

Z.HONLEY LIBRARY ASSET TRANSFER



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

PLANNING PERMISSION FOR DEVELOPMENT SUBJECT TO REGULATION 3

Application Number: 2003/48/90721/W3

To: ESTATES PROPERTY & MARKETS

For: KIRKLEES METROPOLITAN COUNCIL

Description and location of development:

ERECTION OF EXTERNAL STEPS AND RAMP

At: Honley Library Thirstin Road, Honley, Huddersfield.

Date of submission: 25 Feb 2003

In pursuance of its powers under the above mentioned Act and Regulations Kirklees Council (hereinafter called "The Council") hereby granted planning permission for the above development subject to the provisions of REGULATIONS 3 AND 9 and the following condition(s):-

- (1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.
- (2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.
- (3) The materials used shall match those used on the existing building in terms of type, colour, texture and scale.
- (4) The proposed handrails shall be painted black unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:-

- (1) Pursuant to Section 91 of the Town and Country Planning Act 1990.
- (2) So as to ensure the satisfactory appearance of the development on completion and to accord with Policy BE2 of the Unitary Development Plan.
- (3/4) In the interests of visual amenity and to accord with Policy BE2 of the Unitary Development Plan.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Dated: 10 Apr 2003

Signed:



Keith Faragher
Head of Planning Services

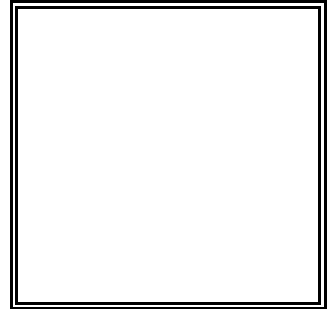
Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR

AMP Condition Survey Report A1105010 - Honley Library

A1105010 - Main Building

West Avenue/Lane Head, Honley, Holmfirth, HD9 6HF



Premise GFA (m2) 133

Date of survey 10/06/2009 **Construction year** 1930

Executive Summary

1930's single storey cavity constructed building with stone/render finished outer leaf fixed beneath hipped slate tile roofs. Ramp access to main entrance, automatic aluminium main entrance doors and external fire escape refuge added in 2004.

Property suffering from vandalism to rainwater pipes.

Gutters to all elevations require inspection /cleaning out and repairs to joints where applicable.

The boiler plant is in good condition.

The rads are OK but are on a one pipe circuit and a number of rad stems are very corroded and leaking. The pipework, although elderly, generally appears to be in a sound condition.

The electrical installation is in sound condition for its age however luminaires should be replaced & consideration given to installing emergency lighting to public areas.

Building and Block Area Details

The chart below displays the breakdown of blocks making up the site. Each block reference is used to group room data and condition information. The referencing is split into 2 parts eg 01/02, where the first part (01) is the building reference and the second part (02) is the block reference within the building.

Block Reference/ Name	Construction Type	GFA (m2)	Construction Year
A1105/01 Main Building	Permanent Build	133	0
A1105/02 Site	External Area	688	1900

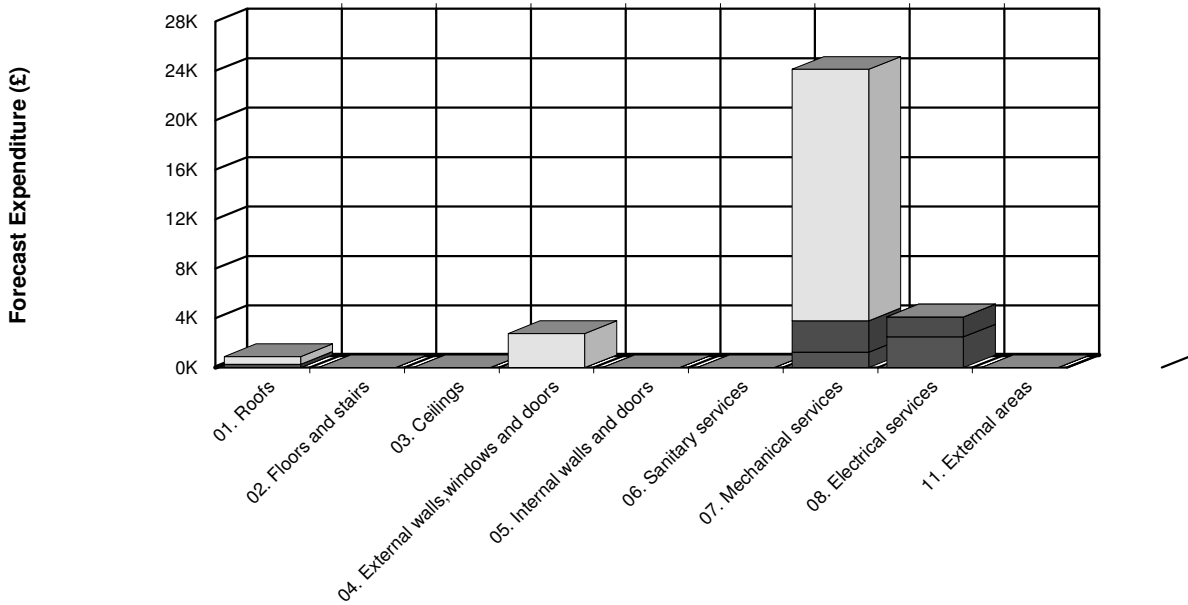
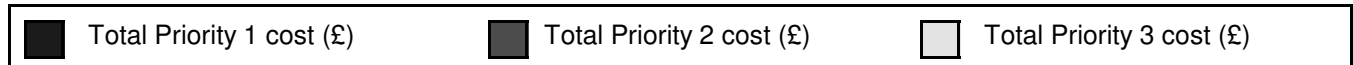
AMP Condition Survey Report A1105010 - Honley Library

Cost Summary by Element

The chart below displays the total forecast expenditure need for the **whole** property based on the condition survey. Each cost is summarised against the standard element description as defined by the DFES. The costs are subtotalled by priority 1,2 and 3 to indicate the urgency of the work required (where 1 is the most urgent).

Element	Priority 1	Priority 2	Priority 3	Total
01. Roofs	0.00	265.65	619.85	885.50
02. Floors and stairs	0.00	0.00	0.00	0.00
03. Ceilings	0.00	0.00	0.00	0.00
04. External walls, windows and doors	0.00	0.00	2,757.70	2,757.70
05. Internal walls and doors	0.00	0.00	0.00	0.00
06. Sanitary services	0.00	0.00	0.00	0.00
07. Mechanical services	1,265.00	2,530.00	20,329.82	24,124.82
08. Electrical services	2,485.73	1,619.20	0.00	4,104.93
11. External areas	0.00	0.00	0.00	0.00
Grand total	3,750.73	4,414.85	23,707.37	31,872.94

Cost Summary Chart



AMP Condition Survey Report A1105010 - Honley Library

Summary of Total Cost by Block

The chart below displays the total forecast expenditure for **each block** within the property. Each cost is summarised against the standard element description as defined by the DFES. The costs are subtotalled by priority 1,2 and 3 to indicate the urgency of the work required.

A1105/01 Main Building - Permanent Build, 133m2	Priority 1	Priority 2	Priority 3	Total
01. Roofs	0.00	265.65	619.85	885.50
04. External walls, windows and doors	0.00	0.00	2,757.70	2,757.70
07. Mechanical services	1,265.00	2,530.00	20,329.82	24,124.82
08. Electrical services	2,485.73	1,619.20	0.00	4,104.93
Sub total for A1105/01 Main Building - Permanent Build, 133m2	3,750.73	4,414.85	23,707.37	31,872.94

Report No.: J056657
Nature of Work: Management Survey
Issue Date: 25/11/2016
Client Name: Kirklees Council
Asset Maintenance (Asbestos), Room EG9, Flint Street
Depot, Flint Street, Fartown, Huddersfield, HD1 6LG
Site Address: Honley Library, West Avenue, Honley, Holmfirth, HD9 6HF



Order Placed By: Kate Yates
Site Contact: Site Manager
Date(s) of Work: 28/10/2016
UPRN: A1105
Project Ref: CLA790568
Technical Manager: Mr C Reeves BSc (Hons) CCP Asbestos
Assistant Surveyor(s): Not Applicable
Lead Surveyor:

Authorised Signatory:



Handwritten signature of Mr D Othen.

Mr D Othen
Asbestos Surveyor and Analyst



Handwritten signature of Mrs N Griffiths.

Mrs N Griffiths
Asbestos Quality Checker
25 Nov 2016

*Non-accredited tests are present within this report.

Wakefield Office:
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1.0 Introduction & Scope of Work

A management survey in line with HSG264 Asbestos: The Survey Guide was carried out internally and externally to the property.

1.1 Aims & Objectives

The purpose of the management survey was to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

1.2 Caveats, Restrictions & Inaccessible Areas

The value and usefulness of a survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope (HSG264).

If any rooms were not accessed during the inspection, they will be indicated on the building plans (in white block) in section 5.

Where a room was accessed but specific elements within the room could not be inspected, caveats and their justification will be detailed in section 7.

It is strongly recommended that the client reviews the (general) caveats noted in sections 1.3 and/or 1.4 below, as well as the (room-specific) caveats cited in sections 5 and 7 as soon as possible upon receipt of the report. If the extent of access is less than required, the client should advise the Technical Management Team to arrange additional inspection work as necessary.

1.3 Pre-agreed Caveats:

Representative access only will be made into voids etc. Where access panels have been screwed shut, reasonable efforts will be made to remove, investigate beyond and replace. Where access panels are difficult to open (i.e. paint-sealed, nailed in place, or secured with screws with rounded-off heads), they will not be accessed during a management survey unless specifically requested in the clients written instruction.

Inspection beneath carpets and other fitted floor coverings to identify the presence of ACMs (i.e. floor tiles etc) or to locate access hatches will only be made during a management survey if the carpet can easily be lifted and replaced without causing a trip hazard to the buildings occupants.

Loft spaces will only be fully inspected if suitable walkboards are present to provide safe access, and safe access is available to gain entry. Should no walk boards be present, a cursory inspection will be conducted from the access hatch.

Standard ladder access will be made to a height of 4m from ground level unless the client specifically requests (when the work is being planned) that access above 4m will be required.

Unless a suitable electrical isolation certificate can be provided for the site, electrical boxing, heaters etc will not be accessed internally.

Items of plant (including boilers etc) will only be inspected internally where specifically requested in the clients written instruction and a suitable isolation certificate can be provided.

1.4 Surveyor Imposed Caveats:

No safe access to metal frames within skylights in Room 1 due to no working platform.

No safe access to Roofs 01-03.

No safe access above 4 metres.

1.5 UKAS Accreditation

Bradley Environmental are accredited by UKAS to both ISO17025 (testing) and ISO17020 (inspections). Please note that the following are outside the scope of UKAS Accreditation:

- Opinions & interpretations;
- Likelihood of disturbance risk assessment;
- Recommendations;
- The sample references cited in section 8.0.

1.6 'Licensable' Abatement

Where an asbestos-containing material is stated as being licensable within section 4 of this report, this is merely a qualified opinion and may not in practice be an absolute fact.

1.7 Extent of ACM Identified

Please note that the extents cited within this report are an approximation only and should not be used for the purposes of quoting asbestos removal works.

1.8 Presumption or Identification of ACMs

Where suspect materials have been located during this investigation, their asbestos content (or otherwise) will have been determined as follows:

A sample of the material will have been taken by the surveyor during the survey. This sample will then have been **analysed using polarised light microscopy** (PLM) to determine its asbestos content.

A material's asbestos content will have been **strongly presumed** where a visual inspection by the lead surveyor indicates the material is visually similar to other items present within the building which have been confirmed to contain asbestos (or otherwise) using PLM.

A material's asbestos content will have been **presumed** where it cannot be accessed or inspected.

2.0 Recommendations

Please note that where a management survey was carried out, individual recommendations related to safe management of each ACM has been cited by the surveyor in section 4.0.

Where a refurbishment or demolition survey was carried out, the recommendation for each item has been defaulted to 'program removal' in line with Regulation 7 of CAR2012.

Report No.: J056657
Issue Date: 25/11/2016



3.0 Executive Summary

As required by HSG264 Asbestos: The survey guide, the following sections contain an executive summary of the survey findings.

3.1 Executive Summary of Asbestos Containing Materials (ACMs) - Room Number Order

The following pages show an executive summary of the ACMs located during these works sorted by room number order.

Item No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
3	Ground Floor	A1105	03	Asbestos Reinforced plastic electrical housing	Chrysotile	Analysis of sample using PLM	1 unit	C8	Monitor Condition / REMOVE if affected by scheduled work

3.2 Executive Summary of Non-Asbestos Material - Room Number Order

The following pages show a summary of non-asbestos materials located during these works.

Item No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
1	Ground Floor	A1105	01	Thermoplastic floor tiles (Beige)	No Asbestos Detected	Analysis of sample using PLM	111 sq m	E0	Not applicable
2	Ground Floor	A1105	02	Thermoplastic floor tiles (Beige)	No Asbestos Detected	Strongly presumed	1 sq m	E0	Not applicable
4	Ground Floor	A1105	04	Thermoplastic floor tiles (Beige)	No Asbestos Detected	Strongly presumed	10 sq m	E0	Not applicable
5	E - External	A1105	Elev 09	Window putty	No Asbestos Detected	Analysis of sample using PLM	Throughout	E0	Not applicable

4.0 Item Register & Management Report


The following pages show a register of all suspect materials located during this investigation, which includes a photographic record of each item along with individual risk assessment scores.

Please note that where an item number has been assigned to an intrusion photo reference, it will not appear in this section of the report, but will be shown on the annotated site plans within the intrusion photo appendix.

Location:	01	Block:	A1105	Floor Level: Ground Floor
Item No.:	1	Sample No.:	CQ001130	
Item:	Thermoplastic floor tiles (Beige)			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	Ms R Jones	Extent:	111 sq m	
Comments: Under carpet				


Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Licensable: Not applicable Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	02	Block:	A1105	Floor Level: Ground Floor
Item No.:	2	Sample No.:	As CQ001130	
Item:	Thermoplastic floor tiles (Beige)			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Strongly presumed		
Sample Analysed By:	Not applicable	Extent:	1 sq m	
Comments:				


Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Licensable: Not applicable Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	03	Block:	A1105	Floor Level: Ground Floor
Item No.:	3	Sample No.:	CQ001131	
Item:	Asbestos Reinforced plastic electrical housing			
Asbestos Content:			Result Based on:	
Chrysotile		Analysis of sample using PLM		
Sample Analysed By:	Ms R Jones	Extent:	1 unit	
Comments:				


Material Assessment Total Score: 3		Likelihood of Disturbance Assessment Total Score: 5		Management Assessment Licensable: No Recommendations: Monitor Condition / REMOVE if affected by scheduled work Reinspection Interval: 12 Months Overall Risk Category: C8
Product Type:	1 (Asbestos reinforced plastic)	Location:	2 (Rooms up to 100 sq m)	
Condition:	1 (Minor scratches)	Accessibility:	2 (Easily disturbed)	
Surface Treatment:	0 (Composite material)			
Asbestos Type:	1 (Chrysotile)	Extent Score:	1 (<10 sq m or 10m pipe run)	

Management Detail

Location:	04	Block:	A1105	Floor Level: Ground Floor
Item No.:	4	Sample No.:	As CQ001130	
Item:	Thermoplastic floor tiles (Beige)			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Strongly presumed		
Sample Analysed By:	Not applicable	Extent:	10 sq m	
Comments: Under carpet				

Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Licensable: Not applicable Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	Elev 09	Block:	A1105	Floor Level: E - External
Item No.:	5	Sample No.:	CQ001132	
Item:	Window putty			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	Ms R Jones	Extent:	Throughout	
Comments: Timber framed				

Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Licensable: Not applicable Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Report No.: J056657
Issue Date: 25/11/2016



5.0 Annotated Building Plans

Diagrams included:

Plan(s) supplied by client.

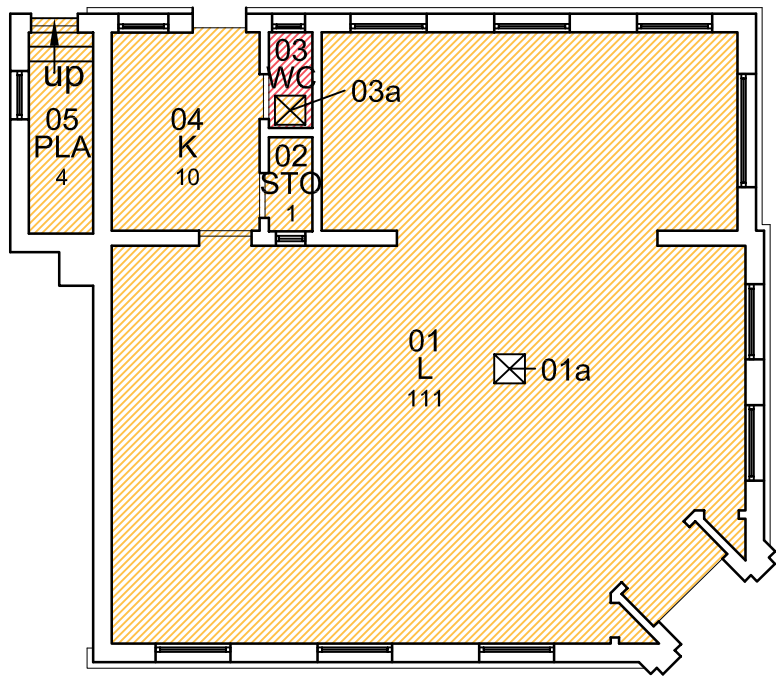
A1105/CLA790568/004/01

A1105/CLA790568/004/02

200

100

Plotted by Sliversedge on 24-Nov-16 10:54:57 AM at 1:1 plot scale



0,0





Microfilm Registration Marks

100

200

Notes

Asbestos Shading Information

	Asbestos present (See survey report)		Asbestos free (Post 2000 construction only)
	Asbestos not found (See survey report)		Area not surveyed (See survey report)

Disclaimer

Within the scope of the survey all reasonable efforts were made to identify ACMs. However, asbestos is sometimes concealed within the fabric of buildings and is impossible to identify during surveys. Therefore, it must always remain a possibility that further ACMs may be discovered. Plans must be viewed in conjunction with the full written report. All works must be undertaken in line with the CAMP and PAMP.



Directorate

KIRKLEES COUNCIL

Premise

HONLEY LIBRARY, WEST AVENUE
HONLEY, HOLMFIRTH
HD9 6HF

Drawing Title





GROUND FLOOR LEVEL
ASBESTOS PLAN

A3	Scale NTS	Drawn D OTHEN 28 OCT 2016	Checked
	<small>Cad Ref o:\active\kirklees council\autocad drawings\annotated\ numbers\056657 - honley library, west avenue, honley, holmfirth\056657 - honley library, west avenue, honley, holmfirth</small>		

Reference No. A1105	Drawing No. 004/01	Revision
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Notes

Asbestos Shading Information

	Asbestos present (See survey report)		Asbestos free (Post 2000 construction only)
	Asbestos not found (See survey report)		Area not surveyed (See survey report)

Disclaimer

Within the scope of the survey all reasonable efforts were made to identify ACMs. However, asbestos is sometimes concealed within the fabric of buildings and is impossible to identify during surveys. Therefore, it must always remain a possibility that further ACMs may be discovered. Plans must be viewed in conjunction with the full written report. All works must be undertaken in line with the CAMP and PAMP.



Directorate

KIRKLEES COUNCIL

Premise

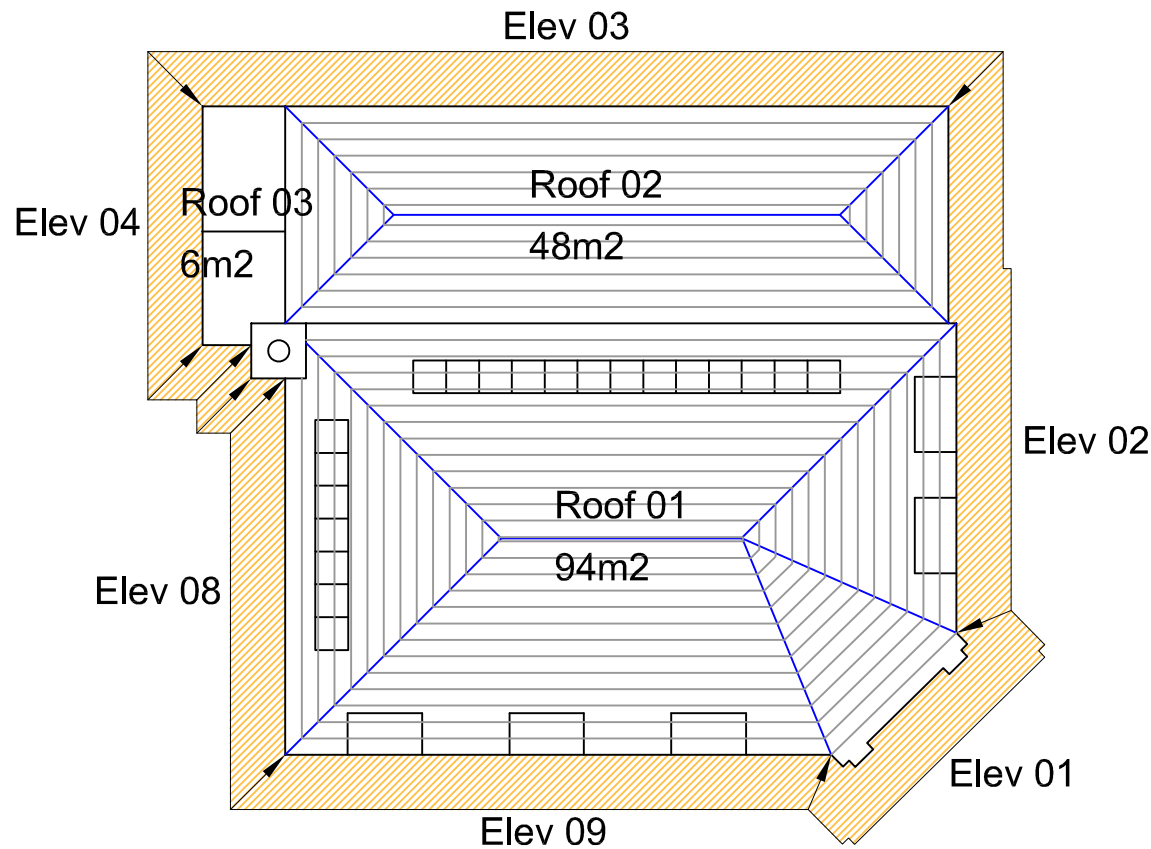
HONLEY LIBRARY, WEST AVENUE
HONLEY, HOLMFIRTH
HD9 6HF

Drawing Title

ROOF LEVEL
ASBESTOS PLAN

A3	Scale	Drawn	Checked
	NTS	D OTHEN	
Cad Ref		28 OCT 2016	
o:\active\kirklees council\autocad drawings\annotated\ numbers\056657 - honley library, west avenue, honley, holmfirth\056657 - honley library, west avenue, honley, holmfirth			

Reference No.	Drawing No.	Revision
A1105	004/02	



200

100

Plotted by Sliversedge on 24-Nov-16 10:55:14 AM at 1:1 plot scale

0,0

Microfilm Registration Marks

100

200

300

Report No.: J056657
Issue Date: 25/11/2016



6.0 Room Description Report

Block:	Room:	Floor Level:	Ceiling:	Walls:	Floor:	Other:
A1105	01	Ground Floor	Plaster	Plaster to brickwork	Thermoplastic floor tiles under carpet to timber floor boards	Bare metal heating pipes, perspex skylights to metal throughout
A1105	01a Void above room 1	L - Loft	Not Applicable	Not Applicable	Not Applicable	Access will require a tower platform
A1105	02	Ground Floor	Plaster	Plaster to brickwork	Thermoplastic floor tiles to timber floor boards	Metal grid to ceiling, timber panel to back of door
A1105	03	Ground Floor	Lath and plaster	Plaster	Modern vinyl to timber	Plastic cistern
A1105	03a roof void above room 3	L - Loft	Slate roof tiles	Brick	Lath and plaster	Metal conduit enclosing cables
A1105	04	Ground Floor	Plaster	Plaster to brickwork	Thermoplastic floor tiles to timber floor boards	Electrical meter enclosed within timber boxing high level mains cable, timber panel to door in store 02, modern sink pad

Block:	Room:	Floor Level:	Ceiling:	Walls:	Floor:	Other:
A1105	05	Ground Floor	Lath and plaster	Brick painted	Concrete	Modern boiler and metal flue, fibre glass insulation enclosed with plastic to metal pipework / foam lagged pipework, gas meter on timber shelf, bituminous cable wrap
A1105	Elev 01 - 04 & 08	E - External	Not Applicable	Brick / pebble dash render	Concrete / grass	Timber soffits and fascias, plastic rain water goods, cast iron soil stack, perspex skylights to metal frame
A1105	Elev 09	E - External	Slate roof tiles	Brick / pebble dash render	Concrete / grass	Timber soffits and fascias, plastic rain water goods, cast iron soil stack, perspex skylights to metal frame
A1105	Roofs 01 - 03	E - External	Slate roof tiles	Not Applicable	Not Applicable	No safe access

Report No.: J056657
Issue Date: 25/11/2016



7.0 Room Access Report

Please note that this section of the survey report documents the general building materials recorded on a room by room basis by the surveyor while undertaking the inspection in line with our ISO17020 UKAS Accreditation. It has not been designed to use as a register for asbestos materials. Please refer to the asbestos register and/or summary section of this report for details of the ACMs located during this investigation.

