enclosed the quotation for the application fee and cash bond. This is valid for a 6-month period. A breakdown of the quotation is given in the table below:

Technical vetting and inspection fee	£745.98
Legal fee	£170.88
Deed of Easement (if applicable)	£130.52
Land Registry registration fee (if applicable)	£40.00
Land Registry disbursement fee (if applicable)	£12.00
Cash bond (based on cost estimate provided)	£0.00
TOTAL	£1099.38

If any additional costs are incurred during the legal agreement drafting, we will seek to recover these before completing the legal agreement.

Please note: We can consider a cash surety be provided for sums up to, but not greater than £5000.00. For all surety values in excess of £5000.00, surety must be provided by a suitable provider (e.g., an independent bank or financial institution). Please ensure a suitable surety provider is stipulated within the enclosed S185 proforma.

Please ensure that the drawings are illustrated in accordance with the requirements of "Sewers for Adoption, a Design and Construction Guide for Developers" and the attached pro-forma.

You can view your applications and track their progress via the portal on our website. If you have any queries, please contact us at Developer Services on 0800 917 2652 or by e-mail developer.services@dwrcymru.com, quoting our reference number above.

Yours faithfully,



Bryn Roberts
Project Engineer
Developer Services