

Bronwyn Henshaw

From: Emma Gill <Emma.Gill@yorkshirewater.co.uk>
Sent: 27 July 2022 14:23
To: Jamie McBride
Cc: Oliver Bottomley; Stewart Brown
Subject: RE: Abbey Road, Shepley H-3-264-556

Yorkshire Water Services Ltd
PO Box 52
Bradford
BD3 7YD

Haigh Huddleston Associates Ltd
Martin Walsh Architectural; 99-103 Leeds Road
Dewsbury
WF12 7BU

j.mcbride@haighhuddleston.co.uk

Fax: 01274 303047
For telephone enquiries ring:
Emma Gill on 0345 120 8482 (Option 1)

25th July 2022

Your Ref:
Our Ref: U018627 / EG

Dear Jamie,

DEVELOPMENT AT: ABBEY ROAD (LAND OFF) SHEPLEY, KIRKBURTON, KIRKLEES, HD8 8BX
DEVELOPER: YORKSHIRE COUNTRY PROPERTIES (SHEPLEY PHASE 1) LIMITED
AGREEMENT UNDER SECTION 104 OF THE WATER INDUSTRY ACT 1991 - H-3-264-556

The design of the scheme is satisfactory for the proposed sewers to be adopted in accordance with an Agreement under Section 104 of the Water Industry Act 1991 and in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption (2021).

I am pleased to confirm that your site has now been issued **Technical Acceptance**.

MODEL SEWER ADOPTION AGREEMENT (MSAA)

You are now able to arrange the preparation of the Model Sewer Adoption Agreement for the site. You have two options:

1. We can prepare the Engrossed Agreements
 - If you would like us to prepare the Engrossed Agreements, please complete, sign and return the attached (link below) 'Request Form to Prepare Engrossed Agreements', with all supporting information.
https://www.yorkshirewater.com/media/uw0nnx4s/41390_developerenquiryforms_agreement_web-07-06-21.pdf
 - Once we are in receipt of the completed form, we will prepare the Engrossed Agreements to be sent out for signing.

- You will be invoiced for this in line with our Charging Arrangements 2021/22.
2. You can prepare the Engrossed Agreements
- If you would like to prepare the Engrossed Agreements, please download the Model Sewer Adoption Agreement from our website (link below)
https://www.yorkshirewater.com/media/txfdsk4m/41390_developerapplicationservices_modelseweradoptionagreement_web-07-09-21.pdf
 - You will need to confirm the details required for the Agreement with us, prior to having them signed by external parties.
 - Once they have been signed by all external parties, please return them to us for signing.

Please confirm how you are going to proceed in relation to the preparation of the Legal Agreements. **Please note that under Code for Adoption a Draft copy of the Agreement is not required.**

DRAWINGS

The drawings that have received **Technical Acceptance** are as follows:

Drawing Reference Number	Drawing Title	Date of Technical Acceptance
E17/7465/524	S104 Layout Drawing	25.07.2022
E17/7465/505 02	Road and Sewer Long-Sections Road 1	25.07.2022
E17/7465/505 01	Road and Sewer Long-Sections Roads 2-3A	25.07.2022
E17/7465/505 03	Road and Sewer Long-Sections Roads 4-6	25.07.2022
E17/7465/006	Standard Manhole Details	25.07.2022
E17/7465/507 Revision A	Manhole Schedules	25.07.2022
E17/7465/008	First Manhole Schedule	25.07.2022
A102 Revision 2	Roof Plan	25.07.2022
E19/7350/511 Revision A	Flow Control Manhole - S14	25.07.2022
SHE-0091-4500-1600-4500	Design Drawing	25.07.2022
SHE-0091-4500-1600-4500	Hydraulic Characteristics	25.07.2022

- Please email all drawings that have received Technical Acceptance to us in PDF format to technical.sewerage@yorkshirewater.co.uk (or post a disc / usb to us).
- Please also post to us three paper copies of the technical accepted S104 layout drawing no. **E17/7465/024 Revision B.**

The drawings that are submitted to us for inclusion within the S104 Agreement should be numbered the same as detailed above. If the drawing numbers are changed with no material changes relating to the design please ensure that a note is included within the revision table - 'This plan No..... is the same as the Technically Accepted (Plan No.....), but the reference number has changed to allow issue to site'. If there are any fundamental changes to the Technically Accepted drawings, then these alterations will need to be fully assessed and accepted before the S104 Agreement will be entered into.