Block:	Room:	Floor Level:	Surveyed:	Areas Not Accessed:	Reason For No Access:
A1105	01	Ground Floor	Partially accessed	No safe access within metal frames to skylights	Due to no working platform for access
A1105	01a Void above room 1	L - Loft	Not accessed	01a Void above room 1	Access will require a tower platform
A1105	02	Ground Floor	Accessed	None	Not Applicable
A1105	03	Ground Floor	Accessed	None	Not Applicable
A1105	03a roof void above room 3	L - Loft	Accessed	None	Not Applicable
A1105	04	Ground Floor	Partially accessed	Internally to electrics	Live and connected
A1105	05	Ground Floor	Partially accessed	Mains cable bituminous wrap	Live and connected
A1105	Elev 01 - 04 & 08	E - External	Partially accessed	Plus 4 metres	No safe access
A1105	Elev 09	E - External	Partially accessed	Plus 4 metres	No safe access
A1105	Roofs 01 - 03	E - External	Not accessed	Roofs 01 - 03	No safe access

8.0 Bulk Analysis Results

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Kirklees Council
Address: Asset Maintenance (Asbestos)
 Room EG9
 Flint Street Depot
 Flint Street
 Fartown
 Huddersfield
 HD1 6LG

Site Honley Library
Address: West Avenue
 Honley
 Holmfirth
 HD9 6HF

Samples Received: 28/10/2016

Issue Date: 31/10/2016

Order Placed By: Kate Yates

Sampled By: Mr D Othen

Analysed on: 31/10/2016

Authorised Signatory: 

Job Title: Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation					
Report No.: J056657					
Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
CQ001130	-	01	Thermoplastic floor tiles (Beige)	No Asbestos Detected	Ms R Jones
CQ001131	-	03	Asbestos Reinforced plastic electrical housing	Chrysotile	Ms R Jones
CQ001132	-	Elev 09	Window putty	No Asbestos Detected	Ms R Jones

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. The report should not be reproduced except in full, without written approval of the laboratory.

Analysed at:
 Wakefield Office:
 Parkway House, Wakefield Road
 Ossett, Wakefield, West Yorkshire
 WF5 9JD
 Tel: 01924 274 777 Fax: 01924 283 620
 Email: sales@bradley-enviro.co.uk

END OF REPORT



1155

9.0 Risk Assessment Algorithms

Once an asbestos item has been identified, Regulation 4 of CAR2012 requires that a risk assessment be undertaken on the material. The risk assessment contained within this report is based on the **material assessment algorithm**, as defined in HSG264, and the **likelihood of disturbance algorithm** which is *part* of the priority assessment as defined in HSG227.

The score for each assessment is added together to provide an **overall risk rating** based on the material's ability to release airborne fibre *and* the risk of it being disturbed. This overall risk category is shown in section 9.3.

9.1 Material Assessment

The material assessment algorithm provides a numerical indication of the ability of an ACM to release airborne asbestos fibre, if disturbed. A risk category score of between 2 and 12 is assigned to each ACM as shown below:

- < 5 Very low hazard
- 5 & 6 Low hazard
- 7 - 9 Medium hazard
- > 9 High hazard

The table below shows how the individual material assessment scores are calculated:

	SCORE 0	SCORE 1	SCORE 2	SCORE 3
Product type		Composite materials, reinforced plastics, felts, textured coating and asbestos cement (AC) products	Low density boards (i.e. AIB), gaskets, textiles	Sprays, insulation, loose asbestos, mattresses and packing
Extent of damage/deterioration	Good condition: no visible damage	Low damage: a few scratches or damaged edges	Medium damage: significant breakage of materials or several small areas of damage revealing loose fibres	High damage or delamination of materials, sprays and insulation. Visible asbestos debris
Surface treatment	Composite materials, reinforced plastics, textured coating, felts etc	Painted, encapsulated AIB & AC. Enclosed AIB, AC, sprays & lagging, Unencapsulated AC	Unencapsulated AIB. Encapsulated sprays and insulation	Unencapsulated sprays and insulation
Asbestos type		Chrysotile	Amphibole asbestos excluding crocidolite	Crocidolite

9.2 Likelihood of Disturbance Assessment

The likelihood of disturbance algorithm provides a numerical value which helps assess how likely an ACM is to be disturbed.

The following table has been extracted from HSG227 (A comprehensive guide to Managing Asbestos in premises):

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
LOCATION	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100 sq. m
	3	Confined spaces
ACCESSIBILITY	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
EXTENT/AMOUNT	0	Small amounts or items (i.e. strings, gaskets etc)
	1	<10 sq m or < 10 linear metre pipe run
	2	>10 - <50 sq m or >10m - <50 linear metre pipe run
	3	>50 sq m or >50 linear metre pipe run

9.3 Overall Risk Category

It is recommended that where practicable to do so, the Dutyholder aims to reduce the risk associated with all ACMs to a grade C (low) or D (very low).

Risk Category	Risk	Score Range	Comments and Recommendations
A	High	16+	<p>It is very likely that crumbly loose asbestos may be disturbed releasing a significant quantity of fibres.</p> <p>Plans for urgent remedial work, including possible removal, are required and access to the area should be limited to adequately trained personnel.</p>
B	Medium	11-15	<p>Fibres may be released if the material is further damaged or disturbed.</p> <p>A programme of remedial work (which may include removal) should be planned. Until then, some emergency repairs may be required.</p> <p>The material's condition should be monitored periodically.</p>
C	Low	7-10	<p>Little likelihood of fibres being released under normal conditions, either because of the location of the materials or because the type of material present will only release very low levels of fibres.</p> <p>Immediate work is not needed and any removal can be planned with a suitable timescale. The material should be inspected and assessed at suitable intervals (at least annually).</p>
D	Very Low	<7	<p>Little likelihood that fibres will be released. The material will only need removal if serious damage/deterioration is detected in the future.</p> <p>The material should be inspected and assessed at suitable intervals (at least annually).</p>
E	No asbestos detected	0	No asbestos detected

DISCLAIMER

Bradley Environmental Consultants Ltd have undertaken surveying, sampling and analysis following in-house documented methods, which involve systematic access, inspection and reporting. It is not possible to guarantee that all asbestos will be located within a specified site and we accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being located which are *outside the scope of this survey*.

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Bradley Environmental - Additional Services

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- Management asbestos surveys;
- Refurbishment & demolition asbestos surveys;
- Preparation of Asbestos Management Plans;
- Labelling programmes;
- Cost-effective remedial advice;
- Preparation of removal specifications;
- Evaluation & selection of licensed asbestos removal contractors;
- Preparation of tender documentation;
- Assessment and critical evaluation of method statements;
- Air monitoring during asbestos removal projects;
- Issuing certificates of re-occupation following asbestos removal works;
- Annual re-inspection of ACMs to update the asbestos register.

If you would like any further information regarding your survey, the implementation of a suitable management plan, or any other asbestos-related issue, please do not hesitate to contact us.

Birmingham: (Head Office)	0121 550 0224	Mr Chaz Reeves
Wakefield: (Northern Office)	01924 274 777	Mr Darren Ely
Blackpool: (North West Office)	01253 405 396	Mr Chris Horrocks
St Asaph: (North Wales Office)	01745 585 587	Mr Richard Murphy

Report No.: J061755
Nature of Work: Refurbishment Survey
Issue Date: 27/01/2017
Client Name: Kirklees Council
Asset Maintenance (Asbestos), Room EG9, Flint Street
Depot, Flint Street, Fartown, Huddersfield, HD1 6LG
Site Address: Honley Library, West Avenue, Honley, Holmfirth, HD9 6HF



Order Placed By: Mark Varley
Site Contact: Not Supplied
Date(s) of Work: 24/01/2017
UPRN: A1105
Project Ref.: LR790822
Technical Manager: Mr C Reeves BSc (Hons) CCP Asbestos
Assistant Surveyor(s): Not Applicable
Lead Surveyor:

Authorised Signatory:



Mr K Towers
Asbestos Surveyor



Mr D Ely CCP (Asbestos)
Technical Manager
31 Jan 2017

*Non-accredited tests are present within this report.

Wakefield Office:
Parkway House, Wakefield Road
Ossett, Wakefield, West Yorkshire
WF5 9JD
Tel: 01924 274 777 Fax: 01924 283 620
Email: sales@bradley-enviro.co.uk



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1.0 Introduction & Scope of Work

- 1.1 Aims & Objectives
- 1.2 Caveats, Restrictions & Inaccessible Areas
- 1.3 Pre-agreed Caveats
- 1.4 Surveyor Imposed Caveats
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- 1.7 Extent of ACM Identified
- 1.8 Presumption or Identification of ACMs

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- 3.1 Asbestos Containing Materials (ACMs) - Room Number Order
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4.0 Item Register & Management Report

5.0 Annotated Building Plans

6.0 Room Description Report

7.0 Room Access Report

8.0 Bulk Analysis Results

9.0 Intrusion Photographs

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- 10.1 Material Assessment
- 10.2 Likelihood of Disturbance Assessment
- 10.3 Overall Risk Category

1.0 Introduction & Scope of Work

A refurbishment survey in line with HSG264 Asbestos: The Survey Guide was carried out internally to room 04 prior to the refurbishment of the kitchen.

1.1 Aims & Objectives

The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of all suspect ACMs prior to refurbishment.

This survey was conducted for the specific project(s) stated above. Additional or alternative tasks over and above that mentioned will require a supplementary investigation to identify further ACMs that could potentially be disturbed by the task(s) at hand.

1.2 Caveats, Restrictions & Inaccessible Areas

The value and usefulness of a survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope (HSG264).

If any rooms were not accessed during the inspection, they will be indicated on the building plans (in white block) in section 5.

Where a room was accessed but specific elements within the room could not be inspected, caveats and their justification will be detailed in section 7.

It is strongly recommended that the client reviews the (general) caveats noted in sections 1.3 and/or 1.4 below, as well as the (room-specific) caveats cited in sections 5 and 7 as soon as possible upon receipt of the report. If the extent of access is less than required, the client should advise the Technical Management Team to arrange additional inspection work as necessary.

1.3 Pre-agreed Caveats:

Unless a suitable electrical isolation certificate can be provided for the site, electrical boxing, heaters etc will not be accessed internally.

Items of plant (including boilers etc) will only be inspected internally where specifically requested in the clients written instruction and a suitable isolation certificate can be provided.

Where asbestos contamination (or other hazard) is likely in voids or confined spaces, access will be minimal unless specifically requested in the clients written instruction.

No access will be required beyond ACMs (i.e. into voids or cavities etc) where the services of a licensed asbestos removal contractor would be required to provide safe access.

1.4 Surveyor Imposed Caveats:

No surveyor imposed caveats were noted during the survey.

1.5 UKAS Accreditation

Bradley Environmental are accredited by UKAS to both ISO17025 (testing) and ISO17020 (inspections). Please note that the following are outside the scope of UKAS Accreditation:

- Opinions & interpretations;
- Likelihood of disturbance risk assessment;
- Recommendations;
- The sample references cited in section 8.0.

1.6 'Licensable' Abatement

Where an asbestos-containing material is stated as being licensable within section 4 of this report, this is merely a qualified opinion and may not in practice be an absolute fact.

1.7 Extent of ACM Identified

Please note that the extents cited within this report are an approximation only and should not be used for the purposes of quoting asbestos removal works.

1.8 Presumption or Identification of ACMs

Where suspect materials have been located during this investigation, their asbestos content (or otherwise) will have been determined as follows:

A sample of the material will have been taken by the surveyor during the survey. This sample will then have been **analysed using polarised light microscopy** (PLM) to determine its asbestos content.

A material's asbestos content will have been **strongly presumed** where a visual inspection by the lead surveyor indicates the material is visually similar to other items present within the building which have been confirmed to contain asbestos (or otherwise) using PLM.

A material's asbestos content will have been **presumed** where it cannot be accessed or inspected.

2.0 Recommendations

Please note that where a management survey was carried out, individual recommendations related to safe management of each ACM has been cited by the surveyor in section 4.0.

Where a refurbishment or demolition survey was carried out, the recommendation for each item has been defaulted to 'program removal' in line with Regulation 7 of CAR2012.

Report No.: J061755
Issue Date: 27/01/2017



3.0 Executive Summary

As required by HSG264 Asbestos: The survey guide, the following sections contain an executive summary of the survey findings.

3.1 Executive Summary of Asbestos Containing Materials (ACMs) - Room Number Order

The following pages show an executive summary of the ACMs located during these works sorted in room number order.

Item No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
-----------	--------------	----------------	-----------	-------	----------------------	--------------------------	---------	-------------------	------------------

There
were no
results
found.

3.2 Executive Summary of Non-Asbestos Material - Room Number Order


The following pages show a summary of non-asbestos materials located during these works.

Item No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
1	Ground Floor	A1105	04	Vinyl beneath carpet	No Asbestos Detected	Analysis of sample using PLM	8 sq m	E0	Not applicable
2	Ground Floor	A1105	04	Bitumen sink pad(s)	No Asbestos Detected	Analysis of sample using PLM	1 unit	E0	Not applicable

4.0 Item Register & Management Report


The following pages show a register of all suspect materials located during this investigation, which includes a photographic record of each item along with individual risk assessment scores.

Please note that where an item number has been assigned to an intrusion photo reference, it will not appear in this section of the report, but will be shown on the annotated site plans within the intrusion photo appendix.

Location:	04	Block:	A1105	Floor Level: Ground Floor
Item No.:	1	Sample No.:	CC004617	
Item:	Vinyl beneath carpet			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	Mrs L Aveyard	Extent:	8 sq m	
Comments:				

Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Licensable: Not applicable Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	04	Block:	A1105	Floor Level: Ground Floor
Item No.:	2	Sample No.:	CC004618	
Item:	Bitumen sink pad(s)			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	Mrs L Aveyard	Extent:	1 unit	
Comments:				

Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Licensable: Not applicable Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Report No.: J061755
Issue Date: 27/01/2017



5.0 Annotated Building Plans

Diagrams included:





Plan(s) supplied by client.

A1105/LR790822/004/01

4078 - Rev D - Client provided proposed plan

Notes

Asbestos Shading Information

	Asbestos present (See survey report)		Asbestos free (Post 2000 construction only)
	Asbestos not found (See survey report)		Area not surveyed (See survey report)

Disclaimer

Within the scope of the survey all reasonable efforts were made to identify ACMs. However, asbestos is sometimes concealed within the fabric of buildings and is impossible to identify during surveys. Therefore, it must always remain a possibility that further ACMs may be discovered. Plans must be viewed in conjunction with the full written report. All works must be undertaken in line with the CAMP and PAMP.



Directorate

KIRKLEES COUNCIL

Premise

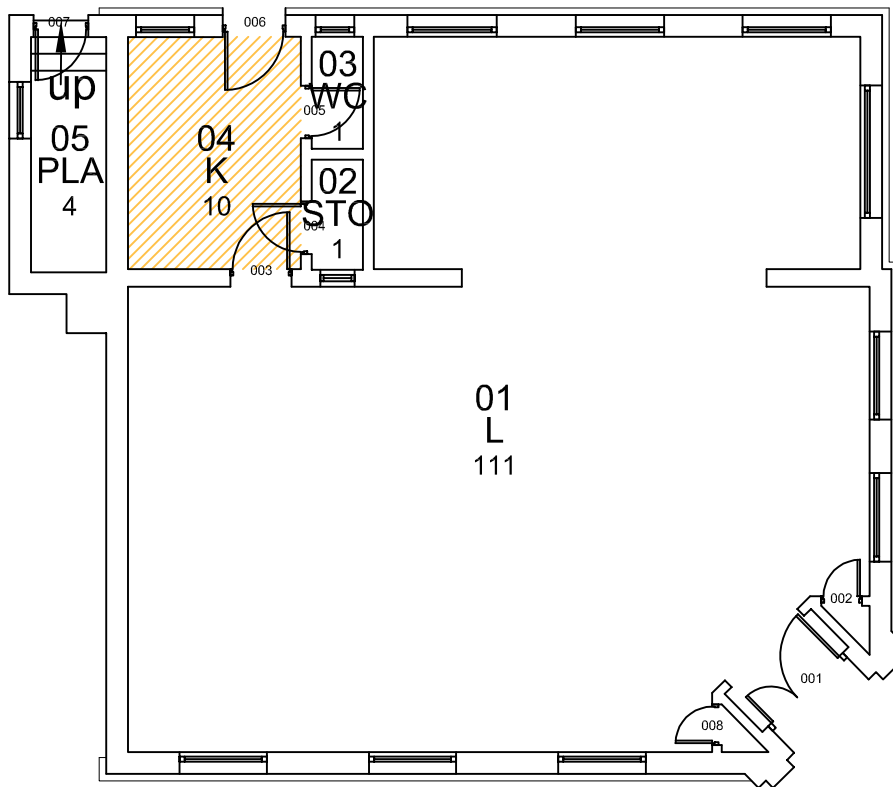
HONLEY LIBRARY
WEST AVENUE, HONLEY
HOLMFIRTH, HD9 6HF

Drawing Title

GROUND FLOOR LEVEL
ASBESTOS PLAN

A3	Scale NTS	Drawn K TOWERS 24 JAN 2017	Checked
	<small>Cad Ref o:\active\kirklees council\autocad drawings\annotated\ numbers\061755 - honley library, west avenue, honley, holmfirth\061755 - honley library, west avenue, honley, holmfirth</small>		

Reference No. A1105	Drawing No. 004/01	Revision
-------------------------------	------------------------------	----------



200

100

Plotted by Sliversedge on 27-Jan-17 10:53:39 AM at 1:1 plot scale

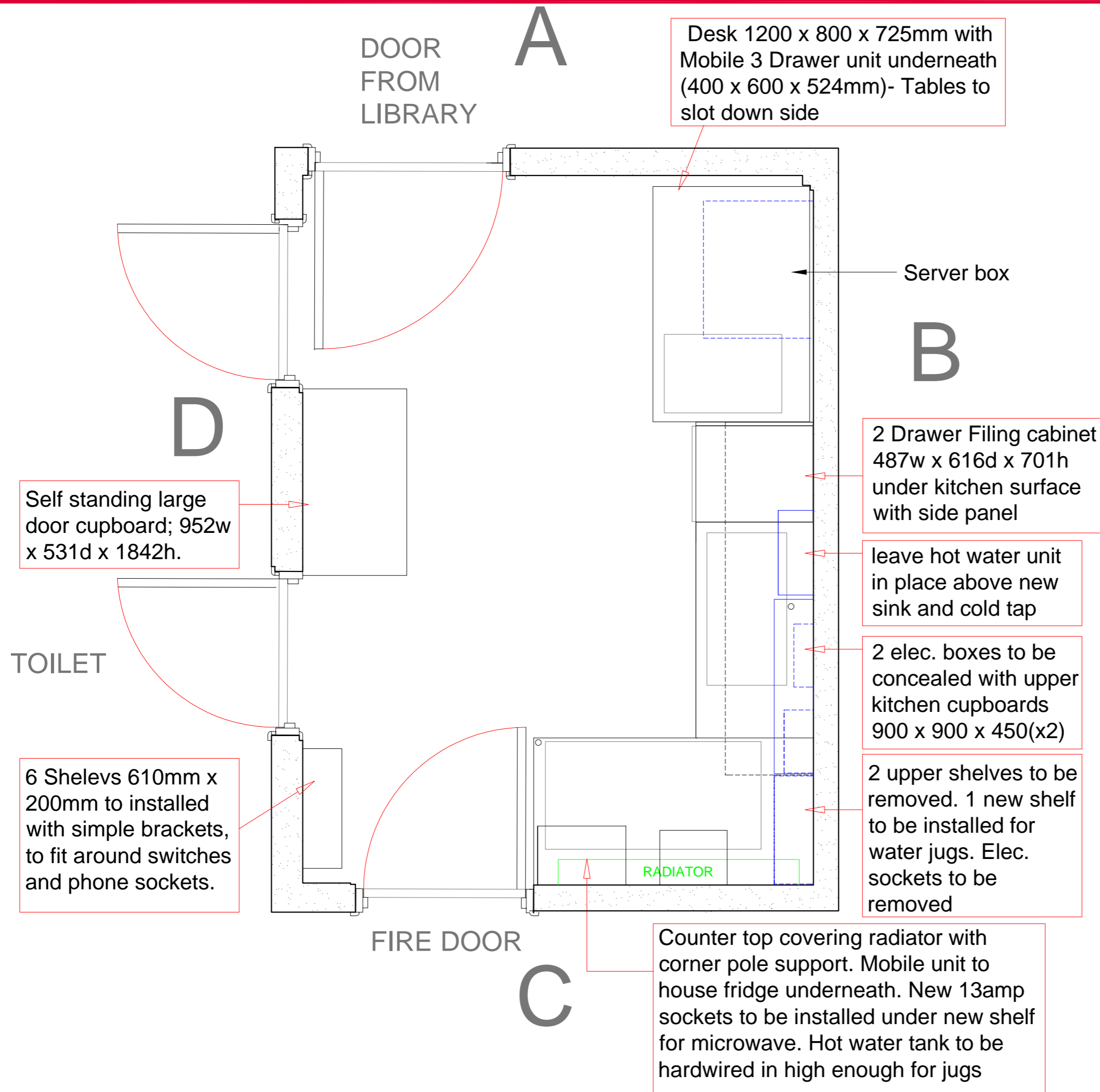
0,0

Microfilm Registration Marks

100

200

300



D	Overall	IT	21/12
C	Extra requirements	IT	06/12
B	Feedback Amends	IT	24/11
Rev	Amendments	By	Date



New Mill Road, Honley,
Huddersfield, HD9 6QA
Tel: 01484 666666
Fax: 01484 666949
replan@replan.com
www.replan.com

Client Name: Honley Library

Project Address: Honley Library
West Avenue
HD9 6HF

Drawing Title: Plans

Drawing No: 4078 No of Drawings:

Scale: 1:20 Scaled at: A3

Date Drawn: 21/12/16 Drawn By: IT

All work to be carried out with in accordance with the Local Building Regulations, Fire Regulations/ Health & Safety Policies. All electrical work to be in accordance with appropriate governing body. Contractors must verify all dimensions at the job before commencing any work or making shop drawings. Written dimensions should be taken in preference to 'scaled-off' dimensions. All drawing work in accordance with BS 5536.

