

Miller Homes Ltd,
Hawthorn House,
Woodlands Park,
Ashton Road,
Newton le Willows,
WA12 0HF

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Your Ref
Our Ref WW/05/34/017/COM

19 Sep. 12

For the attention of Nic Stevens

Dear Nic,

WOONE LANE HOUSING DEVELOPMENT, RIBBLE VALLEY

I refer to your recent correspondence and to the plans enclosed therewith, and would inform you that your submission is now satisfactory for incorporating into a Water Industry Act 1991, Section 104 Agreement, providing that the works can be constructed in full accordance with the acceptable drawings numbered as follows:-

Drainage Layout – 5454/01
Manhole Schedule – 5454/12/1, 2 & 3. 5454/13/1, 2 & 3
Flow control MH – 5454/14
Long Sections – 5454/02
United Utilities Typical Details

Could you please provide me with **one** further full set of each of the above drawings for use on site, when work commences.

The Developer or his contractor is responsible for verifying all existing service positions and levels on site, including those of the existing public sewerage system, before work commences.

Where connections are to be made to existing public sewer manholes, the costs for rebuilding the manhole to United Utilities requirements, if deemed necessary by U.U. Field Staff, must be borne by the developer. If the works cannot be constructed in accordance with the acceptable plans, the developer must submit revised proposals for appraisal before continuing with the works.

Any costs associated with service diversions required to enable the scheme to be carried in accordance with the acceptable drawings must be borne by the developer.

To enable the Section 104 Agreement to be completed, I would be grateful if you could now provide me with **TEN** copies of the coloured up Drainage Layout drawing - Foul Water sewers – Brown, Surface Water sewer – Blue, Combined sewers – Red, Site Boundary – Green and Easement areas Yellow. I will also require:

- ❖ Developer's FULL name (e.g. "Lovells" – not sufficient)
- ❖ Developer's registered address (if a company) or full address if not
- ❖ Company registration number
- ❖ FULL name of surety (e.g. "natwest" – not sufficient), registered address, company registration number.
- ❖ Is the Developer the owner of the land? - if yes, please provide up to date office copy entries and land registry plan for the land shown edged green on the plan – if no, please forward the following:-
 - ❖ FULL name of land owner
 - ❖ Registered address of land owner or if not a company full postal address
 - ❖ Company registration number (if applicable)
 - ❖ Up to date office copy entries and land registry plan for the area shown edged green.
- ❖ Solicitors' or Agents details with full contact name, address, DX address, telephone number and email contact.

EASEMENTS

- ❖ 10 copies of a land registry complaint plan with Full extent of land edged green shown, Scale as near to 1:1250 as possible, North Arrow, Landmarks and road names, Easement strip coloured yellow, No bigger than A3 paper size

Please do not colour highway drainage, existing sewers or private drainage connections, as they do not form part of this agreement

I attach a copy of our 'consent for approval to commence construction of sewers before signing agreement' document for this development. If the developer wishes to commence work on site before the Section 104 Agreement document has been finalised, and providing that there are no live public sewers to be diverted as part of the works, he should complete this form and return with the drawings requested above, together with payment for the Section 104 fee specified on the form.

Full details of this arrangement are in our 'Developers Guide to Wastewater Adoptions' document a copy of which should already have been provided.

The developer must also obtain specific permission to construct any new manhole or make any connections to the public sewerage system. I therefore attach a copy of the Sewer Connection application form, (part 2 only), which the appointed contractor must complete and return to the address on the form.

I look forward to receiving the drawings and information requested above at your earliest convenience, but should you require any further information in the meantime, please do not hesitate to contact me.

Yours Sincerely

Colin O' Mara
Wastewater Adoptions Engineer

**WATER INDUSTRY ACT 1991
SECTION 104 AGREEMENT**

**REQUEST FOR APPROVAL TO COMMENCE CONSTRUCTION OF SEWERS
BEFORE SIGNING OF AGREEMENT**

Development	Woone Lane, Ribble Valley	File Reference	34/017
		Estimated Value	£324,085
		Initial Submission	19 Jul 2012

Developer Miller Homes Ltd,
 Hawthorn House,
 Woodlands Park,
 Ashton Road,
 Newton le Willows,
 WA12 0HF

WHEREAS

- (1) We have submitted plans for the proposed adoption of sewers at the above development pursuant to an agreement under s.104 of the Water Industry Act 1991, and
- (2) The said plans have been approved by or on behalf of United Utilities Water Plc (The Company), and
- (3) Construction of the said sewers would not normally be permitted to commence before the said s.104 agreement had been signed, and
- (4) We have paid the Section 104 fee of **£8,102** required by the Company.

TAKE NOTICE that we request United Utilities Water Plc (The Company) to give permission for the construction of the said sewers before the said s.104 Agreement has been signed on the conditions set out below:-

- (a) We undertake to enter into the said s.104 agreement as soon as is reasonably practicable after the date hereof.
- (b) We undertake to reserve easements in respect of any lengths of the said sewers which are not to be constructed under adoptable highways when selling any plots on the development.
- (c) We undertake to afford access to the development site by duly authorised representatives of the Company for purposes of inspecting the works.
- (d) We undertake to stop off the connection to the existing public sewer until the said s.104 agreement has been signed.
- (e) We acknowledge that in the event of us failing to comply with any of the above undertakings the Company may at its absolute discretion refuse to enter into the said s.104 agreement.

SIGNED:

For and on behalf of :

DATED: