

Kelly Griffiths
Woodsyde Developments Ltd
Lower Road
Shrewsbury
SY4 3QX

Date: 04/10/2023
Our Ref: PSA2750650

Dear Kelly,

Proposed Section 104 Agreement re. Hullah Farm, Cefn Road, Abenbury LL13 9TT

We refer to your application for an adoption agreement and confirm that your proposals for the adoption of the foul water sewerage proposed to serve the above development are acceptable for inclusion into a Section 104 adoption 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.

For our legal team to prepare the Section 104 agreement you will need to supply the following:

1. Six hard copies (to scale and in colour) of drawing number(s) **(HF-SA-501 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	£511.75
Legal fee	£199.90
Deed of Easement (if applicable)	£0.00
Land Registry registration fee (if applicable)	£20.00
Land Registry disbursement fee (if applicable)	£6.00
Cash bond (based on cost estimate provided)	£4457.10
TOTAL	£5194.75

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

We can consider a cash bond be provided for values no greater than £5,000. Otherwise, and for all bond values in excess of £5,000, surety must be provided by a suitable provider (e.g., an independent bank or financial institution).

Any sewers or lateral drains that will communicate with a public sewer must have a Section 104 agreement in place with us prior to construction.

Failure to comply with the requirements of the legislation may lead to compliance action. When the Section 104 agreement has been completed you will be able to apply for approval to connect to the public sewer network under Section 106 of the Water Industry Act 1991.

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

We're not-for-profit. Every single penny we make goes back into looking after your water and environment. You can contact us in Welsh or English.

Rydym yn gwmni nid-er-elw. Mae pob ceiniog a wnawn yn mynd i ofalu am eich dŵr a'ch amgylchedd. Cysylltwch a ni yn Gymraeg neu'n Saesneg.

Dŵr Cymru Cyf. (No./Rhif 2366777)
A limited Company registered in Wales:
Cwmni cyfyngedig wedi'i gofrestru yng Nghymru:

Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

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Notes:

1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
3. The existing tank and pump arrangement serving the site shall be completely removed. The reception chambers shall be retained and connected to the new foul water pump station.
4. Levels have been taken from the existing chamber notated with a level of 100.00m AAD.
5. A gravity system does not work as there is not sufficient fall available and due to the many services located in the highway carriageway Cefn Road fronting Hullah Farm.
6. The existing foul water sewer has been located and depth obtained by CAT scan detection. Full details will be required at the time of construction to verify outfall levels.
7. The pump station will remain private and in the maintenance arrangements for the care Home, which is under one ownership. The pump main, break chamber and outfall chamber will be offered for adoption under a S104 Agreement with Welsh Water Ltd.
8. Further consideration shall be given to the routing of the initial length of pump main following site inspections prior to any works commencing.
9. The pumping station capacity has been based on Flows and Loads 4.
 - 10 persons at 350 litres = 3,500 litres
 - 13 resident staff at 180 litres = 2,340 litres
 - Total = 5,840 litres.
10. Catchpit/screens to be provided to last manhole prior to entering the adoptable sewers to prevent rubble entering the public network.
11. The drawings, construction and materials will be as per Codes for Adoption and Welsh Minister Standards.
12. The adoptable foul manholes shall not exceed and shall adhere to the specified design levels shown on the drawing.
13. All drainage products and materials used shall be approved by Dwr Cymru Welsh Water.
14. The developer must self vet and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with those set out in Codes for Adoption. The Welsh Ministers Standards and the requirement of DCWW as the Statutory Sewerage Undertaker.
15. Subject to a Section 104 Agreement being complete, a Section 106 application to connect must be made to DCWW the developer shall give minimum 21 days notice prior to connection. The works may only be undertaken by an SSIP Health and Safety approved contractor.
16. The adoptable materials and workmanship conform to Part E of Codes for Adoption.
17. The developer must self-vet and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with those set out in 'Sewers for Adoption 7th Edition, The Welsh Ministers Standards and the requirement of DCWW as the Statutory Sewerage Undertaker.
18. Subject to a Section 104 Adoption Agreement being complete, a Section 106 Application to connect must be made to DCWW the developer shall give 21 days' notice prior to connection. The works may only be undertaken by an SSIP Health and Safety approved contractor.
19. All covers situated in driveway/footways should be BS EN 123 Class B125 and covers situated in the road should be D400 Classification as specified in the Sewers for Adoption 7th Edition.
20. Infill covers are not acceptable on any adoptable drainage.
21. Adoptable drainage is to be Polypipe Polysewer for 100mm and 150mm. If other manufacturer is used, it must be an approved Welsh Water manufacturer/ material.
22. Foul water pumping station is to be in accordance with TT Pumps Specification.

Key:

- Site boundary
- Foul Water Sewer to be offered for adoption (100mmØ and 150mmØ Polypipe Polysewer)
- Foul Water Rising Main to be offered for adoption
- Existing Foul Water Drain (Vitrified Clay Pipe)
- Existing Surface Water Drainage

FWMH
CL 100.900
IL 99.550

CL 100.459

99.126
F2 New 1200mm Ø FWMH
CL 98.930
IL 97.830 (assumed
from scan)

150mm gravity FWS
connection 2.46m 1:80

98.959
98.962
F1 New 1200mm Ø
FW manhole
(break chamber)
CL 98.930
IL 97.861

Washout Chamber
CL 98.991
IL 97.513

80.5m
Vent to manage
odour/septicity.

Inlet Chamber
CL99.978
IL 99.228

CL 100.00
CL 99.965

2100mm Ø Jupiter 2.5m
foul water pump station
(twin pump).
CL 99.960
IL 99.100 (in)

FOUL WATER MANHOLE SCHEDULE

M.H.	COVER	INVERT	DEPTH	SIZE	TYPE	COVER
F1	98.930	97.861	1.069m	1200mmØ	Type 2	675 x 675 D400
F2	98.930	97.830	1.000m	1200mmØ	Type 2	675 x 675 D400

Rev C: Amended to WW Comments KG 12.09.23
Rev B: Amended to WW Comments KG 04.09.23
Rev A: Pumping station amended KG 21.08.23

Woodsyde Developments Limited

Project:
Proposed Development on Land at Hullah Farm
Care Home, Cefn road, Abenbury, Wrexham.
Client:
D C Wolfe
Drawing Title:
Section 104 Agreement Plan
Scale: 1:250 @ A2 Date: June 2023
Drawing No:
HF-SA-501: Rev C

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