RETAIL INTERIORS

6.0 Room Description Report

Please note that this section of the survey report documents the general building materials recorded on a room by room basis by the surveyor while undertaking the inspection in line with our ISO17020 UKAS Accreditation. It has not been designed to use as a register for asbestos materials. Please refer to the asbestos register and/or summary section of this report for details of the ACMs located during this investigation.

7.0 Room Description Report

Honley Library, Holmfirth

Report Number: J061755

Block:	Room:	Floor Level:	Ceiling:	Walls:	Floor:	Other:
A1105	04	Ground Floor	Plasterboard	Plaster	Carpet, vinyl, timber	Modern electrics, bitumen sink pad(s), timber boxing

Report No.: J061755
Issue Date: 27/01/2017



7.0 Room Access Report

8.0 Room Access Report

Honley Library, Holmfirth

Report Number: J061755

Block:	Room:	Floor Level:	Surveyed:	Areas Not Accessed:	Reason For No Access:
A1105	04	Ground Floor	Accessed	None	Not Applicable

8.0 Bulk Analysis Results

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Kirklees Council
Address: Asset Maintenance (Asbestos)
 Room EG9
 Flint Street Depot
 Flint Street
 Fartown
 Huddersfield
 HD1 6LG

Site Honley Library
Address: West Avenue
 Honley
 Holmfirth
 HD9 6HF

Samples Received: 24/01/2017

Issue Date: 26/01/2017

Order Placed By: Mark Varley

Sampled By: Mr K Towers

Analysed on: 26/01/2017

Authorised Signatory: 

Job Title: Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation					
Report No.: J061755					
Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
CC004617	-	04	Vinyl beneath carpet	No Asbestos Detected	Mrs L Aveyard
CC004618	-	04	Bitumen sink pad(s)	No Asbestos Detected	Mrs L Aveyard

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless otherwise stated. The report should not be reproduced except in full, without written approval of the laboratory.

Analysed at:
 Wakefield Office:
 Parkway House, Wakefield Road
 Ossett, Wakefield, West Yorkshire
 WF5 9JD
 Tel: 01924 274 777 Fax: 01924 283 620
 Email: sales@bradley-enviro.co.uk

END OF REPORT



1155

Report No.: J061755
Issue Date: 27/01/2017



9.0 Intrusion Photographs

There were no photos taken.

10.0 Risk Assessment Algorithms

Once an asbestos item has been identified, Regulation 4 of CAR2012 requires that a risk assessment be undertaken on the material. The risk assessment contained within this report is based on the **material assessment algorithm**, as defined in HSG264, and the **likelihood of disturbance algorithm** which is *part* of the priority assessment as defined in HSG227.

The score for each assessment is added together to provide an **overall risk rating** based on the material's ability to release airborne fibre *and* the risk of it being disturbed. This overall risk category is shown in section 10.3.

10.1 Material Assessment

The material assessment algorithm provides a numerical indication of the ability of an ACM to release airborne asbestos fibre, if disturbed. A risk category score of between 2 and 12 is assigned to each ACM as shown below:

- < 5 Very low hazard
- 5 & 6 Low hazard
- 7 - 9 Medium hazard
- > 9 High hazard

The table below shows how the individual material assessment scores are calculated:

	SCORE 0	SCORE 1	SCORE 2	SCORE 3
Product type		Composite materials, reinforced plastics, felts, textured coating and asbestos cement (AC) products	Low density boards (i.e. AIB), gaskets, textiles	Sprays, insulation, loose asbestos, mattresses and packing
Extent of damage/deterioration	Good condition: no visible damage	Low damage: a few scratches or damaged edges	Medium damage: significant breakage of materials or several small areas of damage revealing loose fibres	High damage or delamination of materials, sprays and insulation. Visible asbestos debris
Surface treatment	Composite materials, reinforced plastics, textured coating, felts etc	Painted, encapsulated AIB & AC. Enclosed AIB, AC, sprays & lagging, Unencapsulated AC	Unencapsulated AIB. Encapsulated sprays and insulation	Unencapsulated sprays and insulation
Asbestos type		Chrysotile	Amphibole asbestos excluding crocidolite	Crocidolite

10.2 Likelihood of Disturbance Assessment

The likelihood of disturbance algorithm provides a numerical value which helps assess how likely an ACM is to be disturbed.

The following table has been extracted from HSG227 (A comprehensive guide to Managing Asbestos in premises):

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
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It is recommended that where practicable to do so, the Dutyholder aims to reduce the risk associated with all ACMs to a grade C (low) or D (very low).

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C	Low	7-10	<p>Little likelihood of fibres being released under normal conditions, either because of the location of the materials or because the type of material present will only release very low levels of fibres.</p> <p>Immediate work is not needed and any removal can be planned with a suitable timescale. The material should be inspected and assessed at suitable intervals (at least annually).</p>
D	Very Low	<7	<p>Little likelihood that fibres will be released. The material will only need removal if serious damage/deterioration is detected in the future.</p> <p>The material should be inspected and assessed at suitable intervals (at least annually).</p>
E	No asbestos detected	0	No asbestos detected

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- Air monitoring during asbestos removal projects;
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- Annual re-inspection of ACMs to update the asbestos register.

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Birmingham: (Head Office)	0121 550 0224	Mr Chaz Reeves
Wakefield: (Northern Office)	01924 274 777	Mr Darren Ely
Blackpool: (North West Office)	01253 405 396	Mr Chris Horrocks
St Asaph: (North Wales Office)	01745 585 587	Mr Richard Murphy



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2018/62/93170/W

To: Rachel Hogley,
Holme Valley Parish Council
Holmfirth Civic Hall
Huddersfield Road
Holmfirth
HD9 3AS

For: Rachel Hogley, Holme Valley Parish Council

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF DISPLAY BOARD

At: HONLEY LIBRARY, WEST AVENUE, HONLEY, HOLMFIRTH, HD9 6HF

In accordance with the plan(s) and applications submitted to the Council on 28-Sep-2018, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with the policies: D2, BE1, BE2, of the Unitary Development Plan; PLP24 of the Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Location Plan		01/10/18
Proposed Elevations		28/09/18
Aerial View		28/09/18

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

As submitted plans were considered to be acceptable, no changes were sought.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.

- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days of the date of service of the enforcement notice, or
 - ii) within the specified period, starting on the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.

- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate> . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 25-Oct-2018

Signed:



Karl Battersby
Strategic Director Economy and Infrastructure

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2018/62/93170/W .

If a paper copy of the decision notice or decided plans are required please email planning.contactcentre@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: planning.contactcentre@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

Recommendation Report

This report is associated with an Energy Performance Certificate.

Report Reference Number: 0393-0199-7540-6590-9103

Kirklees County Council
Public Library, West Avenue
Honley
HOLMFIRTH
HD9 6HF

Building Type(s): D1 Non-residential Institutions - Libraries Museums and Galleries

ADMINISTRATIVE INFORMATION	
Issue Date:	10 Nov 2019
Valid Until:	09 Nov 2029 (*)
Total Useful Floor Area (m ²):	134
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	Elmhurst Energy Systems Ltd, SBEM Online, v4.01, SBEM, v5.6.a.1
Property Reference:	937531590000
Energy Performance Certificate for the property is contained in Report Reference Number: 0690-0131-9579-3509-3092	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Wayne Maw
Employer/Trading Name:	NPS Leeds
Employer/Trading Address:	Unit 3a, First Floor Evolution House Springwell Road Holbeck, Leeds LS12 1AW
Assessor Number:	EES/022076
Accreditation Scheme:	Elmhurst Energy Systems
Related Party Disclosure:	Not related to the owner.

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3. Next Steps.....	6
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1. Introduction

This is a Recommendation Report as defined in the Energy Performance of Buildings (England and Wales) Regulations 2012 as amended which implements the requirements of the Energy Performance of Building Directive 2010/31/EU. This Recommendation Report accompanies the relevant Non Domestic Energy Performance Certificate.

This Recommendation Report was developed based on an inspection of the building. This Recommendation Report was produced in line with the Government's approved methodology.

In accordance with Government's current guidance, the Energy Assessor is required to use plans or undertake a building inspection in order to gather information to produce this Recommendation Report.

2. Recommendations

The following sections list recommendations selected by the energy assessor for the improvement of the energy performance of the building. The recommendations are listed under four headings: short payback, medium payback, long payback, and other measures.

a) Recommendations with a short payback

This section lists recommendations with a payback of less than 3 years:

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM

b) Recommendations with a medium payback

This section lists recommendations with a payback of between 3 and 7 years:

Recommendation	Potential impact
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM

Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH

c) Recommendations with a long payback

This section lists recommendations with a payback of more than 7 years:

Recommendation	Potential impact
Consider installing a ground source heat pump.	HIGH
Consider installing building mounted wind turbine(s).	LOW
Consider installing solar water heating.	LOW
Consider installing PV.	LOW

d) Other Recommendations

This section lists other recommendations selected by the energy assessor, based on an energy performance assessment of the building. It may take into account other reliable relevant evidence that has been provided by the building owner or occupier.

No recommendations are defined by the energy assessor.

3. Next Steps

a) Your Recommendation Report

As the building occupier, it is a regulatory requirement that an Energy Performance Certificate must include a Recommendation Report unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force.

You must be able to produce a copy of this Recommendation Report within seven days if required by an Enforcement Authority.

This Recommendation Report has also been lodged on the Government's central register. Access to the report, to the data used to compile the report, and to previous similar documents relating to the same building can be obtained through the Non-Domestic Register (www.ndepcregister.com) using the report reference number of this document.

b) Implementing recommendations

The recommendations are provided as an indication of opportunities that appear to exist to improve the building's energy efficiency.

The calculation tool has automatically generated a set of recommendations. The Energy Assessor, in the light of the energy assessment of the building, the building fabric and services, the operation of plant and equipment within the curtilage of the building, the general management of the building and its use, and other relevant reliable evidence, may remove some of the recommendations. He / She may insert additional recommendations in section 3d (Other Recommendations).

These recommendations do not include matters relating to operation and maintenance which cannot be identified from the calculation procedure.

c) Legal disclaimer

The advice provided in this Recommendation Report is intended to be for information only. Recipients of this Recommendation Report are advised to seek further detailed professional advice before reaching any decision on how to improve the energy performance of the building.

d) About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this report has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The report (including the building address) and other data about the building collected during the energy assessment but not shown on the report, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This report and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at:

www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a report and how to make a complaint.

4. Glossary

a) Payback

The payback periods are based on data collated through Carbon Trust energy survey reports. They provide a range of typical payback periods for different types of measures. They are likely payback periods, and may differ from the actual payback period for the building being assessed. Therefore, it is recommended that each suggested measure be further investigated before reaching any decision on how to improve the energy efficiency of the building.

b) Carbon impact

The High / Medium / Low carbon impact indicators against each recommendation are provided to distinguish, between the suggested recommendations, those that would most effectively reduce carbon emissions from the building. For automatically generated recommendations, the carbon impact indicators are determined by software, but may have been adjusted by the Energy Assessor based on the energy assessment of the building.

c) Valid report

A valid report is a report that has been:

- Produced within the past 10 years
- Produced by an Energy Assessor who is accredited to produce Recommendation Reports through a Government Approved Accreditation Scheme.
- Lodged on the Register operated by or on behalf of the Secretary of State.

5. Green Deal Information

The Green Deal may enable you to improve the property to make it more energy efficient and cheaper to run.

Energy Performance Certificate

Non-Domestic Building



Kirklees County Council
Public Library, West Avenue
Honley
HOLMFIRTH
HD9 6HF

Certificate Reference Number:
0690-0131-9579-3509-3092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 81

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	134
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	125.64
Primary energy use (kWh/m ² per year):	726.45

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

76

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	SBEM Online v4.01 using calculation engine SBEM v5.6.a.1
Property Reference:	937531590000
Assessor Name:	Wayne Maw
Assessor Number:	EES/022076
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	NPS Leeds
Employer/Trading Address:	Unit 3a, First Floor Evolution House Springwell Road Holbeck, Leeds LS12 1AW
Issue Date:	10 Nov 2019
Valid Until:	09 Nov 2029 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0393-0199-7540-6590-9103.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

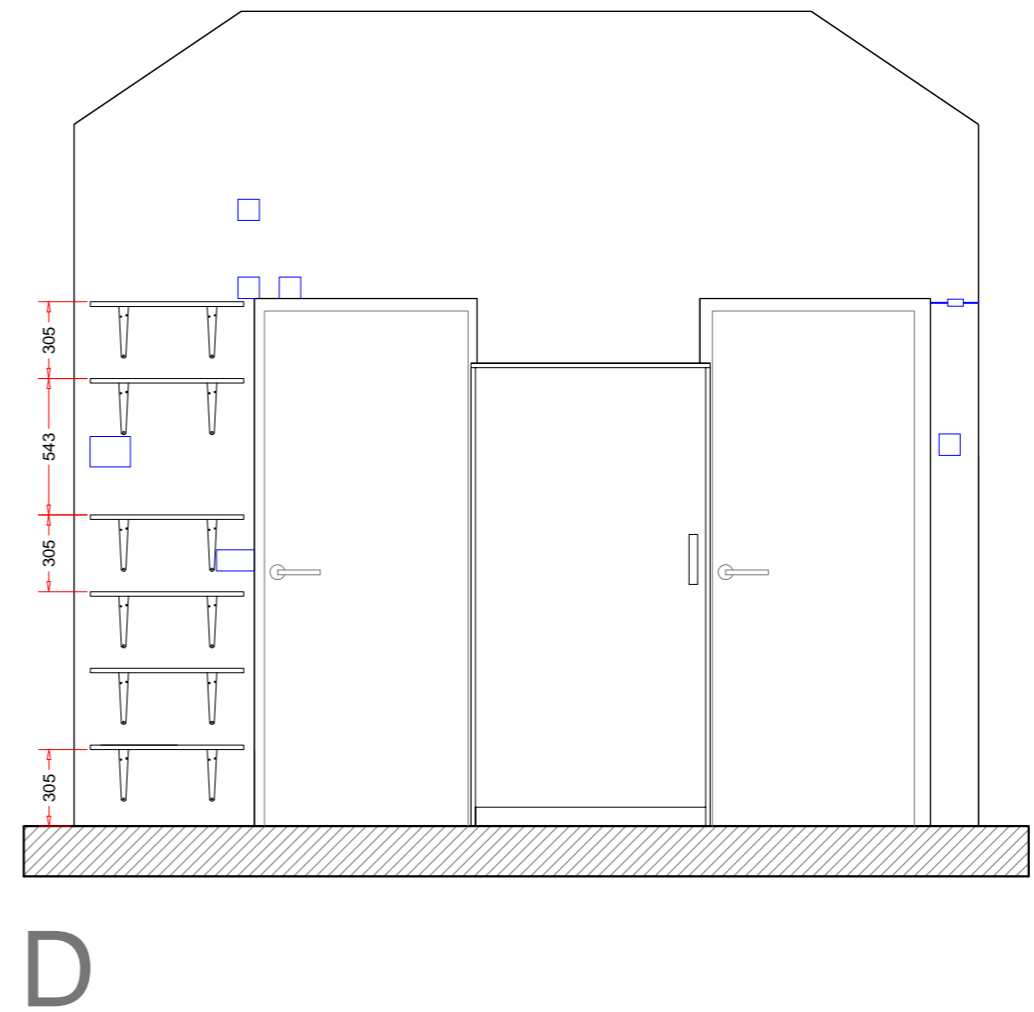
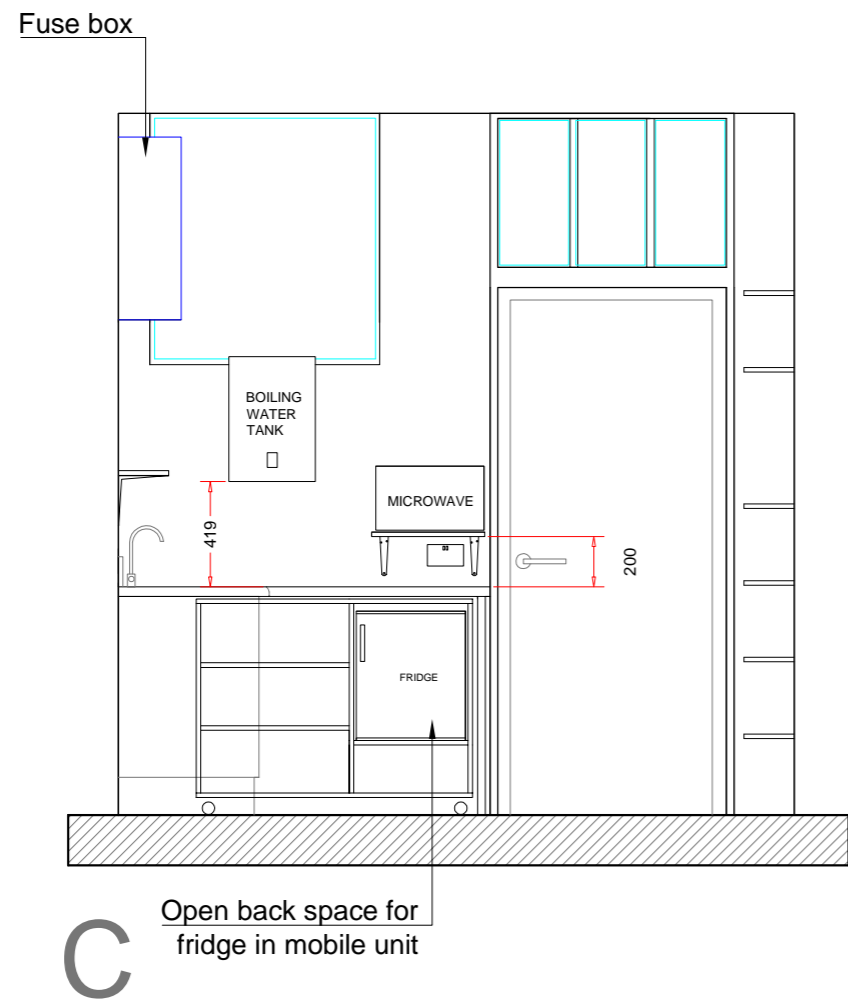
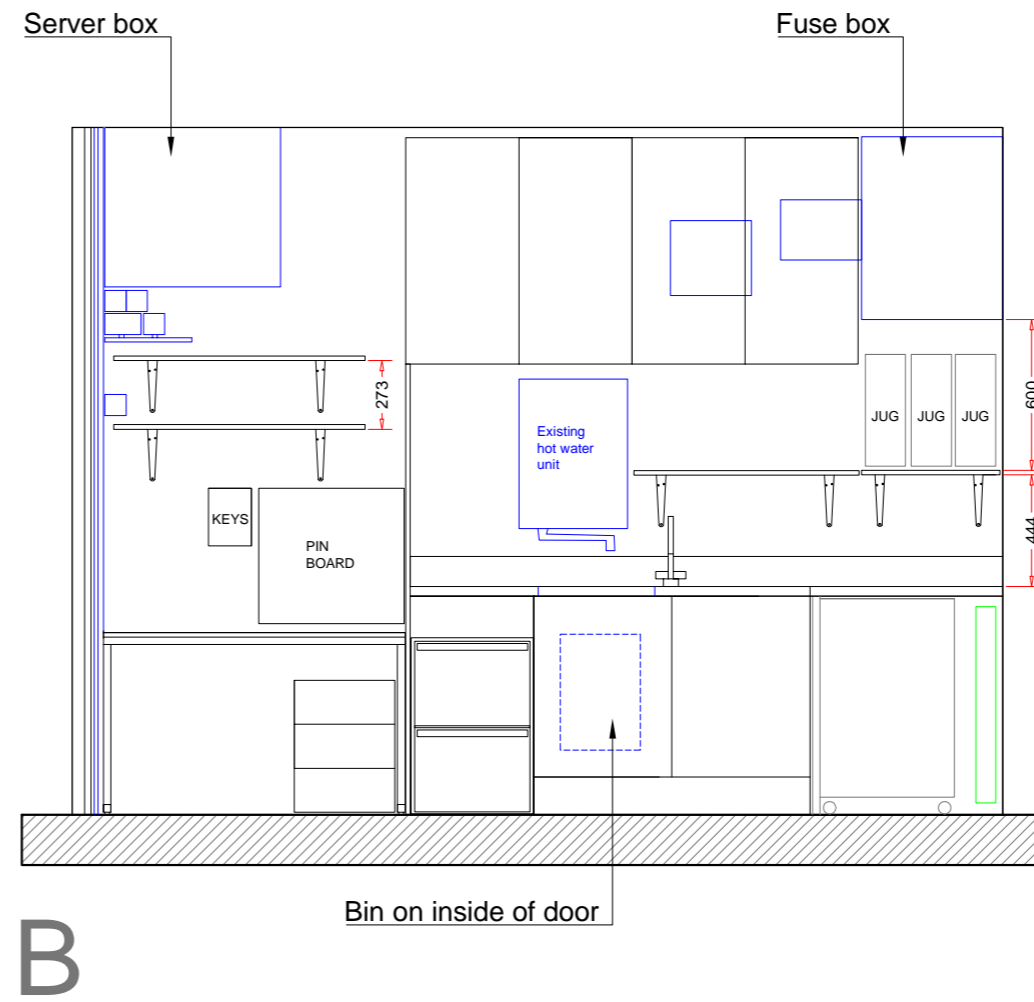
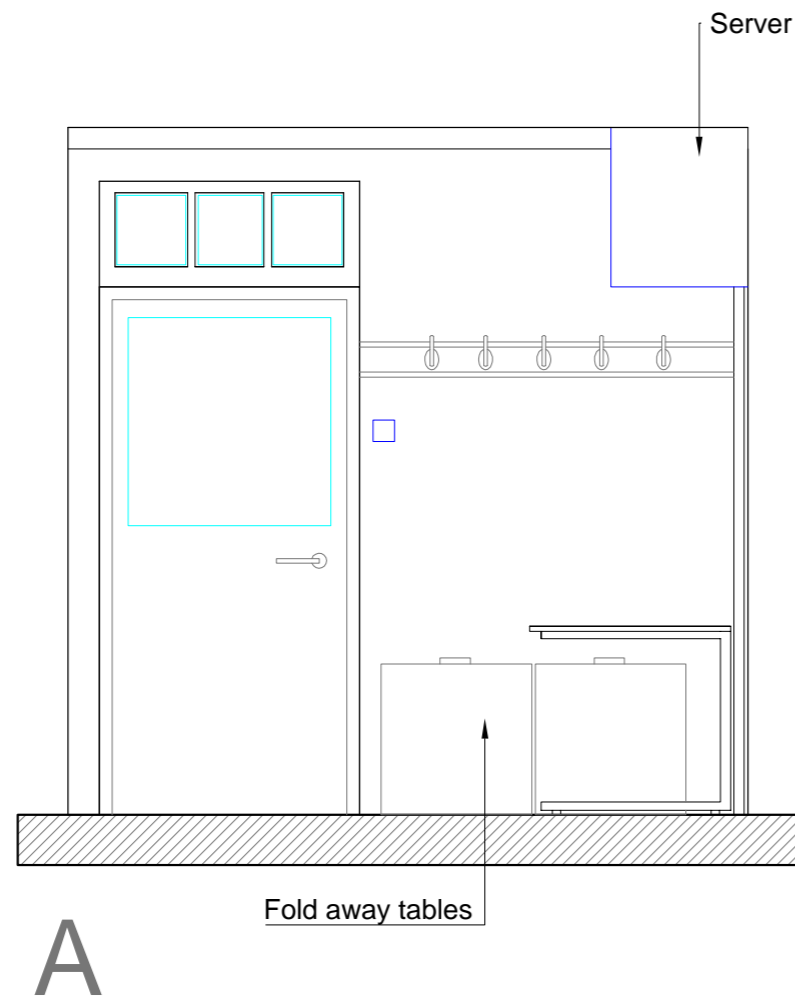
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Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

