

Section 104 pre-start form with invoice

SECTION 104 WATER INDUSTRY ACT 1991 REQUEST FOR APPROVAL TO COMMENCE CONSTRUCTION OF SEWERS BEFORE ENTERING INTO FORMAL ADOPTION AGREEMENT

Development	Benmore Drive, Manchester	File Reference	04820948
		Estimated Total Value	£174,304
		Bond Total	£17,430.40
		Initial Submission	
Developer	The Casey Group, Rydings ("the Developer") Road, Rochdale, OL12 9PS		

WHEREAS:

- (1) The Developer has submitted plans to United Utilities Water Limited ("the Company") for the proposed adoption of sewers at the above development pursuant to an agreement under s.104 of the Water Industry Act 1991 ("the Agreement");
- (2) The plans have been accepted by or on behalf of the Company;
- (3) Construction of the sewers would not ordinarily be permitted to commence until the Agreement has been legally completed; and
- (1) The Developer has made payment to the Company of the s104 fee in the sum of **£1,416** (please refer to the below invoice for more detail).
- (2) PLEASE TAKE NOTICE that the Developer hereby requests the Company to grant permission for the construction of the sewers in accordance with the plans referred to at (1) above before the legal completion of the Agreement on the conditions set out below:-

The Developer by a person so authorised to do so hereby undertakes:

- (a) to enter into the agreement as soon as reasonably practicable from the date hereof;
- (b) to grant any on-site Deed of Grant PRIOR to plot sales in respect of any on-site easement(s) and to procure the execution of any off-site Deed of Grant required by the Company in connection with any length of prospectively adoptable sewer which is not to be constructed within adoptable highways;
- (c) to afford access to the development site by duly authorised representatives of the Company for purposes of inspecting the works from the date hereof;
- (d) to stop off the connection to the existing public sewer until the Agreement has been legally completed; and
- (e) not to connect to any existing public sewer until an application to connect has been approved by the Company in respect of any proposed connection point.

PLEASE NOTE that non-compliance in respect of any of the points (a)-(e) above may result in the refusal of the Company to enter into the s104 Agreement and the refusal of the Company at its absolute discretion to adopt the sewers as public sewers.

SIGNED: PRINT:

FOR AND ON BEHALF OF: DATED:

Section 104 payment

Inspection fee and invoice



Developer The Casey Group, Rydings Road, Rochdale, OL12 9PS

Date 06/12/2023

Re: Section 104 Development at Benmore Drive, Manchester

To whom it may concern

In order to progress the legal agreement and allow site inspections to commence, please can you raise payment for the above Section 104 application which has now been technically accepted. You can pay by cheque made payable to 'United Utilities Water Ltd' & sent to the address below or by BACS quoting the reference above.

This reference number should be clearly indicated on the transfer so that your payment can be allocated correctly. This payment is non-vatable.

Payment breakdown

Inspection fee (2.5% of the total construction cost)	£4,357.60
Recharge costs (due repeat submissions)	£0.00
Total	£4,357.60
Application fee received (inclusive of printing fees)	£1,416
Remaining payment to be made	£2,941.60

Payment of **£2,415** should be made to;

NatWest Bank

Sort code: 01-09-17

Account number: 58934014

Any issues please contact me as soon as possible.

Regards,

Lewis Barr

Wastewater Developer Services and Metering
United Utilities Water Ltd
2nd Floor Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington
WA5 3LP