

Chief Transportation & Asset Management Officer/Prif Swyddog Cludiant a Rheoli Asedau
Martin Wright

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Philip Hughes,
Freedon Land Developments Ltd,
Dovah,
67 Bangor Road,
Johnstown,
Wrexham,
LL14 2SR.

Your Ref/Eich Cyf	DMJ/JCM/TLA145
Our Ref/Ein Cyf	24 March 2011
Date/Dyddiad	Mr David James
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"Subject to formal easement"

Dear Mr Hughes,

RE: Proposed surface water sewer easement at Ponciau

I refer further to your telephone conversation on Wednesday 23rd March in respect of the above. I am happy to confirm that the tenant of the Council owned Tŷ Gwyn Farm has indicated his willingness to have the infrastructure laid over part of his farmland in principle. The Council, as landowner, will also be willing to enter into further negotiations with you, with a view to agreeing a permanent easement.

You have indicated that the cost of entering into such an agreement will be a factor in determining whether this proposal, or any alternative option would be followed to enable the development of land off North Road, Ponciau to be progressed. I acknowledge the fact that should the cost of entering into an easement be too high, there would be little advantage to either party in prolonged correspondence on detailed issues. By making some enquiries on other similar agreements that the Council has been involved in, I will contact you again, in the next week or so, to give some indication of the expected cost.

The total cost for you would involve three main headings:-

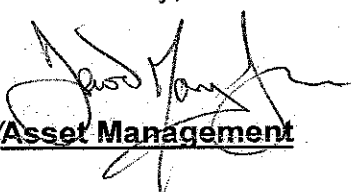
- a). A sum to compensate the Council, as landowner, for the permanent existence of the infrastructure across the farm.
- b). A sum to compensate the farm tenant for any disturbance or loss to his farming activities. (The farmer may request that his agricultural agent negotiates this directly with you).
- c). The Council's Legal/Surveyors costs involved in preparing the formal deed of easement.



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It will be helpful to organise a meeting, preferably on site, to progress matters, and I await your further contact to set this up.

Yours sincerely,


for Asset Management