ELEVATIONS



D	Overall	IT	21/12
C	Extra requirements	IT	06/12
B	Feedback Amends	IT	24/11
Rev	Amendments	By	Date



New Mill Road, Honley,
Huddersfield, HD9 6QA
Tel: 01484 666666
Fax: 01484 666949
replan@replan.com
www.replan.com

Client Name: **Honley Library**

Project Address: **Honley Library
West Avenue
HD9 6HF**

Drawing Title: **Plans**

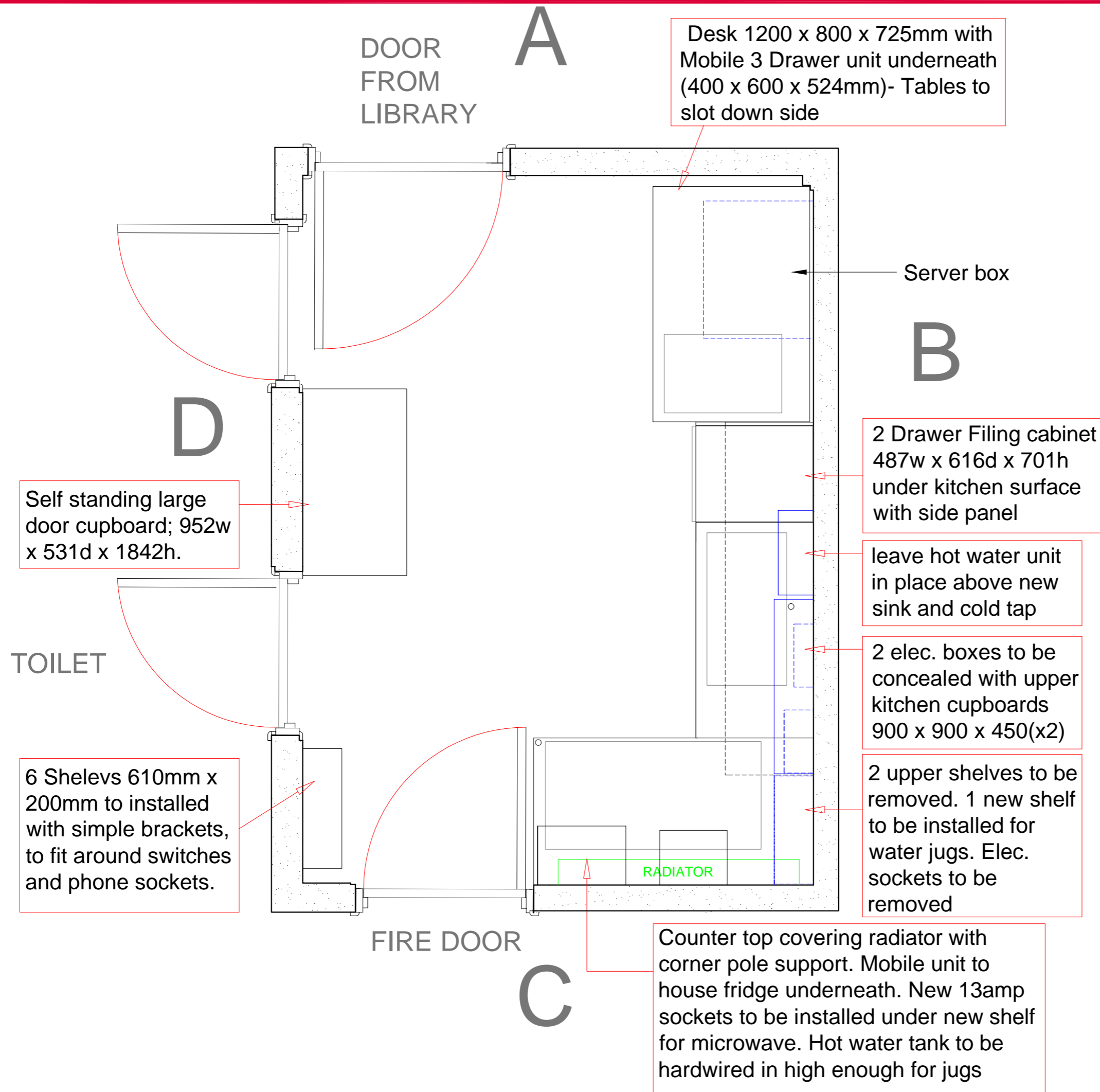
Drawing No: **4078** No of Drawings:

Scale: **1:33 1/3** Scaled at: **A3**

Date Drawn: **21/12/16** Drawn By: **IT**

All work to be carried out with in accordance with the Local Building Regulations, Fire Regulations/ Health & Safety Policies. All electrical work to be in accordance with appropriate governing body. Contractors must verify all dimensions at the job before commencing any work or making shop drawings. Written dimensions should be taken in preference to 'scaled-off' dimensions. All drawing work in accordance with BS 5536.

REPLAN RETAIL INTERIORS



D	Overall	IT	21/12
C	Extra requirements	IT	06/12
B	Feedback Amends	IT	24/11
Rev	Amendments	By	Date



New Mill Road, Honley,
Huddersfield, HD9 6QA
Tel: 01484 666666
Fax: 01484 666949
replan@replan.com
www.replan.com

Client Name: Honley Library

Project Address: Honley Library
West Avenue
HD9 6HF

Drawing Title: Plans

Drawing No: 4078 No of Drawings:

Scale: 1:20 Scaled at: A3

Date Drawn: 21/12/16 Drawn By: IT

All work to be carried out with in accordance with the Local Building Regulations, Fire Regulations/ Health & Safety Policies. All electrical work to be in accordance with appropriate governing body. Contractors must verify all dimensions at the job before commencing any work or making shop drawings. Written dimensions should be taken in preference to 'scaled-off' dimensions. All drawing work in accordance with BS 5536.

RETAIL INTERIORS

From: Mark Nicholson <Mark.Nicholson@kirklees.gov.uk>
Sent: 03 April 2021 19:41
To: Mark Nicholson
Subject: Honley Library
Attachments: 4078 - Honley Library - Elevations (A3) - Rev D.pdf; 4078 - Honley Library - Plan (descriptive A3) - Rev D.pdf

From: [REDACTED]
Sent: 09 January 2017 11:01
To: [REDACTED]
Cc: [REDACTED]
Subject: REAPLN - Honley library Proposed works

Dear Kate,

Honley Library, West Avenue, Honley, Holmfirth, West Yorkshire, HD9 6HF

I've just inspected the building with an electrician and have more or less concluded our proposal. I can confirm that all work will be carried out in the small office only and therefore only need to do an asbestos survey in this room.

To summarise what works we are doing;

- Updating the kitchenette
- Providing new office furniture
- Providing new shelving and cupboards
- Installing a hot water tank
- Moving a double socket to a safer location

To summarise what the electrician is doing;

- Work to be carried out on circuits 3 & 5 only
- 13A sockets currently fed via 32A MCB. We will bring this circuit up to regulation by installing a 32A RCBO
- We propose to extend the circuit feeding the existing water heater and create a ring main to also feed the new water boiler. Again, we will replace the existing MCB with an RCBO to provide improved protection.

The electrician also recommends that the council should replace the fuse board if possible.

I hope that you find all this to your satisfaction, please let me know if there's any other criteria we should be aware of as we would like to proceed as soon as possible.

Kind Regards,

[REDACTED]





FIRE RISK ASSESSMENT

Regulatory Reform (Fire Safety) Order 2005

A fire risk assessment is an organised and methodical look at your premises, the activities carried on there and the likelihood that a fire could start and cause harm to those in and around the premises.

Workplace: Honley Library

Service: Culture & Leisure

File Ref No: A1105 0544 - Fire Safety

Name of person carrying out assessment: Paul Taylor/Nayaryan Kaur

Name of person assisting with assessment:

Date: 3 February 2010

Persons at risk:

You must consider all the people who use the premises but you should pay particular attention to people who may be especially at risk such as:

- employees who work alone and/or in isolated areas, e.g. cleaners, security staff;
- people who are unfamiliar with the premises, e.g. seasonal workers, contractors,
- visitors and customers;
- people with disabilities* or those who may have some other reason for not being able to leave the premises quickly, e.g. elderly customers or parents with children;
- other persons in the immediate vicinity of the premises; and people with language difficulties.
- In evaluating the risk to people with disabilities you may need to discuss their individual needs with them.

Persons at risk in premises: 2

Persons at risk around premises:

Hazards

- **Hazard:** anything that has the potential to cause harm.
- **Risk:** the chance of that harms occurring.

Specific hazards will be noted in relation to: -

- Arson (Malicious ignition), Position of waste storage receptacles.
- Cooking (Non-domestic premises)
- Electrical installation (from visual inspection only).
- Flammable liquids, gases, compressed gases and oxidising substances.
- Fuel gas (including liquefied petroleum gas: LPG).
- Furniture and furnishing (exposed foam etc.)
- Hazardous atmospheres and materials (confined spaces).
- Heaters (portable heating appliances) and heating system.
- Hot work processes (welding, soldering, grinding, bitumen etc.)
- Smoking
- Waste materials and substances (e.g. accumulation).

Significant Findings	Action to satisfy Assessment	Timescale to Action
The Fire Safety Log Book is not being filled out fully.	Whilst there is no fire alarm or detection, records should still be provided for extinguisher servicing, evacuations and staff training. Form s E1 – E3 should be filled out to keep an ongoing risk assessment on file	Immediately

Additional Comments

Review

If you have any reason to suspect that your fire risk assessment is no longer valid or there has been a significant change in your premises that has affected your fire precautions, you will need to review your assessment and if necessary revise it.

I would appreciate your comments on the above matters within 14 days. Should you require any further information please do not hesitate to contact us.

Yours faithfully

Paul Taylor
Assistant Building Surveyor

Under the Regulatory Reform (Fire Safety) Order 2005, it is the responsibility of the “**Responsible Person**” appointed for the site to ensure that the above are effected.

Your personal contact for this matter is Paolo Colagiovanni/Paul Taylor, Fire Risk Assessment Officers Telephone 01484 221037 (Direct Dial 8601037)
paolo.colagiovanni@kirklees.gov.uk
paul.taylor@kirklees.gov.uk

ELECTRICAL INSTALLATION CONDITION REPORT

1363797 - Master



A. Details of the Client/Person Ordering the Report

Client: Physical Resources & Procurement
Address: Civic 3
Market Street
Huddersfield
West Yorkshire

B. Reason for Producing this Report

Purpose of this report:
To assess the general state of the fixed wiring and report or repair any defects found
Date(s) on which Inspection: and testing was carried out: 11/01/2017

C. Details of the Installation which is the Subject of this Report

Installation: Honley Library
Occupier: Kirklees Library's
Address: West Avenue
Honley
Huddersfield
West Yorkshire HD9 6HF

Description of premises: Domestic Commercial Industrial
Other: N/A
Estimated age of wiring system: 25 yrs
Evidence of alterations or additions: If yes estimated Age: 5 yrs
Date of previous inspection: 14/04/2011

Record of Installation available: Records held By: KNH Building Sservices

D. Extent and Limitations Inspection and Testing

Extent of Electrical Installation covered by this report: Library only
Agreed limitations including the reasons (See regulation 634.2): Supply Authority fused Sealed Unit not checked
Agreed with name: Nathen Brett
Operational Limitations including the reasons (See page No N/A): None

This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to July 2015
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have NOT been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

E. Summary of the Condition of the Installation

General condition of the installations (In terms of electrical safety)

Bulkhead fitting outside back door has no shade, wooden plate over it and used as a joint box for floodlight above (on going job on --See Additional Page--

Overall assessment of the installation: Unsatisfactory *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

F. Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, We recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'further investigation required' (code F1). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken We recommend that the installation is further inspected and tested by 11/01/2022

G. Declaration

We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by Our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

Trading Title and address: KNH Building Services, Flint St, Fartown, Huddersfield, W Yorks, HD1 6LF

NICEIC Enrolment Number: 900285

Inspected and tested by:

Name: Martin Henningham Position: Electrician Signature: [Signature] Date: 11/01/2017

Report authorised for issue by:

Name: Peter Kaye Position: Electrician Signature: [Signature] Date: 03/02/2017

H. Schedule(s)

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

0 Schedule(s) of inspection and 2 Schedule(s) of test results are attached

I. Supply Characteristics and Earthing Arrangements

Earthing Arrangements	Number and Type of Live Conductors				Nature of Supply Parameters			Supply protective device				
TN-S <input type="checkbox"/> N/A	a.c.	<input checked="" type="checkbox"/>		d.c.	<input type="checkbox"/> N/A	Nominal Voltage	$U^{(1)}$	<input type="text"/> N/A	V	BS(EN)	<input type="text"/> LIM	
TN-C-S <input checked="" type="checkbox"/>	1-Phase (2 wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire)	<input type="checkbox"/> N/A	2 Wire	<input type="checkbox"/> N/A	Nominal Voltage	$U_0^{(1)}$	<input type="text"/> 230	V	Type	<input type="text"/> N/A
TN-C <input type="checkbox"/> N/A	2-Phase (3 wire)	<input type="checkbox"/> N/A			3 Wire	<input type="checkbox"/> N/A	Nominal frequency	$f^{(1)}$	<input type="text"/> 50	Hz	Nominal current rating	<input type="text"/> LIM
TT <input type="checkbox"/> N/A	3-Phase (3 wire)	<input type="checkbox"/> N/A	3-Phase (4 wire)	<input type="checkbox"/> N/A	Other	<input type="checkbox"/> N/A	Prospective fault current	$I_{pf}^{(2)}$	<input type="text"/> 1.6	kA	Short circuit capacity	<input type="text"/> N/A
IT <input type="checkbox"/> N/A	Other	<input type="text"/> N/A					External loop impedance	$Z_e^{(2)}$	<input type="text"/> 0.15	Ω		
	Confirmation of supply polarity				<input checked="" type="checkbox"/>		Number of supplies	<input type="text"/> 1				

(Note: (1) by enquiry, (2) by enquiry or by measurement)

J. Particulars of Installation Referred to in the Report

Means of earthing	Details of installation Earth Electrode (where applicable)			
Distributor's facility <input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc.)	<input type="text"/> N/A	Location	<input type="text"/> N/A
Installation earth electrode <input type="checkbox"/> N/A	Resistance to Earth	<input type="text"/> N/A Ω	Method of measurement	<input type="text"/> N/A

Main Protective Conductors Tick boxes and enter details as applicable

Earthing Conductor	Material	<input type="text"/> Copper	csa	<input type="text"/> 16	mm ²	Connection and Continuity Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	<input type="text"/> Copper	csa	<input type="text"/> 10	mm ²	Connection and Continuity Verified	<input checked="" type="checkbox"/>

Bonding of Incoming Service				Maximum Demand (Load)					
Water installation pipes	<input checked="" type="checkbox"/>	Gas installation pipes	<input checked="" type="checkbox"/>	Structural Steel	<input type="checkbox"/> N/A	Lightning protection	<input type="checkbox"/> N/A	<input type="text"/> 40	Amps
Oil installation pipes	<input type="checkbox"/> N/A	Please State				Protective measure(s) against electric shock		<input type="text"/> ADS	
Other incoming service(s)		<input type="checkbox"/> N/A	<input type="checkbox"/> N/A						

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Location	<input type="text"/> Main switch room			Current rating	<input type="text"/> 100	A	if RCD main switch	
Type BS(EN)	<input type="text"/> 60947-3	No of poles	<input type="text"/> 2	Fuse/Device rating or setting	<input type="text"/> N/A	A	Rated residual operation current, $I_{\Delta n}$	<input type="text"/> N/A
Supply Conductors material	<input type="text"/> Copper	Supply Conductors csa	<input type="text"/> 16	Voltage rating	<input type="text"/> 400	V	Rated time delay	<input type="text"/> N/A
							RCD Operating time at, $I_{\Delta n}$	<input type="text"/> N/A

K. Observations

Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.

No remedial action is required. N/A The following observations are made

Item No	Observations	Code
1	4 CONSUMER UNIT (S) / DISTRIBUTION BOARD(S) 4.18 RCD(s) provided for fault protection – includes RCBOs(411.4.9; 411.5.2; 531.2)	C3
2	4 CONSUMER UNIT (S) / DISTRIBUTION BOARD(S) 4.19 RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	C3
3	5 FINAL CIRCUITS 5.12.1 For all socket-outlets of rating 20 A or less, unless an exception is permitted	C3
--Observations continue on continuation sheet(s)--		

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 - Danger present. Risk of injury. Immediate remedial action required	<input type="text"/> 0
C2 - Potentially dangerous - urgent remedial action required	<input type="text"/> 1
C3 - Improvement recommended	<input type="text"/> 4
FI - Further investigation required without delay	<input type="text"/> 0

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

Note: this form is suitable for many types of smaller installations not exclusively domestic.