SUPERVISION FEE

YOU WILL RECEIVE AN INVOICE FOR ANY PAYMENTS APPLICABLE – PLEASE DO NOT PAY UNTIL THIS IS RECEIVED

1. The estimated cost of the sewers to be adopted is **£212,150.00**. The 2.5% supervision fee is therefore **£5303.75**. The developer will be invoiced for this sum and any administration fees due shortly.
2. I confirm receipt of the 2.5% supervision fee **£500** for the adoptable sewer works has been paid and received.
3. A charge of **£178** is required for each private connection onto the public sewer(s) (including new adoptable sewer connections to the public sewers). This charge is additional to the 2.5% supervision fees charged by Yorkshire Water for supervision of the adoptable sewer works.
4. On receipt of the complete 'Request Form to Prepare Engrossed Agreements' I will prepare the Section 104 Agreement. There will be an administration charge of **£279** (to include up to three parties to the Agreement). This will be invoiced to the developer.
5. Yorkshire Water reserve the right to recover any additional costs in accordance with our Charging Arrangements 2022/23. Please ensure that all amendments are completed and details provided in your next submission. Due to additional checking of the submission, charges are levied against this application. These charges are **£154** (£77 per hour).

BOND

I understand that the developer wishes to deposit a 'Cash Bond' of £21,215.00 (Bond value of 10% of the cost of the works or minimum of £5,000) for the prospectively adoptable sewers in the Section 104 Agreement. ***Please note that the Section 104 Agreement will only be completed once the Cash Bond has been received.***

Please find attached quotation invoice for the Cash Bond. When making payment, please use the following reference number 61426771.

PRE START INSPECTION MEETING

In accordance with the Code for Adoption (2021), you must now request a **Pre Start Inspection Meeting** with one of our site inspectors. Sewer construction works should not commence on site for the adoptable assets detailed in the Technically Accepted drawings listed above until this meeting has been held.

To arrange a meeting, please complete, sign and return the Request Form (link below) for a Pre Start Inspection Meeting, along with all relevant information including all Health and Safety documents. On receipt of this, we will be pleased to arrange a convenient time for the meeting. The Developer Services inspector at the meeting will be your dedicated point of contact throughout the construction phase of this site.

https://www.yorkshirewater.com/media/y2yflpeu/41390_developerenquiryforms_prestartinspection_w eb-07-06-21.pdf

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Under the provisions of Section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the

treatment and disposal of its contents. Amongst other things this includes construction materials. Contravention of the provisions of Section 111 is a criminal offence.

Please note any approval under Sections 104 or 106 of the Water Industry Act 1991 is not an acceptance in respect to any planning conditions imposed under the Grant of Planning permission. The actual drainage conditions have been set via Yorkshire Water's Land and Planning team. Written confirmation from this team is required detailing the allowable discharge rates from the site which is still outstanding.

If you would like to discuss any of the points contained within this Technical Acceptance letter, please do not hesitate to get in touch.

Yours sincerely,



Emma Gill
Sewer Adoptions
Developer Services

cc: Oliver Bottomley oliver@yorkshirecountryproperties.co.uk; 'Stewart Brown' stewart@yorkshirecountryproperties.co.uk

From: Jamie McBride <j.mcbride@haighhuddleston.co.uk>
Sent: 08 July 2022 13:44
To: Emma Gill <Emma.Gill@yorkshirewater.co.uk>
Cc: Oliver Bottomley <oliver@yorkshirecountryproperties.co.uk>; 'Stewart Brown' <stewart@yorkshirecountryproperties.co.uk>
Subject: Abbey Road, Shepley H-3-264-556

EXTERNAL SOURCE - THINK BEFORE YOU CLICK

Afternoon Emma,

Please find attached our revised drawings for the above development which have now been updated to reflect the phase 2 development area.

I would be grateful if you could review the attached and amend the current Section 104 Agreement to suit.

Should you have any queries please do not hesitate to contact me.

Regards

Jamie McBride

Haigh Huddleston & Associates
j.mcbride@haighhuddleston.co.uk

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Need to talk to us? For the best way to get in touch with us, go to yorkshirewater.com/contact

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