

DEED OF VARIATION

THIS DEED OF VARIATION is made the 14th day of December 2021

BETWEEN;-

- (1) **WREXHAM COUNTY BOROUGH COUNCIL** of Guildhall, Wrexham, LL11 1AY ("Council")
- (2) **GLYNDWR UNIVERSITY** of Glyndwr University Plas Coch Campus Mold Road Wrexham LL11 2AW ("Glyndwr")
- (3) **EDWARD HOMES LIMITED** of Suite 2 Cambrian House Lakeside Business Village St David's Park Ewloe CH5 3XA (Company Number 03567576) ("Edward Homes")
- (4) **DBW INVESTMENTS (11) LIMITED** of Unit J Yale Business Village, Ellice Way, Wrexham LL13 7YL (Company Number 8516240) ("DBW")

Background;-

1. Edward Homes completed their purchase of the Property known as the Northern Quarter Plas Coch Mold Road Wrexham LL11 2AW on the 17th September 2021 and title is in the process of being registered under Title Number CYM830760
2. Glyndwr is the owner of Glyndwr University Plas Coch Mold Road Wrexham LL11 2AW registered at the Land Registry under title numbers and WA810067
3. Glyndwr has made a S.73 of the Town and County Planning Act 1990 (as amended) application to the Council to vary condition 11 imposed under Planning Permission code number P/2018/0671 to which application is numbered P/2021/0968 ("the Present Application")
4. The Council is minded to the grant the Present Application on this Deed being entered into.
5. The Council require the Planning Obligation ("the Planning Obligation") of the 15th April 2020 made between the Council (1) Glyndwr University (2) ("Glyndwr") AIB Group UK PLC (3) to be varied
6. AIB Group UK interest in the land known as the Northern Quarter Plas Coch Mold Road Wrexham LL11 2AW ceased on 17th September 2021
7. On the 17th September 2021 Edwards Homes charged the land to be comprised in Title Number CYM830760 to DBW
8. DBW have entered into this Deed in order to give their consent to the same

9. It is agreed that the expressions used in the Planning Obligation shall have the same meaning as in this Deed

Variation

10. The Council and Glyndwr and Edward Homes agree that the Planning Obligation shall be varied by this Deed as follows:-
- i) "Application" means the application for outline planning permission dated 10th August 2018 submitted to the Council for the Development and allocated reference number P/2018/0671 for demolition Of Redundant Student Halls And Outline Application For Up To 410 Residential Units With Access Off B5101 Together With Car Parking, Landscaping And Associated Infrastructure On Surplus Land Within The Overall Plas Coch Academic Campus or any planning application of the Site submitted under s73 of the Town & Country Planning Act 1990 (as amended)
11. Other than the above variation the Planning Obligation shall remain unaltered. Glyndwr, Edward Homes and the Council covenant with each other to observe and perform their respective covenants in the Planning Obligation
12. DBW hereby consent to the Variation

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

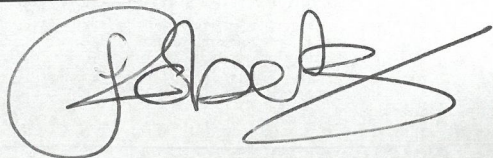
EXECUTED as a DEED by affixing

THE COMMON SEAL of

WREXHAM COUNTY BOROUGH COUNCIL in the presence of:-

Interim **Chief Officer Governance and Customer**

EXECUTED as a Deed by)



257/21

GLYNDWR UNIVERSITY acting by a)

Director and its Secretary or two Directors:-)

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Director

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Director/Secretary

EXECUTED as a Deed by

Edward Homes Limited acting by a

Director

Director

in the presence of

EXECUTED as a Deed by

DBW INVESTMENTS (11) LIMITED

acting by a Director Director

in the presence of