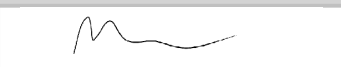
Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome	Comments		
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable										✓	No		
1.2	Condition of Service head										✓	No		
1.3	Condition of distributor's earthing arrangement										✓	No		
1.4	Condition of meter tails - Distributor/Consumer										✓	No		
1.5	Condition of metering equipment										✓	No		
1.6	Condition of Isolator (where present)										✓	No		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES										N/A	No		
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)										✓	No		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)										N/A	No		
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)										✓	No		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										✓	No		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)										✓	No		
3.6	Confirmation of main protective bonding conductor sizes (544.1)										✓	No		
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										✓	No		
3.8	Accessibility and condition of other protective bonding connections (543.3.2)										✓	No		
4.0	CONSUMER UNIT (S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)										✓	No		
4.2	Security of fixing (134.1.1)										✓	No		
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)										✓	No		
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)										✓	No		
4.5	Enclosure not damaged/deteriorated so as to impair safety (Regulation 621.2 (iii))										✓	No		
4.6	Presence of linked main switch (as required by 537.1.4)										✓	No		
4.7	Operation of main switch (functional check) (612.13.2)										✓	No		
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)										N/A	No		
4.9	Correct identification of circuit details and protective devices (514.8.1;514.9.1)										✓	No		
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)										N/A	No		
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)										✓	No		
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)										N/A	No		
4.13	Presence of other required labelling (please specify)(Section 514)										✓	No		
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)(421.1.3)										✓	No		
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)										✓	No		
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)										✓	No		
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1))										✓	No		
4.18	RCD(s) provided for fault protection – includes RCBOs(411.4.9; 411.5.2; 531.2)										C3 (see section K)	No		
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)										C3 (see section K)	No		
4.20	Confirmation of indication that SPD is functional (534.2.8)										N/A	No		
4.21	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)										✓	No		
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										N/A	No		
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										N/A	No		
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)										✓	No		
5.2	Cables correctly supported throughout their run (522.8.5)										✓	No		
5.3	Condition of insulation of live parts (416.1)										✓	No		

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY CONTINUED

1363797 - Master

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome	Comments		
5.0	FINAL CIRCUITS (Continued)													
5.4.0	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)										✓	No		
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)										✓	No		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										✓	No		
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										✓	No		
5.7	Adequacy of protective devices; type and rated current for fault protection (411.3)										✓	No		
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)										✓	No		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)										✓	No		
5.10	Concealed cables installed in prescribed zones (see section D. Extent and limitations) (522.6.202)										✓	No		
5.11	Cables concealed under floors, above ceilings or in walls / partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)										✓	No		
5.12.0	Provision of additional protection by RCD not exceeding 30mA													
5.12.1	For all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)										C3 (see section K)	No		
5.12.2	For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)										C3 (see section K)	No		
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)										LIM	No		
5.12.4	For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)										✓	No		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										✓	No		
5.14	Band II Cables segregated / separated from Band I cables (528.1)										✓	No		
5.15	Cables segregated / separated from communications cabling (528.2)										✓	No		
5.16	Cables segregated / separated from non-electrical services (528.3)										✓	No		
5.17.0	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)													
5.17.1	Connections soundly made and under no undue strain (526.6)										✓	No		
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)										✓	No		
5.17.3	Connections of live conductors adequately enclosed (526.5)										✓	No		
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)										✓	No		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))										✓	No		
5.19	Suitability of accessories for external influences (512.2)										✓	No		
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)										✓	No		
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)										✓	No		
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)										N/A	No		
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										N/A	No		
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)										N/A	No		
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2008 (701.415.2)										N/A	No		
6.5	Low Voltage (e.g. 230 volts) socket outlets at least 3m from Zone 1 (701.512.3)										N/A	No		
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										N/A	No		
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)										N/A	No		
6.8	Suitability of current-using equipment for particular position within the location (701.55)										N/A	No		
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied).									Number of locations	0	No		

Inspected By	
Name: <input type="text" value="Martin Henningham"/>	Date: <input type="text" value="11/01/2017"/>
Signature: 	

Board Details	
TO BE COMPLETED IN EVERY CASE	ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION
Location of Distribution Board <input type="text" value="Staff room"/>	Supply to distribution board is from <input type="text" value="N/A"/>
Distribution board designation <input type="text" value="DB.1"/>	No of phases <input type="text" value="N/A"/> Nominal Voltage <input type="text" value="N/A"/> V
	Overcurrent protective device for the distribution circuit Type BS(EN) <input type="text" value="N/A"/> Rating <input type="text" value="N/A"/> A
	Associated RCD (if any) BS(EN) <input type="text" value="N/A"/> RCD No of Poles <input type="text" value="N/A"/> RCD Rating <input type="text" value="N/A"/> mA

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times	Overcurrent protective device				RCD	Max permitted Zs Ω
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Short circuit capacity kA		
1/S	Sub Mains(DB.2)	B	B	1	10	10	5	60898 MCB	B	32	10	N/A	1.37
2/S	Skts- Staff desk & spur	E	B	4	2.5	1.5	0.4	60898 MCB	B	32	10	N/A	1.37
3/S	Skts- Library area counter	A	A	10	2.5	1.5	0.4	60898 MCB	B	32	10	N/A	1.37
4/S	Extract Light	A	A	3	1.5	1	0.4	60898 MCB	B	6	10	N/A	7.28
5/S	Water Heater staff room	A	A	1	2.5	1.5	0.4	60898 MCB	B	16	10	N/A	2.73
6/S	Lts- Library entrance area	A	A	9	1.5	1	0.4	60898 MCB	B	6	10	N/A	7.28
7/S	Lts- staff WC & Kids area	A	A	6	1.5	1	0.4	60898 MCB	B	6	10	N/A	7.28
8/S	Skts- spurs & comms staff area	A	B	4	2.5	1.5	0.4	60898 MCB	B	16	10	N/A	2.73
9/S	Water Heater Staff WC	A	A	1	2.5	1.5	0.4	60898 MCB	B	16	10	N/A	2.73
10/S	Alarm Spur unit	A	A	1	1.5	1	0.4	60898 MCB	B	6	10	N/A	7.28

Wiring Code								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION	TEST INSTRUMENTS (SERIAL NUMBERS) USED
Zs <input type="text" value="N/A"/> Ω Operating times of associated RCD (if any) At I Δ_n <input type="text" value="N/A"/> ms	Earth fault loop impedance <input type="text" value="3052082"/> RCD <input type="text" value="N/A"/>
Ipf <input type="text" value="N/A"/> kA At 5I Δ_n <input type="text" value="N/A"/> ms	Insulation resistance <input type="text" value="3052082"/> Other <input type="text" value="N/A"/>
Correct supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed (where appropriate) <input type="text" value="N/A"/>	Continuity <input type="text" value="3052082"/> Other <input type="text" value="N/A"/>

Details of circuits and/or equipment vulnerable to damage

Mem-sheild 2 board and MCB, s fitted

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance				polar i r i t y	Maximum measured earth fault loop impedance Ω	RCD operating times			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Live/ Live	Live/ Neutral	Live/ Earth	Earth/ Neutral			At I Δ_n	At 5I Δ_n	Test button operation	
	r ₁ (Line)	r _n (Neutral)	r ₂ (cpc)	(R ₁ + R ₂)	(R ₂)	M Ω	M Ω	M Ω	M Ω			ms	ms		
1/S	N/A	N/A	N/A	0.01	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.15	N/A	N/A	N/A	NO
2/S	0.09	0.09	0.16	0.06	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.29	N/A	N/A	N/A	NO
3/S	0.49	0.50	0.90	0.35	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.56	N/A	N/A	N/A	NO
4/S	N/A	N/A	N/A	0.83	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.98	N/A	N/A	N/A	YES
5/S	N/A	N/A	N/A	0.11	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.26	N/A	N/A	N/A	NO
6/S	N/A	N/A	N/A	0.80	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.95	N/A	N/A	N/A	NO
7/S	N/A	N/A	N/A	0.96	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	1.11	N/A	N/A	N/A	NO
8/S	N/A	N/A	N/A	0.21	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.36	N/A	N/A	N/A	NO
9/S	N/A	N/A	N/A	0.27	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.32	N/A	N/A	N/A	NO
10/S	N/A	N/A	N/A	0.09	N/A	N/A	200	200	200	<input checked="" type="checkbox"/>	0.24	N/A	N/A	N/A	NO

Tested By

Signature	<input style="width:90%;" type="text"/>	Position	<input style="width:90%;" type="text" value="Electrician"/>
Name	<input style="width:90%;" type="text" value="Martin Henningham"/>	Date of testing	<input style="width:90%;" type="text" value="11/01/2017"/>

Board Details

TO BE COMPLETED IN EVERY CASE		ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION			
Location of Distribution Board	Boiler House	Supply to distribution board is from	SubMains(DB.1, 1/S)		Associated RCD (if any)
Distribution board designation	DB.2	No of phases	1	Nominal Voltage	230 V
		Overcurrent protective device for the distribution circuit	Type BS(EN)		60898 MCB B
			Rating	32	A
					BS(EN) N/A
					RCD No of Poles N/A
					RCD Rating N/A mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times	Overcurrent protective device				RCD	Max permitted Zs Ω
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Short circuit capacity kA		
1/S	Lts- Boiler House	B	B	3	1.5	1.5	0.4	60898 MCB	B	6	10	N/A	7.28
2/S	RCD Socket in boiler house	B	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	N/A	2.73
3/S	Pressurisation Unit boiler Room	B	B	1	2.5	2.5	0.4	60898 MCB	B	20	10	N/A	2.19
4/S	Boiler controls	B	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	N/A	2.73
5/S	Circuit Not Tested	B	B	1	2.5	1.5	0.4	61009 RCD/RCBO	B	20	10	N/A	2.19
6/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
7/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION					TEST INSTRUMENTS (SERIAL NUMBERS) USED					
Zs	0.15	Ω	Operating times of associated RCD (if any)	At I Δ _n	N/A	ms	Earth fault loop impedance	3052082	RCD	N/A
Ipf	1.5	kA		At 5I Δ _n	N/A	ms	Insulation resistance	3052082	Other	N/A
Correct supply polarity confirmed	<input checked="" type="checkbox"/>		Phase sequence confirmed (where appropriate)		N/A		Continuity	3052082	Other	N/A

Details of circuits and/or equipment vulnerable to damage

Mem-sheild 2 board and MCB, s fitted

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance				polar i r i t y	Maximum measured earth fault loop impedance Ω	RCD operating times			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Live/Live	Live/Neutral	Live/Earth	Earth/Neutral			At I Δ _n	At 5I Δ _n	Test button operation	
	r ₁ (Line)	r _n (Neutral)	r ₂ (cpc)	(R ₁ + R ₂)	(R ₂)	MΩ	MΩ	MΩ	MΩ			ms	ms		
1/S	N/A	N/A	N/A	0.24	N/A	N/A	200	200	200	✓	0.39	N/A	N/A	N/A	NO
2/S	N/A	N/A	N/A	0.05	N/A	N/A	200	200	200	✓	0.37	N/A	N/A	N/A	NO
3/S	N/A	N/A	N/A	0.09	N/A	N/A	200	200	200	✓	0.24	N/A	N/A	N/A	NO
4/S	N/A	N/A	N/A	0.08	N/A	N/A	200	200	200	✓	0.23	N/A	N/A	N/A	NO
5/S												N/A	N/A	N/A	YES
6/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Tested By

Signature Position
 Name Date of testing

General condition of the installations (In terms of electrical safety), Continued. from page 1

the system to upgrade wiring to outside lights) Wiring to outside lights at the back in PVC/PVC cable clip to stone work no mechanical protection to cable (on going job on the system to upgrade wiring to outside lights)

The rest of the installation is in average condition for its age

Observations Continued from Page 2

Item No	Description	Code
(411.3.3)		
4	5 FINAL CIRCUITS 5.12.2 For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	C3
5	Bulkhead fitting outside back door has no shade, wooden plate over it and used as a joint box for floodlight above (on going job on the system to upgrade wiring to outside lights)	C2

Code Key

C1 - Danger present. Risk of injury. Immediate remedial action required

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

FI - Further investigation required without delay

DB.1, 4/S, Extract Light - Remarks

Fitted missing photo cell and make safe exposed cables (done at time of test)

Bulkhead fitting outside back door has no shade, wooden plate over it and used as a joint box for floodlight above (on going job on the system to upgrade wiring to outside lights)

Wiring to outside lights at the back in PVC/PVC cable clip to stone work no mechanical protection to cable (on going job on the system to upgrade wiring to outside lights)

DB.2, 5/S, CCTV cabinet outside (Circuit Not Tested) - Remarks

Circuit to outside CCTV cabinet not test unable to gain access to unit

CONDITION REPORT GUIDANCE NOTES FOR RECIPIENTS

This report is an important and valuable document which should be retained for future reference.

1. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.
3. The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner /occupier with details of the condition of the electrical installation at the time the Report was issued.
4. Where the installation incorporates residual current devices (RCD) there should be a notice at or near the device stating that it should be tested quarterly. **For safety reasons it is important that this instruction is followed.**
5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
7. For items classified in Section K as C1 ("Danger Present"), **the safety of those using the installation is at risk**, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation (code F1) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.

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Kirklees Mc Leisure Services, West Avenue, Honley, Holmfirth, West Yorkshire, HD7 2JD

1 April 2017 - present

Your rateable value is £9,500.00

! Warning This is not the amount you will pay.

Open all sections

Valuation information

Description	Library and premises
Local authority	Kirklees
Local authority reference	63560002030
Base rate	£85.00
Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference	313756
Special category code	156G
Effective date	1 April 2017

How the valuation was calculated

Parts of the property				
Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Office	83.11	£78.63	£6,535.00
Ground	Office	27.88	£78.63	£2,192.00
Ground	Internal storage	1.53	£55.04	£84.00
Ground	Mess/staff room	10.02	£78.63	£788.00
Total		122.54		£9,599.00
Total value £9,599.00				

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Report Details

Report Number

8982218

Issue Date

15/12/2021

Client Ref

HJD/EIW/84193-3

Address

Public Library, West Avenue, Honley, Holmfirth, West Yorkshire, HD9 6HF

The above address is located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability based upon historical parish boundary data and the relevant Inland Revenue Indices held by The National Archives.

No-one involved in the production of this report has any relationship with any party involved in the sale of the property.

This service is only available for properties in England and Wales. The data used to identify potential risk is derived from a comprehensive academic study of historical boundaries relating to parishes and documentation pertaining to potential chancel repair liability held at The National Archives.

It should be noted that this service searches against a 25 metre radius from the identified address point of the subject building in order to establish the location in respect of the relevant historical boundary.

The legal indemnity insurance markets are known to offer chancel repair cover which may be available via your preferred insurance broker/provider. Alternatively, the market leading **ChancelSure*** insurance offered by CLS Property Insight is available online via their website at www.clspi.co.uk.

Terms and Conditions

This Certificate is prepared by Future Climate Info ('FCI') and is subject to the Terms and Conditions available at <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.pdf>

ChancelCheck® Guidance Note

Chancel Repair Liability Background

Chancel repair liability is a medieval anomaly whereby the Church of England and Wales was granted powers to charge those owning “rectorial land” for the upkeep of the chancel of some Parish Churches.

Chancel repair liability affects millions of acres in England and Wales and is still deemed a usual and necessary search by conveyancers.

Chancel repair liability can still be attached to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable.

The Church continues to actively register their interest, to protect their right to charge for chancel repair liability in perpetuity.

ChancelCheck® Identifies the Problem

ChancelCheck®

ChancelCheck® is an online, low cost (£20 + VAT) screening report designed to inform the Homebuyer of any potential chancel repair liability. It is in accordance with the Conveyancing and CML Handbooks.

Certificate

If the area of land selected falls within a parish that does not have the ability to claim for chancel repair liability, the search will be returned as a Certificate.

Report

If the area of land selected falls within a parish that has the ability to claim for chancel repair liability, a potential liability will be returned and the search will come back as a Report. **Where an issue has been identified, legal indemnity insurance could be sought to cover the potential risk.**

NB. ChancelCheck® does not publish the relevant parish name to deter contacting the Church. Doing so will put the Church on notice of a potential liability and may lead to negating insurance cover.

Insurance Offers a Solution

Insurance

The legal indemnity insurance markets are known to offer chancel repair cover which may be available from your preferred insurance broker/provider. Alternatively, the market leading **ChancelSure®** insurance offered by CLS Property Insight is available online via their website at www.clspi.co.uk.

ChancelSure® policies have been specifically designed to work in conjunction with **ChancelCheck®** and are fully compliant with lender requirements. A schedule of indicative online premiums is provided overleaf.

Indicative Insurance Policy Premiums

Chancel repair indemnity insurance products, providing protection and security for the homeowner where a potential chancel liability has been identified.

The indicative figures given below are standard one-off ChancelSure® policy premiums (including IPT) offered by CLS Property Insight which will apply to most properties and were correct as at 5th August 2021. However, as chancel repair liability is a fluctuating risk, these figures may alter for some properties. In addition, insurers periodically review their underwriting data and may carry out further assessment before confirming the availability of cover.

The chancel repair policies available via your preferred insurance broker/provider may offer diminution in value, a 200% escalator clause, 25 year, 35 year and even in perpetuity terms. Should you wish to obtain ChancelSure® insurance, which is offered by CLS Property Insight, this is available online via their website at www.clspi.co.uk.

Residential Property (25 Years)

Limit of Indemnity	Residential Non Successor < 5 acres	Residential Successor < 5 acres	Residential Non Successor 5 – 10 acres	Residential Successor 5 – 10 acres
£100,000	£40.00	£65.00	£50.00	£90.00
£250,000	£54.00	£95.00	£75.00	£125.00
£500,000	£75.00	£125.00	£110.00	£150.00
£1,000,000	£94.00	£140.00	£130.00	£165.00
£1,500,000	£130.00	£175.00	£150.00	£195.00
£2,000,000	£150.00	£190.00	£175.00	£215.00
£2,500,000	£175.00	£210.00	£225.00	£275.00
£3,000,000	£210.00	£250.00	£275.00	£325.00

Residential Property (35 Years)

Limit of Indemnity	Residential Successor < 5 acres	Residential Successor 5 - 10 acres
£100,000	£80.00	£105.00
£250,000	£120.00	£145.00
£500,000	£145.00	£165.00
£1,000,000	£160.00	£185.00
£1,500,000	£185.00	£210.00
£2,000,000	£210.00	£240.00
£2,500,000	£225.00	£300.00
£3,000,000	£325.00	£423.00

Residential Property (In Perpetuity)

Residential Successor < 5 acres	Residential Successor 5 – 10 acres
£90.00	£125.00
£140.00	£165.00
£165.00	£180.00
£180.00	£215.00
£215.00	£240.00
£240.00	£300.00
£265.00	£350.00
£363.00	£472.00

Bespoke Policies

Bespoke policies may be available for larger residential properties, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Indicative Insurance Policy Premiums

Commercial Property (25 Years)

Limit of Indemnity	Commercial Non Successor < 3 acres	Commercial Non Successor 3 – 5 acres	Commercial Non Successor 5 – 10 acres
£250,000	£130.00	£200.00	£250.00
£500,000	£220.00	£400.00	£550.00
£750,000	£450.00	£600.00	£750.00
£1,000,000	£500.00	£800.00	£900.00
£1,500,000	£700.00	£1,000.00	£1,300.00
£2,000,000	£1,250.00	£1,350.00	£1,500.00
£2,500,000	£1,400.00	£1,550.00	£1,700.00
£3,000,000	£1,600.00	£1,750.00	£1,900.00

Commercial Property (25 Years)

Limit of Indemnity	Commercial Successor < 3 acres	Commercial Successor 3 – 5 acres	Commercial Successor 5 – 10 acres
£250,000	£200.00	£300.00	£375.00
£500,000	£320.00	£600.00	£700.00
£750,000	£625.00	£850.00	£950.00
£1,000,000	£680.00	£1,100.00	£1,150.00
£1,500,000	£950.00	£1,250.00	£1,500.00
£2,000,000	£1,500.00	£1,750.00	£2,000.00
£2,500,000	£1,750.00	£2,000.00	£2,200.00
£3,000,000	£1,900.00	£2,150.00	£2,350.00

Bespoke Policies

Bespoke policies may be available for larger commercial properties, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Search Code – Consumer Information

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Limited, Courtyard House, The Square, Lightwater, Surrey, GU18 5SS (Call: 01732 755 180, Email: info@futureclimateinfo.com).

Future Climate Info Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers, and mortgage lenders, who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

Core Principles

Search providers which subscribe to the Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPO's Contact Details:

The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: admin@tpos.co.uk, Website: www.tpos.co.uk).

You can also get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE

Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:
Future Climate Info Limited, Courtyard House, The Square, Lightwater, Surrey, GU18 5SS (Call: 01732 755 180 Email: info@futureclimateinfo.com).

Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.





The Coal
Authority

CON29M

coal mining report

PUBLIC LIBRARY, WEST AVENUE, HONLEY, HOLMFIRTH, WEST YORKSHIRE
HD9 6HF



Known or potential coal mining risks

Future underground coal mining

Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **CAS-157837-R1J6B4-2U6T9**
Our reference: **81006958670001**
Date: **15 December 2021**

Client name:
YORKSHIRE WATER - SAFE MOVE

If you require any further assistance please contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

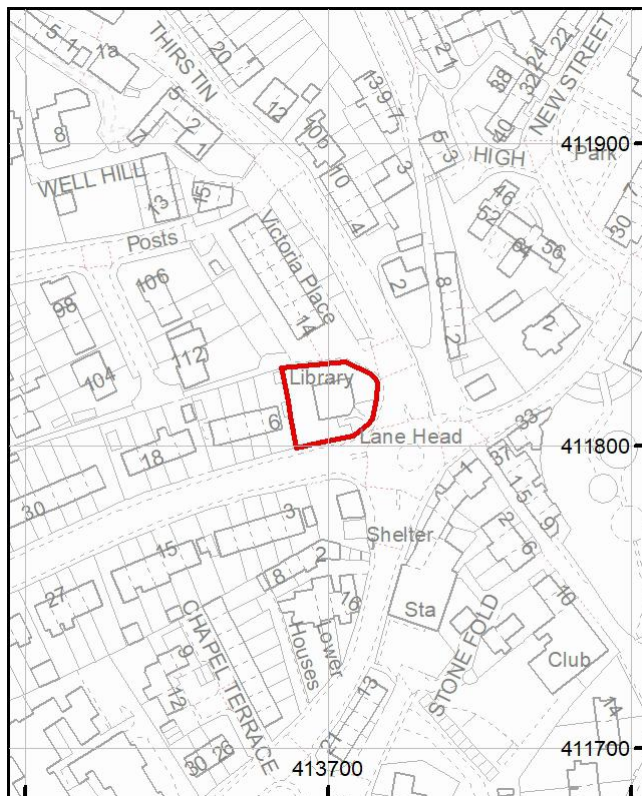


The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Your reference: **CAS-157837-R1J6B4-2U6T9**

Our reference: **81006958670001**

Date: **15 December 2021**

Client name:
YORKSHIRE WATER - SAFE MOVE

If you require any further assistance please contact our experts on:

0345 762 6848

groundstability@coal.gov.uk

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs









subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

Commercial Drainage and Water Report

Property	Public Library, West Avenue, Honley, Holmfirth, West Yorkshire, HD9 6HF
Date of report	15-Dec-2021
Our reference	CAS-157834-V2J6P6
Prepared for	Ramsdens Solicitors LLP
Your reference	HJD/EIW/84193-3

  <p>Maps</p>	  <p>Drainage</p>	  <p>Water</p>	  <p>Charging</p>
	<p>2.4 Sewer Within The Boundary? 2.9 Sewerage treatment Works?</p>	<p>3.5 What is the classification of the water supply for the property?</p>	<p>4.2 Sewerage bills 4.3 Water bills 3.6 Is there a meter installed at this property?</p>

At a glance

- No build over consultation is recorded.
- No S104 agreement is recorded.
- There are sewers within the boundary.

As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search reflect these changes. For further details visit www.yorkshirewater.com/the-big-transfer.aspx

Safe-Move Complaints Procedure

We aim to provide a high standard of service and to treat you with courtesy and fairness at all times. We welcome any comments you may have and always try to answer queries and resolve complaints quickly and in full.

Safe-Move offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made via the telephone, in writing or via email. We'll investigate your complaint and try to resolve it fully. If your complaint is fair, we'll say sorry and do everything to put things right as soon as possible.

Our contact details are:

Safe-Move
PO Box 99
Bradford
BD3 7YB

Free phone: 0800 1 385 385

Email: safemove@yorkshirewater.com

If you have a query or issue regarding either the provision or the content of our CON29DW Drainage and Water search, you should contact us in the first instance.

If you raised a complaint you can expect the following as a minimum standard from us:

- We will listen to your complaint and do our best to resolve it immediately.
- If we cannot resolve it at the time, we will record the details of your complaint and we will investigate and contact you within 5 working days. We will confirm our response in writing if you request it.
- If we fail to provide you with a response within 5 working days we will pay you £50.00 regardless of the outcome of your complaint.
- On occasions your complaint may require more detailed investigation. In these instances we will keep you informed of our progress and update you with new timescales if necessary.
- If you want to liaise with a third party on your behalf, just let us know.

If we consider the complaint to be justified, you can expect the following from us:

- We will provide you with a revised search and undertake action within our control to put things right in line with the products terms and conditions.
- You will be kept informed of any actions required.
- Once you have our response, if you are still not satisfied with the outcome, or the way we've handled it, you can ask for the issue to be reviewed. If this is the case you should write to us without delay, explaining why you remain dissatisfied and what action you would like us to take. The review will be independent of the original investigations and may overturn the previous decision if appropriate.
- We'll let you know the outcome of your review, in writing, within 10 working days.
- If we cannot resolve your complaint or you remain dissatisfied with the output of the review you can refer the issue to The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk. In addition to TPO redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) that

meet the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

The Property Ombudsman's limit for compensation is £25,000





Home



Maps



Drainage



Water



Charging



Maps

Question 1.1

Please include a copy of an extract from the public sewer map



Answer

A copy of an extract from the public sewer map is included in which the location of the property is identified.

1. Public Sewers are those which Yorkshire Water Services has responsibility for.

Question 1.2

Please include a copy of an extract from the map of waterworks



Answer

A copy of an extract from the map of waterworks is included in which the location of the property is identified.

1. Assets other than vested water mains may be shown on the plan, for information only.

Question 5.2

On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.



Answer

On the copy extract from the public sewer map the manhole cover, depth and invert levels are shown where available.



Home



Maps



Drainage



Water



Charging



Drainage

Question 2.1

Does foul water from the property drain to a public sewer?



Answer

Records indicate that foul water from the property drains to a public sewer.

Question 2.2

Does surface water from the property drain to a public sewer?



Answer

Records indicate that surface water from the property does drain to a public sewer.

Question 2.3

Is a surface water drainage charge payable?



Answer

Records confirm that a surface water drainage charge is payable for this property.

1. Where surface water charges are payable but after inspection surface water does not drain to the public sewerage system, application can be made to the Company to review the charging situation
2. It should be noted that surface water drainage charges increase annually with effect from the 1st April.

Question 2.4

Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?



Answer

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property, or site. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property or site.



Home



Maps



Drainage



Water



Charging

1. Yorkshire Water Services Ltd. has a statutory right of access to carry out work on its assets. Employees of Yorkshire Water Services Ltd. or its contractors may, therefore, need to enter the property to carry out work.

Question 2.4.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?



Answer

The public sewer map indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

1. Pumping stations installed before 1st July 2011 were transferred into the ownership of Yorkshire Water on 1st October 2016. Pumping stations installed after 1st July 2011 will remain the responsibility of the householder unless they are the subject of an adoption agreement.

Question 2.5

Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?



Answer

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

1. As from 1st October 2011 ownership of private sewers and lateral drains changed in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 consequently there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
2. The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.

Question 2.5.1

Does the public sewer map indicate any public



Home



Maps



Drainage



Water



Charging

pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?



Answer

The public sewer map included indicates that there is a no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Question 2.6

Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement under Section 104 of the Water Industry Act 1991?



Answer

Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Question 2.7

Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?



Answer

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

1. Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
2. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.

Question 2.8

Is the building at risk of internal flooding due to overloaded public sewers?



Answer

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private



Home



Maps



Drainage



Water



Charging

sewers, disposal mains and lateral drains were transferred into public ownership It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
2. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
3. At risk properties are defined as those that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.
6. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Question 2.9

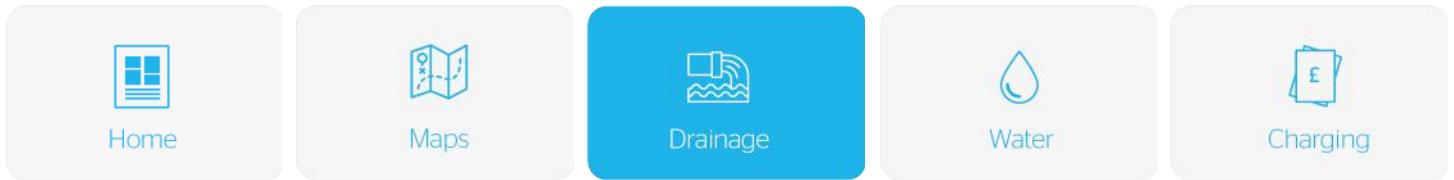
Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.



Answer

The nearest Sewage Treatment Works is NEILEY/NO 2 STW which is 1.2 kilometres E and is the responsibility of Yorkshire Water Services Ltd.

1. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage



treatment works closer than the one detailed that has not been identified.

Question 4.4 **Does the property have a trade effluent consent?**



Answer The Company's records indicate that the property does not have a consent to discharge trade effluent under S118 of the Water Services Industry Act 1991 into the public sewerage system.

Question 5.1 **Is there a wayleave/easement agreement giving the Sewerage and/or Water Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?**



Answer Records indicate there is no Wayleave/Easement relating to any public sewer or vested water main located within the boundary of the property/site. However, as records may be incomplete we recommend that verification is always sought from the vendor.



Home



Maps



Drainage



Water



Charging

Water

Question 3.1 **Is the property connected to mains water supply?**



Answer Records indicate that the property is connected to mains water supply.

Question 3.2 **Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**



Answer The map of waterworks does not indicate any public water mains, resource mains or discharge pipes within the boundaries of the property.

Question 3.3 **Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**



Answer Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Question 3.4 **Is the property at risk of receiving low water pressure or flow?**



Answer Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

1. It should be noted that low water pressure can occur from private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.



Home



Maps



Drainage



Water



Charging

Question 3.5

What is the classification of the water supply for the property?



Answer

The water supplied to the property is classified as being soft water, which is reservoir derived and has an average water hardness of 17.475mg/l calcium and magnesium. As we have a grid system in place whereby, we can move water around the Yorkshire region as required, occasionally the hardness of your water may vary. Hardness reacts chemically with soap and is a measure of the concentration of calcium and magnesium salts in the water. The higher the hardness, the more soap is required to form a lather. Yorkshire Water does not artificially soften or harden any of its supplies Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units.

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8



Home



Maps



Drainage



Water



Charging

Charging

Question 3.6 **Is there a meter installed at this property?**



Answer Records indicate that there is no meter installed at this property.

Question 3.7 **Please include details of the location of any water meter serving the property.**



Answer Records indicate that the property is not served by a water meter.

1. Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact : Yorkshire Water Services Ltd., PO Box 52, Bradford BD3 7YD O845 1 24 24 24 www.yorkshirewater.com

Question 4.1.1 **Who is responsible for providing the sewerage services for the property?**



Answer Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is responsible for providing the sewerage services for the property/site.

Question 4.1.2 **Who is responsible for providing the water services for the property?**



Answer Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is responsible for providing the water services for the property/site.

Question 4.2 **Who bills the property for sewerage services?**



Answer If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for this property



Home



Maps



Drainage



Water



Charging

please visit www.open-water.org.uk.

Question 4.3

Who bills the property for water services?



Answer

If you wish to know who bills the water services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for this property please visit www.open-water.org.uk.

Appendix 1

General Interpretation

(1) In this Schedule—

“the 1991 Act” means the Water Industry Act 1991(a);

“the 2000 Regulations” means the Water Supply (Water Quality) Regulations 2000(b);

“the 2001 Regulations” means the Water Supply (Water Quality) Regulations 2001(c);

“adoption agreement” means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

“bond” means a surety granted by a developer who is a party to an adoption agreement;

“bond waiver” means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

“calendar year” means the twelve months ending with 31st December;

“discharge pipe” means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

“disposal main” means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which—

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

“drain” means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

“effluent” means any liquid, including particles of matter and other substances in suspension in the liquid;

“financial year” means the twelve months ending with 31st March;

“lateral drain” means—

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under section 104 of that Act (e);

“licensed water supplier” means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

“maintenance period” means the period so specified in an adoption agreement as a period of time—

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker’s satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

“map of waterworks” means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

“private sewer” means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

“public sewer” means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker—

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);

(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or

(d) otherwise;

“public sewer map” means the map made available under Section 199(5) of the 1991 Act (l);

“resource main” means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of—

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

“sewerage services” includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;

“Sewerage Undertaker” means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

“surface water” includes water from roofs and other impermeable surfaces within the curtilage of the property;

“water main” means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

“water meter” means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

“water supplier” means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

“water supply zone” means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

“Water Undertaker” means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(a) 1991 c. 56.

(b) S.I. 2000/3184. These Regulations apply in relation to England.

(c) S.I. 2001/3911. These Regulations apply in relation to Wales.

(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

(e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.

(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(i) 1989 c. 15.

(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

COMMERCIAL DRAINAGE & WATER ENQUIRY TERMS AND CONDITIONS

Customer and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

1. Definition

- 1.1. Client means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property;
- 1.2. Customer means the person, company, firm or other legal body placing the Order, either on their own behalf as the Client, or, as an agent for a Client;
- 1.3. Order means any request completed by the Customer requesting the Report;
- 1.4. Property means the address or location supplied by the Customer in the Order;
- 1.5. Report means the drainage and/or water report prepared by SafeMove in respect of the Property; and
- 1.6. SafeMove means Yorkshire Water Services Limited (company number O2366682) trading as "SafeMove".

2. Agreement

- 2.1. The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in clause 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.
- 2.2. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

3. The Report

- 3.1. The Report is produced only for use in relation to property transactions where the intended use of the property is not as a single residential domestic property or not land and buildings being or to be developed as a single residential domestic property and cannot be used for circumstances outside this remit. SafeMove shall have no liability should the Report be used otherwise than for its intended purpose.
- 3.2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-
 - 3.2.1. The information contained in the Report can change on a regular basis so SafeMove cannot be responsible to the Customer and/or the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Customer and / or the Client.

- 3.2.2. The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
- 3.2.3. The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
- 3.3. The Report may contain opinions or general advice to the Customer and/or the Client and SafeMove cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
- 3.4. The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

4. Liability

- 4.1. Safemove shall not be liable to the Customer and/or Client for any failure defect or non-performance of its obligations arising from any failure caused by circumstances beyond the reasonable control of SafeMove.
- 4.2. Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) The Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify the Company in respect of any claim by the Client.
- 4.3. The Report is produced for use as defined in clause 3.1. If used for any other purpose SafeMove shall have no liability for any loss suffered. When the Report is used for the purpose described in clause 3, SafeMove's entire liability (except to the extent provided by clause 4.6) in respect of all losses arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to 10,000,000 (ten million pounds). SafeMove shall not be liable for any losses in relation to the Report if it is used for non land-only transactions or residential searches.
- 4.4. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall limit or exclude the liability of either Party in respect of:
- 4.4.1. death or personal injury resulting from negligence;
 - 4.4.2. fraud or fraudulent misrepresentation; or
 - 4.4.3. any other losses which cannot be excluded by law.

5. Copyright and Confidentiality

- 5.1. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided.

- 5.2. The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.
- 5.3. The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
- 5.4. The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 5.5. The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 5.1 to 5.4 inclusive.
- 5.6. The enquiries contained in the Report are protected by copyright owned by the Law Society of 113 Chancery Lane, London UC2A 1PL and must not be used for any purpose outside the context of the Report.
- 5.7. We are members of DWSN, the industry body for those companies responsible for compiling responses to the Law Society's CON29DW enquiry. We comply with DWSN standards that provide consumer protection and ensures good practice in this critical area of property information.



6. Payment

- 6.1. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by SafeMove, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with SafeMove for payment for Reports, SafeMove must receive payments for Reports in full before the Report is produced.














7. General

- 7.1. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 7.2. These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 7.3. Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.
- 7.4. In the provision of the services, SafeMove may disclose personal data provided to other companies within its group in accordance with the Data Protection Act 2018/General Data Protection Regulation and other applicable laws.
- 7.5. The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement. Unless expressly provided by this Agreement, no third party may enforce or benefit from any term of this Agreement.







Property Identifier

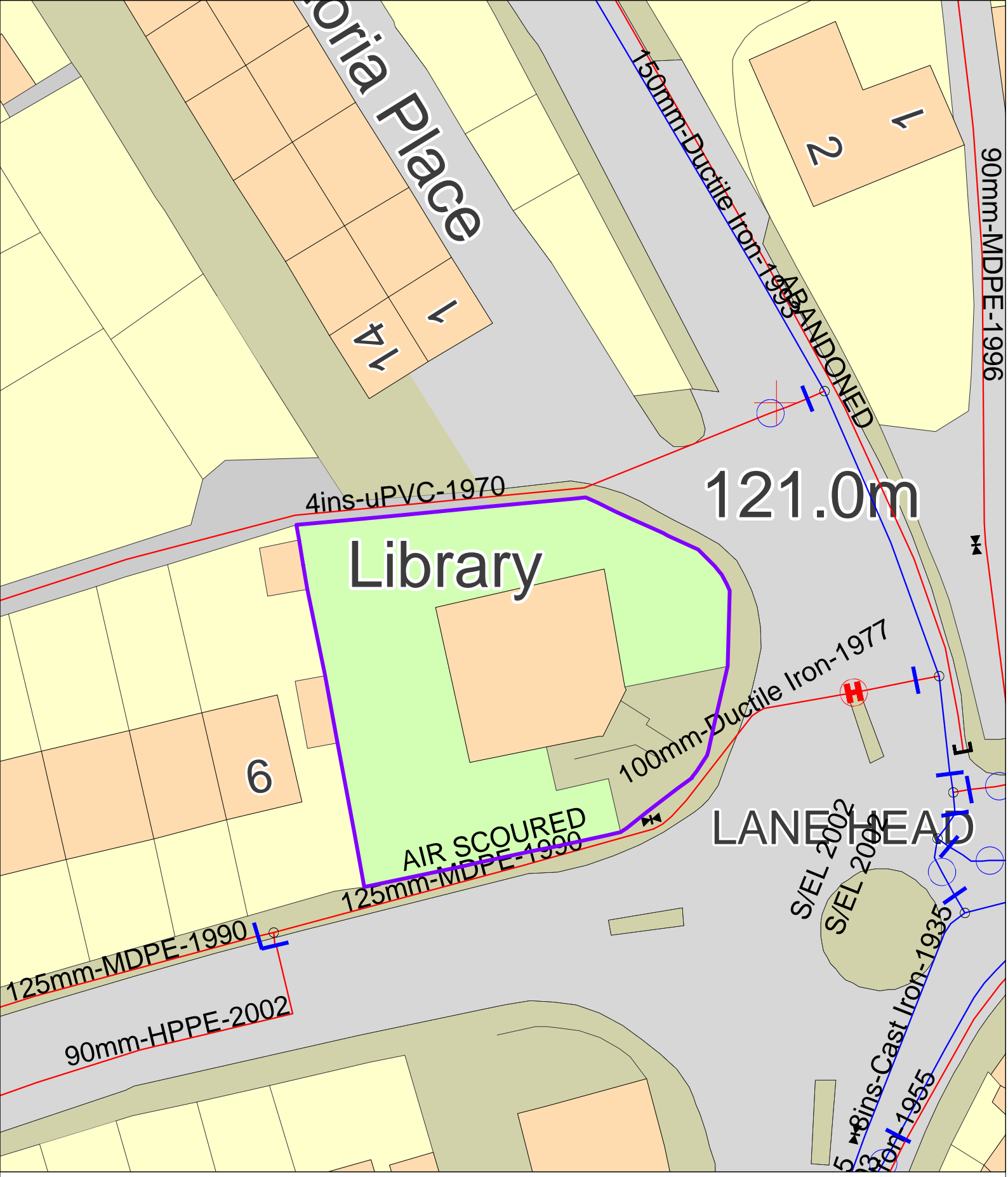


Sewer Legend

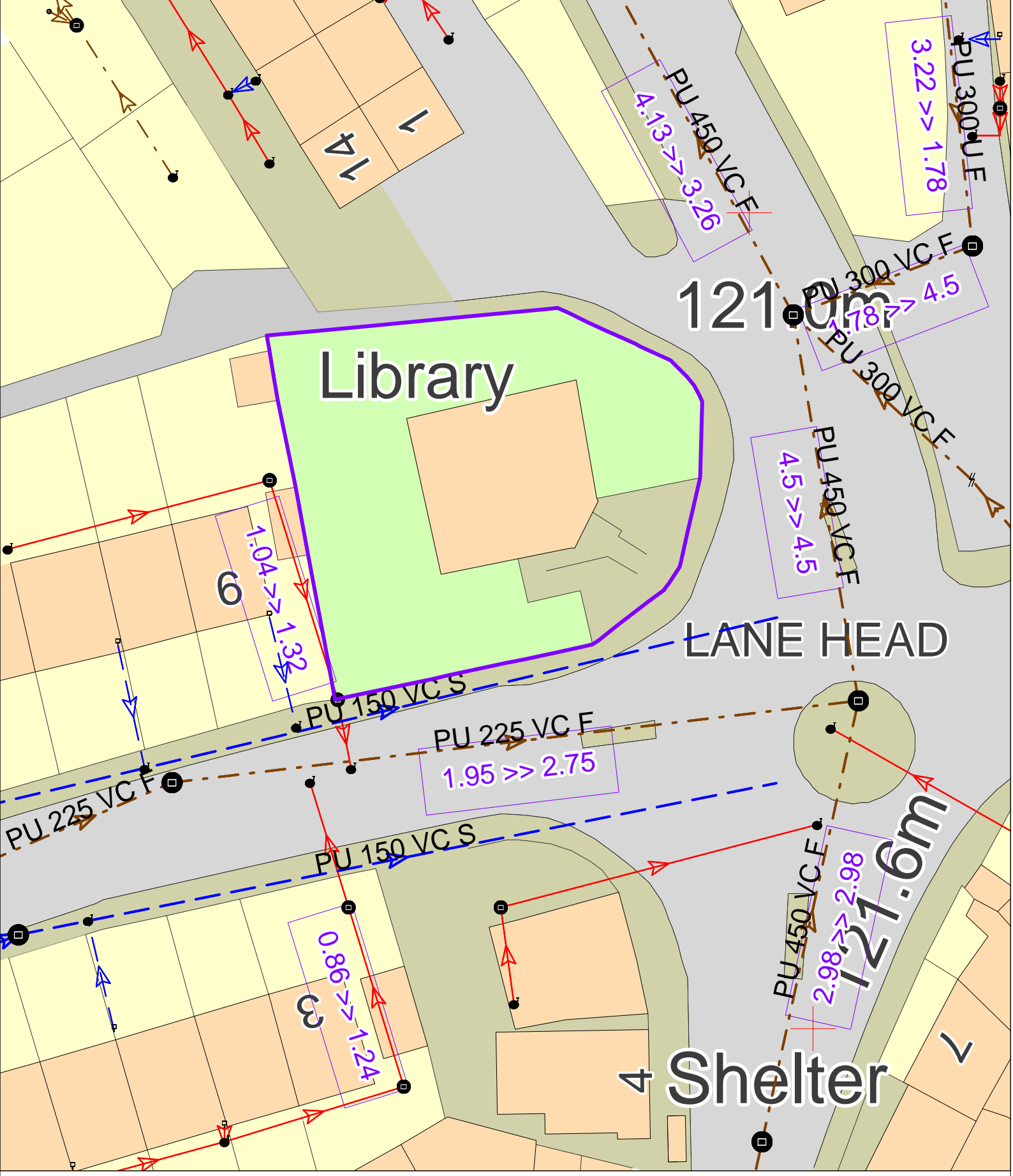
	Combined Sewer		S24 Combined Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Rising Main
	Overflow Sewer		Abandoned Sewer
	Syphon Sewer & Vacuum Sewer		Pumping Station
			Sewage Treatment Works

Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station



Public Clean Water Network 15/12/2021 12:08:24 OS Grid Coordinates: 413662 : 411778 Map Name : SE1311NE svcGISSafeMovePD



Public Waste Water Network 15/12/2021 12:08:25 OS Grid Coordinates: 413665 : 411765 Map Name : SE1311NE svcGISSafeMovePD

Public Library, West Avenue, Honley, Holmfirth, HD9 6HF

Professional opinion



Contaminated Land

Low:
Acceptable Risk

page 6



Flooding

Moderate

page 7

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 7



Radon

Identified

page 7



Energy

Identified

page 8



Planning Constraints

Identified

page 10



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Useful contacts

Kirklees Council:
<http://www.kirklees.gov.uk/>
customer.enquiries@kirklees.gov.uk
01484 221 000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 51**.



Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at info@groundsure.com



Flooding

Flooding

An elevated level of flood risk has been identified at the property.



Next steps for consideration:

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The detailed maps within the flood section clearly highlight which parts of the site are affected by flooding, allowing you to visualise whether flood risk affects the buildings or the associated land. If you would prefer an assessment that provides separate flood ratings for the main dwelling and the associated land, Groundsure can provide this for a fee of £35 plus VAT
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Ground stability

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.



Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.



Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- No radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.

Energy

Wind

Existing or proposed wind installations have been identified within 10km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Planning constraints

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development



Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Please see **page 14** for details of the identified issues.

Past Land Use	Low
Waste and Landfill	Low
Current and Recent Industrial	Low

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary



Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate.

Please see **page 26** for details of the identified issues.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Moderate-High
FloodScore™ insurance rating	Moderate
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 28** for details of the identified issues.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Identified



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see **page 29** for details of the identified issues.

In a radon affected area



Energy summary



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 30** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Not identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

Not identified



Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified

Planning summary



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 46** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas **Identified**



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

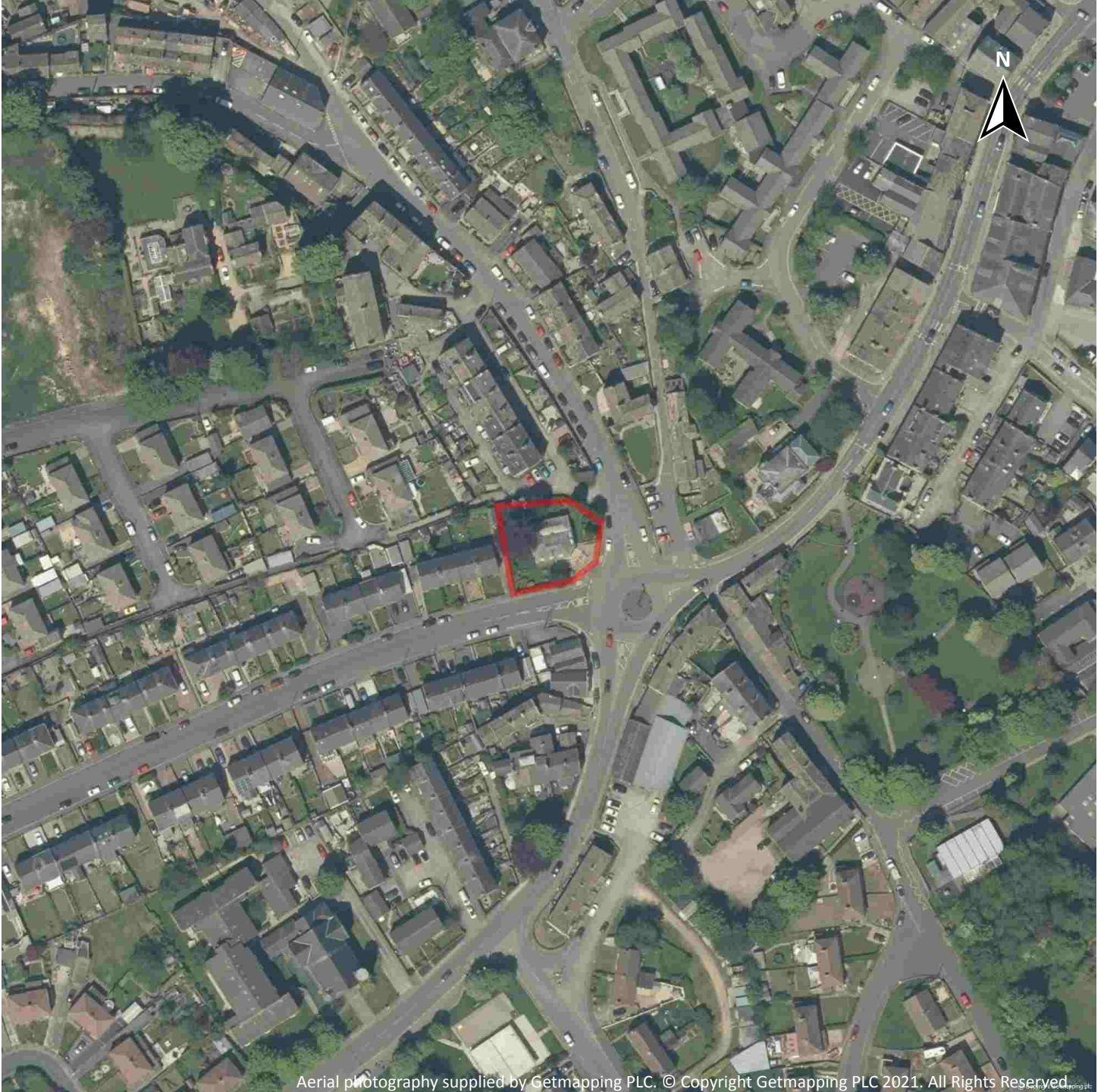
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Screening

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Recent aerial photograph



Capture Date: 01/07/2018

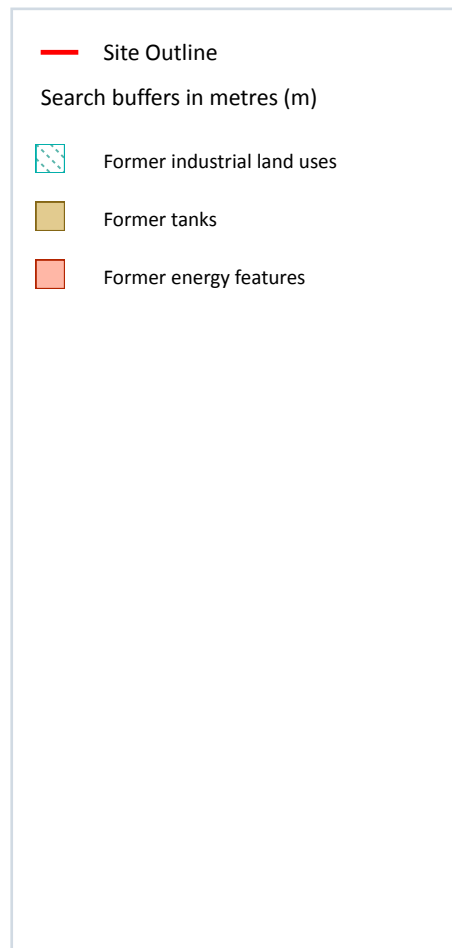
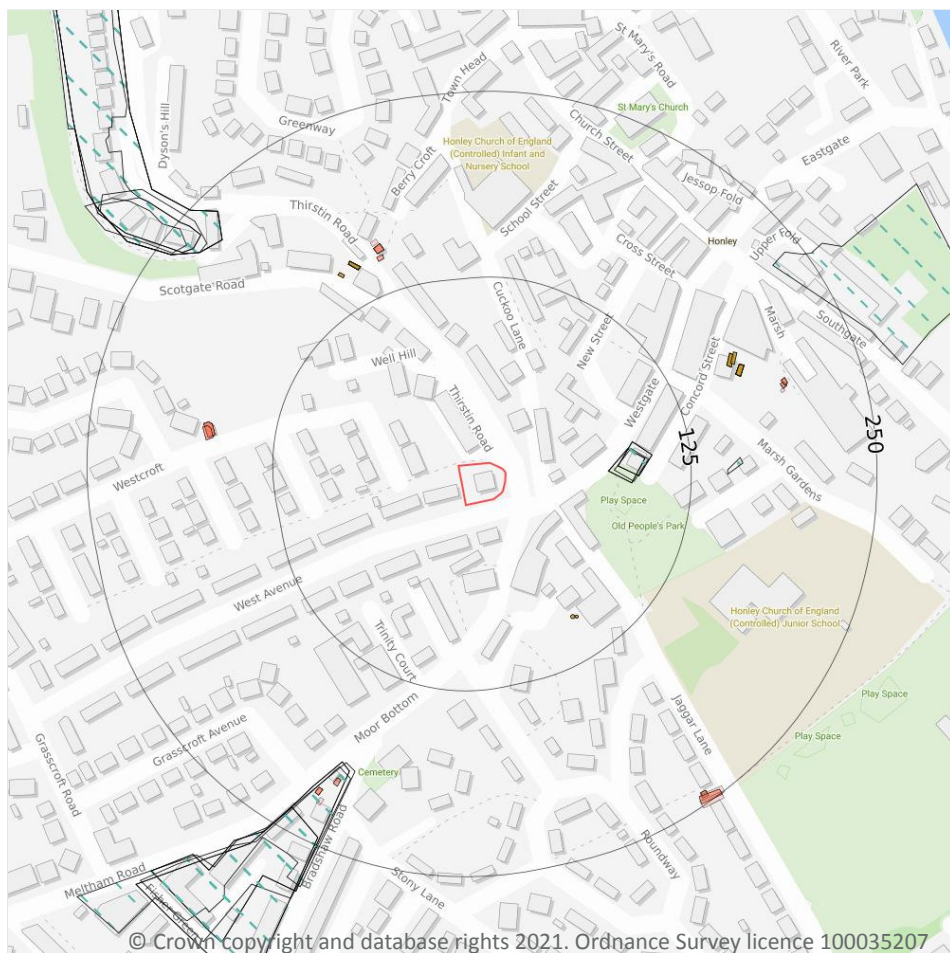
Site Area: 0.07ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	20
Former tanks	0	0	18
Former energy features	0	0	50
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	1
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	11
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1

Contaminated land / Past land use



Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
69 m	E	Police Station	1904
69 m	E	Police Station	1949
73 m	E	Police Station	1938
76 m	E	Police Station	1951
76 m	E	Police Station	1969

Distance	Direction	Use	Date
150 m	E	Smithy	1904
191 m	SW	Unspecified Mills	1951
192 m	SW	Unspecified Commercial/Industrial	1969
192 m	SW	Unspecified Commercial/Industrial	1984
195 m	SW	Unspecified Mills	1949
220 m	NW	Unspecified Mills	1951
220 m	NW	Unspecified Mills	1969
220 m	NW	Unspecified Mills	1984
226 m	NW	Mill Pond	1951
228 m	NE	Unspecified Works	1969
231 m	NW	Unspecified Mills	1938
231 m	NW	Mill Pond	1938
235 m	SW	Unspecified Mills	1888
235 m	SW	Iron Works	1904
236 m	NW	Mill Pond	1949

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
94 m	SE	Unspecified Tank	1892
96 m	SE	Unspecified Tank	1913
148 m	NW	Unspecified Tank	1993
148 m	NW	Unspecified Tank	1995
148 m	NW	Unspecified Tank	1995
148 m	NW	Unspecified Tank	1996

Distance	Direction	Use	Date
148 m	NW	Unspecified Tank	1996
148 m	NW	Unspecified Tank	1997
148 m	NW	Unspecified Tank	1984
166 m	NE	Unspecified Tank	1990
166 m	NE	Unspecified Tank	1992
168 m	NE	Unspecified Tank	1984
169 m	NE	Unspecified Tank	1993
169 m	NE	Unspecified Tank	1995
169 m	NE	Unspecified Tank	1995
169 m	NE	Unspecified Tank	1996
169 m	NE	Unspecified Tank	1996
169 m	NE	Unspecified Tank	1997

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
148 m	N	Electricity Substation	1959
148 m	N	Electricity Substation	1990
148 m	N	Electricity Substation	1992
153 m	N	Electricity Substation	1993
153 m	N	Electricity Substation	1995
153 m	N	Electricity Substation	1995
153 m	N	Electricity Substation	1996
153 m	N	Electricity Substation	1996
153 m	N	Electricity Substation	1997
159 m	N	Electricity Substation	1984

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Distance	Direction	Use	Date
164 m	W	Electricity Substation	1984
165 m	W	Electricity Substation	1993
165 m	W	Electricity Substation	1995
165 m	W	Electricity Substation	1995
165 m	W	Electricity Substation	1996
165 m	W	Electricity Substation	1996
165 m	W	Electricity Substation	1997
166 m	W	Electricity Substation	1959
166 m	W	Electricity Substation	1990
166 m	W	Electricity Substation	1992
193 m	E	Electricity Substation	1993
194 m	E	Electricity Substation	1959
194 m	E	Electricity Substation	1990
194 m	E	Electricity Substation	1992
195 m	E	Electricity Substation	1984
196 m	E	Electricity Substation	1995
196 m	E	Electricity Substation	1995
196 m	E	Electricity Substation	1996
196 m	E	Electricity Substation	1996
196 m	E	Electricity Substation	1997
200 m	SW	Electricity Substation	1984
203 m	SW	Electricity Substation	1959
203 m	SW	Electricity Substation	1990
203 m	SW	Electricity Substation	1992
214 m	SW	Electricity Substation	1995
214 m	SW	Electricity Substation	1995
214 m	SW	Electricity Substation	1996
214 m	SW	Electricity Substation	1996

Screening

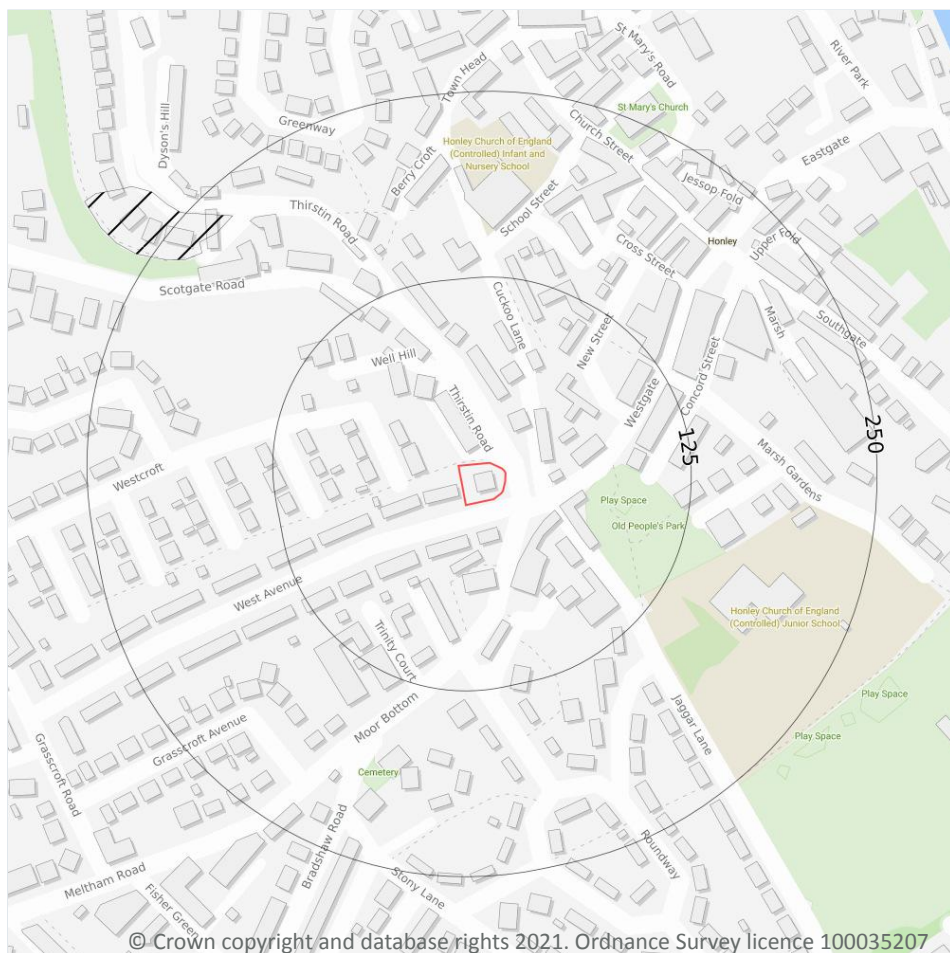
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Your ref: CAS-157836-K3R9Y5
Grid ref: 413702 411815

Distance	Direction	Use	Date
214 m	SW	Electricity Substation	1997
220 m	SW	Electricity Substation	1993
242 m	SE	Electricity Substation	1995
242 m	SE	Electricity Substation	1995
242 m	SE	Electricity Substation	1996
242 m	SE	Electricity Substation	1996
242 m	SE	Electricity Substation	1997
243 m	SE	Electricity Substation	1984
243 m	SE	Electricity Substation	1959
243 m	SE	Electricity Substation	1990
243 m	SE	Electricity Substation	1992
246 m	SE	Electricity Substation	1993

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Waste and landfill



- Site Outline
- Search buffers in metres (m)
- ▨ Former Landfill (EA records)

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

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Distance	Direction	Details		
224 m	NW	Site Address: Former Mill Dam at Thirstin Mills Honley, Thirstin Road, Lower Thirstin Waste Licence: Yes Site Reference: 4700/0764 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 09/08/1977 Licence Surrendered: 31/08/1980 Licence Holder Address: Thirstin Mills, Honley, Huddersfield	First Input: 01/01/1972 Last Input: 02/08/1982 Control Measures: -

This data is sourced from the Environment Agency/Natural Resources Wales.

Contaminated land / Current and recent industrial



— Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Pollution incidents

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	61 m	N	Peter Dyson & Son Ltd - 3, Cuckoo Lane, Honley, Holmfirth, West Yorkshire, HD9 6AS	Arms and Ammunition	Industrial Products
2	149 m	NW	Tank - West Yorkshire, HD9	Tanks (Generic)	Industrial Features
3	169 m	W	Electricity Sub Station - West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
4	171 m	N	Electricity Sub Station - West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities
5	182 m	NE	Tank - West Yorkshire, HD9	Tanks (Generic)	Industrial Features
6	183 m	NE	Central Joinery - 2, Cross Street, Honley, Holmfirth, West Yorkshire, HD9 6AN	General Construction Supplies	Industrial Products
7	199 m	E	Electricity Sub Station - West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities
8	224 m	E	Works - West Yorkshire, HD9	Unspecified Works Or Factories	Industrial Features
9	235 m	SW	Gantry - West Yorkshire, HD9	Travelling Cranes and Gantries	Industrial Features
10	235 m	SW	Electricity Sub Station - West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities
12	247 m	SE	Electricity Sub Station - West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Pollution incidents

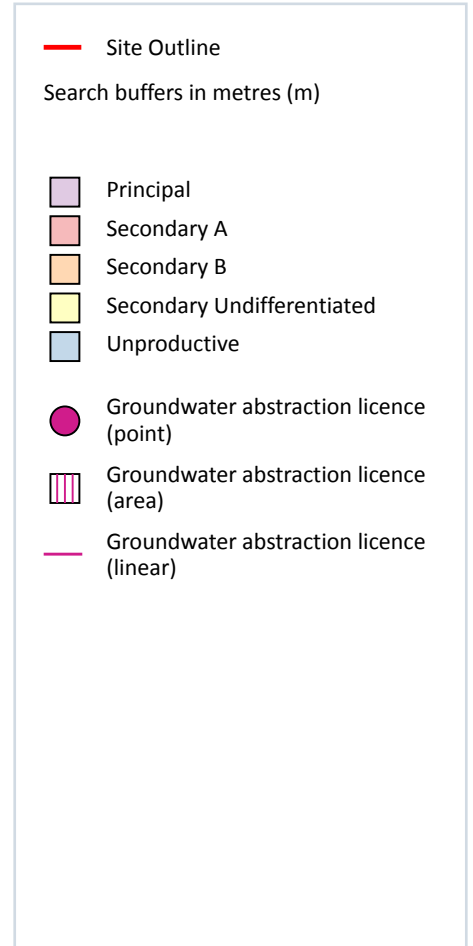
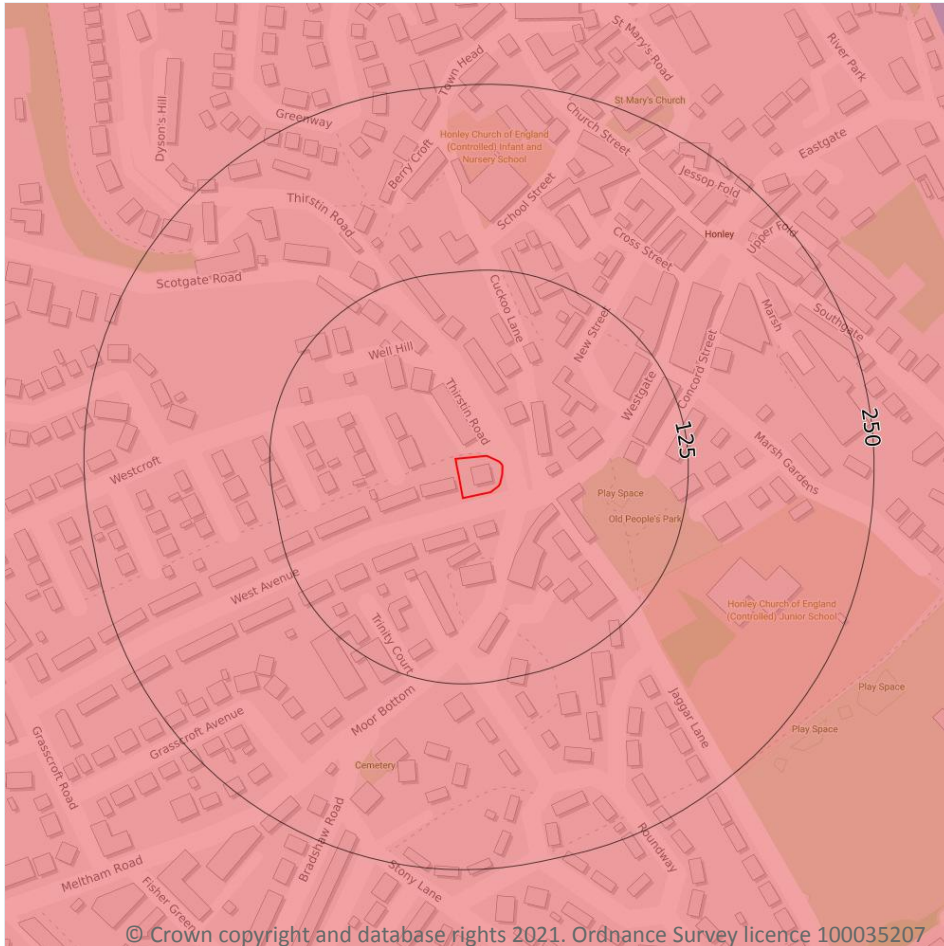
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
11	242 m	NE	30/05/2007	Category 2 (Significant)	Category 4 (No Impact)	Contaminated Soil

This data is sourced from the Environment Agency/Natural Resources Wales.

Bedrock hydrogeology



Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

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Distance	Direction	Designation
0	on site	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

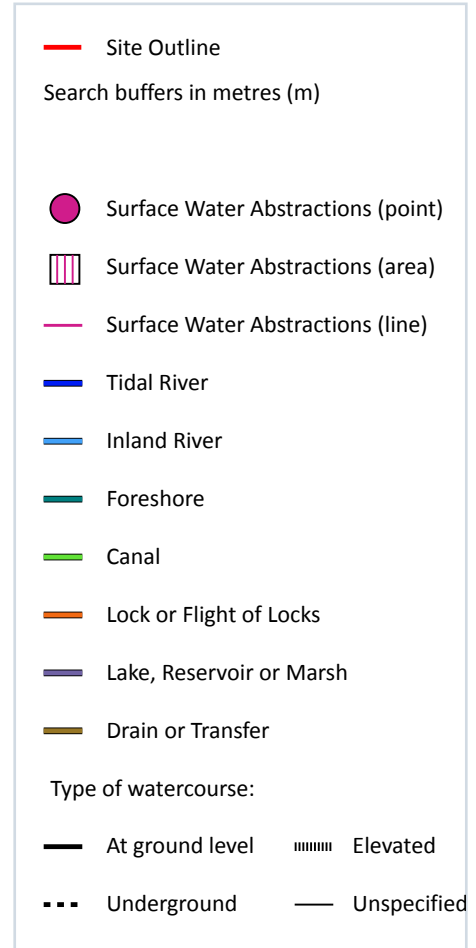
Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ROUGH ROCK	RR-SDST	SANDSTONE

This data is sourced from British Geological Survey.

Hydrology



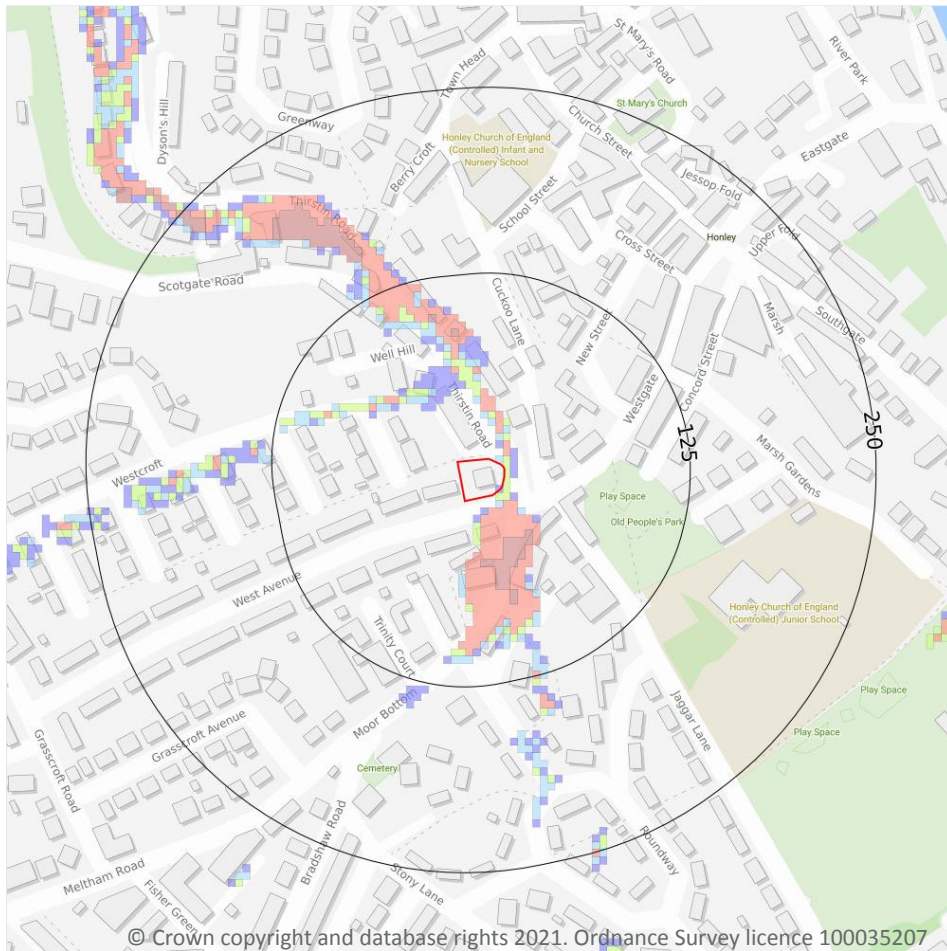
Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
230 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flooding / Surface water flood risk



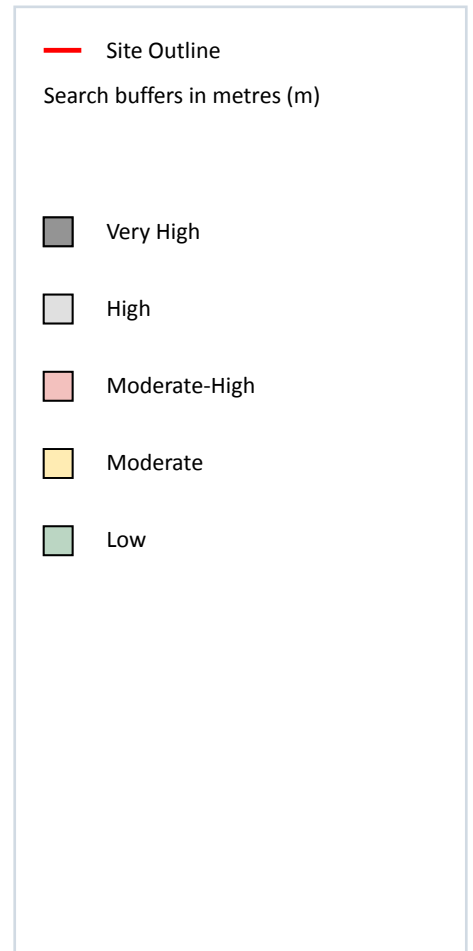
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Moderate-High risk of surface water flooding. This area is considered to have a 1 in 100 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

Flooding / Ambient FloodScore™ insurance rating



The property has been rated as having a Moderate level of flood hazard.

Ambient's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

Ground stability / Non-natural ground subsidence

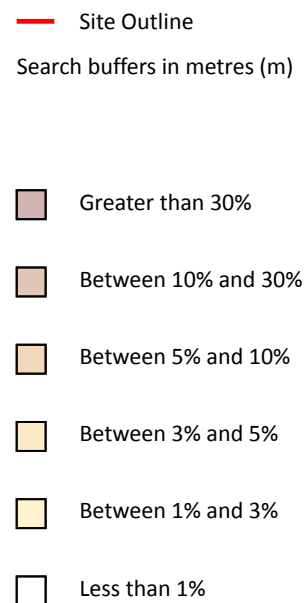


Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

Radon



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

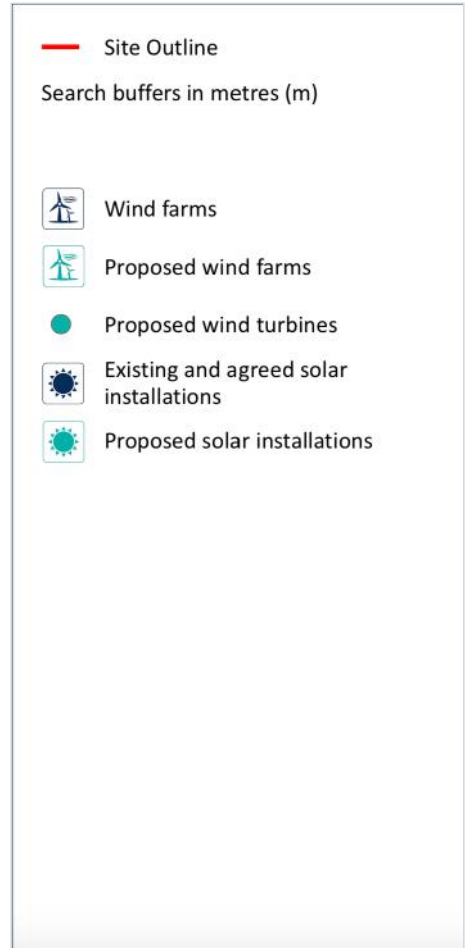
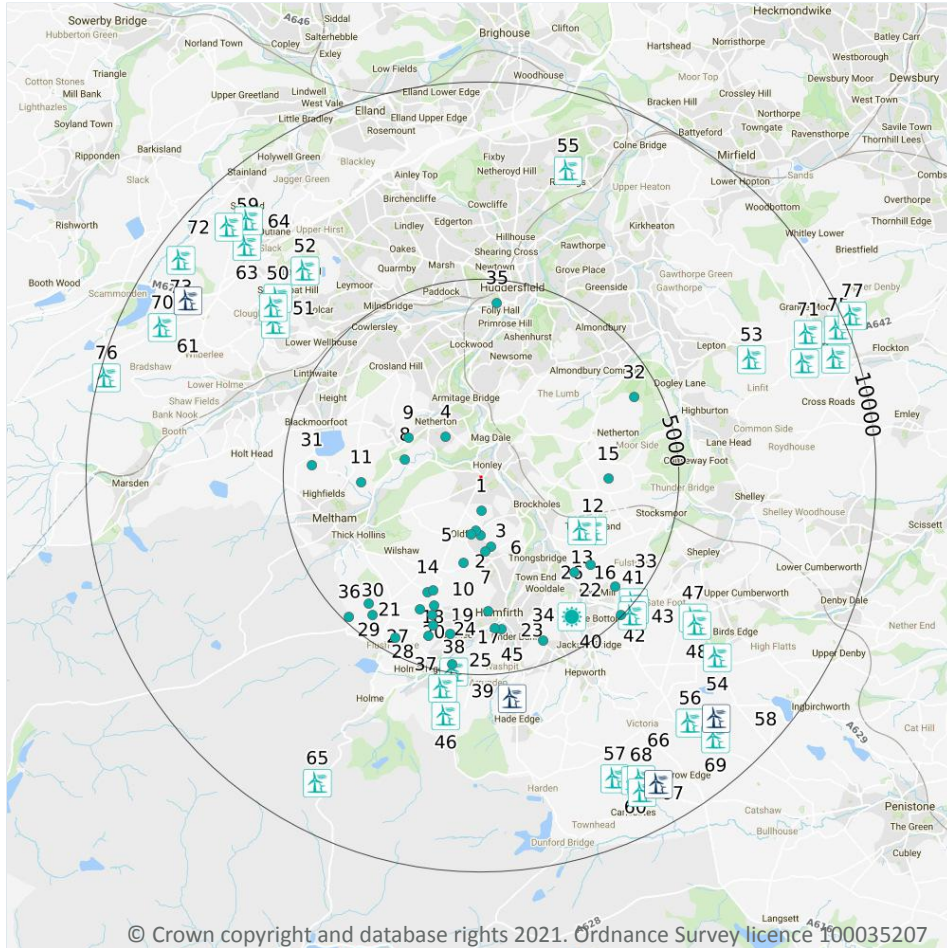
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see **page 2** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

Energy / Wind and solar



Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
45	5-6 km	S	Site Name: Longley Farm Community Turbine, Holmfirth, Yorkshire & Humber Operator Developer: HoTT (Holmfirth Transition Town) Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 414489, 406195

ID	Distance	Direction	Details	
58	8-9 km	SE	Site Name: Blackstone Edge, Crow Edge, nr Royd Moor, Yorkshire & Humber Operator Developer: E.ON Climate & Renewables UK Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 3 Turbine Capacity: 2.5MW Total project capacity: 7.5 Approximate Grid Reference: 419663, 405690
61	8-9 km	NW	Site Name: Causeway Green Farm, Hey Lane, Outlane, Huddersfield, Yorkshire & Humber Operator Developer: DC21 Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.05MW Total project capacity: 0.1 Approximate Grid Reference: 406270, 416279
66	8-9 km	SE	Site Name: Hazlehead, Crow Edge, nr Penistone, Yorkshire & Humber Operator Developer: Banks Renewables Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 3 Turbine Capacity: 2.05MW Total project capacity: 6.15 Approximate Grid Reference: 418049, 404137

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
12	3-4 km	SE	Site Name: Manor House Farm The Village, Thurstonland, Huddersfield, West Yorkshire, HD4 6XU Planning Application Reference: 2011/62/91208/E2 Type of Project: 2 Wind Turbines	Application Date: 2011-06-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines (part Conservation area). Approximate Grid Reference: 416532, 410446

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ID	Distance	Direction	Details	
13	3-4 km	SE	Site Name: Manor House Farm The Village, Thurstonland, Huddersfield, West Yorkshire, HD4 6XU Planning Application Reference: 2012/62/92058/E Type of Project: 2 Wind Turbines	Application Date: 2012-07-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 20M (19.998M) high wind turbines. Approximate Grid Reference: 416532, 410446
38	4-5 km	S	Site Name: Upper Waterside Farm, Royd Lane, Holmbridge, Kirklees, Holmfirth, West Yorkshire, HD9 2BA Planning Application Reference: 2013/62/91290/W Type of Project: 2 Wind Turbines	Application Date: 2013-03-26 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 5kw micro scale quiet revolution wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 413009, 406870
41	4-5 km	SE	Site Name: Brianfield Farm Snowgatehead, New Mill, Holmfirth, West Yorkshire, HD9 7DH Planning Application Reference: 2012/62/90736/W Type of Project: 2 Wind Turbines	Application Date: 2012-03-12 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 2 11kW wind turbines on 18.4m masts. Approximate Grid Reference: 417562, 408627
42	5-6 km	SE	Site Name: Brianfield Farm Snowgatehead Lane, New Mill, Holmfirth, West Yorkshire, HD9 7DH Planning Application Reference: 2010/62/92552/W1 Type of Project: 2 Wind Turbines	Application Date: 2010-09-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 15kW wind turbines on 15 metre mast. Approximate Grid Reference: 417668, 408627
43	5-6 km	SE	Site Name: Brian Field Poultry Farm Snowgatehead, New Mill, Holmfirth, West Yorkshire, HD9 7DH Planning Application Reference: 2012/62/91452/W Type of Project: 2 Wind Turbines	Application Date: 2012-08-03 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 11kW wind turbines with 24.5m tip height. Approximate Grid Reference: 417740, 408652
44	5-6 km	S	Site Name: Woodhouse Farm Woodhouse Lane, Holmbridge, Holmfirth, West Yorkshire, HD9 2QR Planning Application Reference: 2009/62/93461/W1 Type of Project: Bungalow/Winery/Wind Turbines	Application Date: 2009-12-10 Planning Stage: - Project Details: Scheme comprises construction of extension to winery and construction of eco-lodge, construction of 2 wind turbines and installation of 2 septic tanks. Approximate Grid Reference: 412725, 406450

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Grid ref: 413702 411815

ID	Distance	Direction	Details	
46	6-7 km	S	Site Name: Lower Whitegate Farm Whitegate Road, Holmbridge, Holmfirth, West Yorkshire, HD9 2TH Planning Application Reference: 2011/91073 Type of Project: 2 Wind Turbines	Application Date: 2011-04-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 12Kw Wind turbines. Approximate Grid Reference: 412803, 405756
47	6-7 km	SE	Site Name: Meadow Nook Farm Haddingley Lane, Cumberworth, Huddersfield, West Yorkshire, HD8 8YA Planning Application Reference: 2010/62/93418/W1 Type of Project: 3 Wind Turbines	Application Date: 2010-12-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 3 small scale 10kw 15 meter mast wind turbines. Approximate Grid Reference: 419077, 408239
48	6-7 km	SE	Site Name: Meadow Nook Farm Haddingley Lane, Cumberworth, Huddersfield, West Yorkshire, HD8 8YA Planning Application Reference: 2010/62/92555/W2 Type of Project: 5 Wind Turbines	Application Date: 2010-09-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 5 small scale 15 metre high, Evoco 10kw wind turbines. Approximate Grid Reference: 419077, 408239
49	6-7 km	NW	Site Name: 14 Drummer Lane, Bolster Moor, Huddersfield, West Yorkshire, HD7 4JT Planning Application Reference: 2012/62/92111/W Type of Project: 2 Wind Turbines	Application Date: 2012-09-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 evance r900 5kw wind turbines. Approximate Grid Reference: 408489, 415684
50	6-7 km	NW	Site Name: 11 Halifax Road, Scapegoat Hill, Huddersfield, West Yorkshire, HD7 4NS Planning Application Reference: 2008/62/93410/W1 Type of Project: 2 Wind Turbines	Application Date: 2008-10-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of two 20Kw wind turbines on 18m masts. Approximate Grid Reference: 408548, 416344
51	6-7 km	NW	Site Name: 11 Halifax Road, Scapegoat Hill, Huddersfield, West Yorkshire, HD7 4NS Planning Application Reference: 2009/62/91576/W1 Type of Project: 2 Wind Turbines	Application Date: 2009-06-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11KW wind turbines on 18.3 metre masts. Approximate Grid Reference: 408548, 416344

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ID	Distance	Direction	Details	
52	6-7 km	NW	Site Name: Upper Prospect Nettleton Hill, Golcar, Huddersfield, West Yorkshire, HD7 4PD Planning Application Reference: 2009/62/93359/W1 Type of Project: 2 Wind Turbines	Application Date: 2010-05-25 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of two 11kw wind turbines on 18m masts. Approximate Grid Reference: 409237, 417038
53	7-8 km	NE	Site Name: Paul Lane/A642 Tinker Lane, Lepton, Flockton Moor, Huddersfield, West Yorkshire, HD8 0LR Planning Application Reference: 2010/62/93410/E2 Type of Project: 3 Wind Turbines	Application Date: 2010-12-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 3 small scale 10 Kw 15 meter wind turbines. Approximate Grid Reference: 420555, 414788
54	7-8 km	SE	Site Name: Broadstone Road, Cumberworth, Kirklees, Huddersfield, West Yorkshire, HD8 8YF Planning Application Reference: 2012/62/93935/E Type of Project: 4 Wind Turbines	Application Date: 2013-01-10 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 4 x 2 MW wind turbines, maximum tip height of 100m and associated infrastructure including access tracks and control building. Approximate Grid Reference: 419689, 407232
55	8-9 km	N	Site Name: Deighton Centre, Deighton Road, Kirklees, Huddersfield, West Yorkshire, HD2 1JP Planning Application Reference: 2005/48/93370/W2 Type of Project: 2 Wind Turbines	Application Date: 2005-08-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of installation of 2 wind turbines and supporting infrastructure. Approximate Grid Reference: 415909, 419578
56	8-9 km	SE	Site Name: Land at Spicer Hill, Whitley Road, Millhouse Green, Whitley Common, Ingbirchworth, Sheffield, S36 9PA Planning Application Reference: 2014/1442 Type of Project: 3 Wind Turbines	Application Date: 2014-11-25 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 3 wind turbines (6.9 MW (3 x 2.3 MW) with associated infrastructure including access tracks, control building, underground cabling and temporary construction compound. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 419000, 405574
57	8-9 km	SE	Site Name: Riddle Pit Farm Penistone Road, Hepworth, Holmfirth, West Yorkshire, HD9 2TR Planning Application Reference: 2011/0041 Type of Project: 2 Wind Turbines	Application Date: 2011-01-26 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 2 10kw wind turbines on 15m high masts. Approximate Grid Reference: 417088, 404162

ID	Distance	Direction	Details	
59	8-9 km	NW	<p>Site Name: Dean End Farm Forest Hill Road, Stainland, Halifax, West Yorkshire, HX4 9LF Planning Application Reference: 13/00162/FUL Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-02-25 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 micro scale wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 407784, 418071</p>
60	8-9 km	SE	<p>Site Name: Hazlehead Battery, Wind Farm, Crow Edge, Hazlehead Wind Farm, Sheffield, S36 4HJ Planning Application Reference: 2020/0242 Type of Project: Wind Farm</p>	<p>Application Date: 2020-03-12 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of a containerised battery storage facility and ancillary infrastructure including cable routing, power management unit, transformer, and track. This project also includes associated infrastructure works and access roads. Approximate Grid Reference: 417612, 404117</p>
62	8-9 km	E	<p>Site Name: The Milking Parlour Cockermouth Farm, Cockermouth Lane, Flockton Moor, Wakefield, West Yorkshire, WF4 4BS Planning Application Reference: 2012/62/91615/E Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-06-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two small scale 5kW Evance R9000 wind turbines with a column height of 15M and blade rotor diameter of 5.50M. Approximate Grid Reference: 421903, 414689</p>
63	8-9 km	NW	<p>Site Name: Marsden Gate, Sowood Elland, Halifax, West Yorkshire, HX4 9LD Planning Application Reference: 12/00921/FUL Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-09-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 50kw endurance wind turbines on 24.6m masts. Approximate Grid Reference: 407404, 417858</p>
64	8-9 km	NW	<p>Site Name: North Forest Forest Hill Road, Holywell Green, Halifax, West Yorkshire, HX4 9LB Planning Application Reference: 11/00693/FUL Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-06-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of two Gaia 11kW wind turbines on 18 meter monopole masts. Approximate Grid Reference: 407614, 418161</p>

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ID	Distance	Direction	Details	
65	8-9 km	SW	Site Name: Holme Moss Transmitting Statio, Holme, Holmfirth, West Yorkshire, HD9 2QH Planning Application Reference: NP/K/0710/0769 Type of Project: 3 Wind Turbines	Application Date: 2011-04-08 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of two vertical wind energy field 3 turbines for micro renewable energy electricity generation comprising 3 blades each of 6.44m height on a monopole of 12.39m (total height on monopole 15.606m) on a concrete base at the Arq Approximate Grid Reference: 409550, 404051
68	8-9 km	SE	Site Name: Flint Lane, Crow Edge, Barnsley, Sheffield, South Yorkshire, S36 4HJ Planning Application Reference: 2006/1575 Type of Project: Wind Farm (Balance of Plant)	Application Date: 2006-09-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises balance of plant contract for the construction of a three turbine wind farm providing an output of 6MW. Includes connections, civil works and access. Approximate Grid Reference: 417825, 403981
67	8-9 km	SE	Site Name: Flint Lane, Crow Edge, Barnsley, Sheffield, South Yorkshire, S36 4HJ Planning Application Reference: 2006/1575 Type of Project: Wind Farm (Turbines)	Application Date: 2006-09-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a three turbine wind farm providing an output of 6MW. Approximate Grid Reference: 417825, 403981
69	8-9 km	SE	Site Name: Browns Road & Whitley Road, Crow Edge, Barnsley, Sheffield, South Yorkshire, S36 4HF Planning Application Reference: 2008/0171 Type of Project: Wind Farm	Application Date: 2008-01-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 3 wind turbines generating up to a total of 2MW with a height of 101m to blade top including substation building, anemometer mast and ancillary infrastructure. Approximate Grid Reference: 419644, 405174
70	8-9 km	NW	Site Name: Pleasant Pastures, New Hey Road, Scammonden, Kirklees, Huddersfield, West Yorkshire, HD3 3FT Planning Application Reference: 2013/62/91463/W Type of Project: 2 Wind Turbines	Application Date: 2013-05-14 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 2 micro scale 5kw wind turbines (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 405617, 415602

ID	Distance	Direction	Details	
71	9-10 km	NE	<p>Site Name: Land Off Paul Lane, Grange Moor, Huddersfield, Wakefield, West Yorkshire, WF4 4DS</p> <p>Planning Application Reference: 2012/62/91614/E</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2012-06-08</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of three small scale 5kw evance r9000 wind turbines with a colum height of 15m and blade rotor diameter of 5.50m.</p> <p>Approximate Grid Reference: 421990, 415426</p>
72	9-10 km	NW	<p>Site Name: New Bailey Farm Hill Road, Stainland, Halifax, West Yorkshire, HX4 9LF</p> <p>Planning Application Reference: 12/01473/FUL</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-12-06</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 2 micro scale wind turbines (14.97m to hub, 5.6m diameter blades).</p> <p>Approximate Grid Reference: 407301, 418232</p>
73	9-10 km	NW	<p>Site Name: Land east of Hey Lane, Outlane, Huddersfield, West Yorkshire, HD3 3FR</p> <p>Planning Application Reference: 2012/62/91075/W</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-04-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 2 endurance 50kw wind turbines complete with control cabinets at the base of the tower. the turbines will provide power to the farm at Causeway Green.</p> <p>Approximate Grid Reference: 406090, 417305</p>
74	9-10 km	E	<p>Site Name: Crows Nest Farm, Crawshaw Lane, Flockton, Kirklees, Wakefield, West Yorkshire, WF4 4BY</p> <p>Planning Application Reference: 2013/62/91105/E</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-03-22</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 2 micro scale wind turbines.</p> <p>Approximate Grid Reference: 414802, 422691</p>
75	9-10 km	E	<p>Site Name: Grange Ash Farm Wakefield Road, Grange Moor, Wakefield, West Yorkshire, WF4 4BG</p> <p>Planning Application Reference: 2010/62/91553/E2</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2010-06-10</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of two 47.5 metre wind turbines and associated works.</p> <p>Approximate Grid Reference: 422756, 415543</p>

ID	Distance	Direction	Details	
76	9-10 km	W	<p>Site Name: Slaithwaite Moor, Off, New Hey Road, Scammonden, Huddersfield, HD3</p> <p>Planning Application Reference: 2013/62/93683/W</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2013-12-06</p> <p>Planning Stage: Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of three 2.3 MW wind turbines on 64m masts and related equipment including substation, cabling, transformer and control buildings, temporary construction compound and access tracks. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads.</p> <p>Approximate Grid Reference: 404202, 414327</p>
77	9-10 km	NE	<p>Site Name: 25 Wakefield Road, Grange Moor, Kirklees, Wakefield, West Yorkshire, WF4 4BG</p> <p>Planning Application Reference: 2013/62/91655/E</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-06-28</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 2 endurance E-3120 50kW wind turbines on a 24.6m monopole mast.</p> <p>Approximate Grid Reference: 422879, 415693</p>

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	847 m	S	<p>Site Name: Long Lane, Honley, Kirklees, Holmfirth, West Yorkshire, HD9 6EB</p> <p>Planning Application Reference: 2006/62/93383/W3</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2006-10-05</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of two 3kw wind turbine mounted on a mast 18 metres high.</p> <p>Approximate Grid Reference: 413708, 410953</p>

ID	Distance	Direction	Details	
2	1-2 km	S	Site Name: Oldfield Road Farm Oldfield Road, Honley, Holmfirth, West Yorkshire, HD9 6RL Planning Application Reference: 2009/62/91256/W2 Type of Project: Wind Turbine	Application Date: 2009-04-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 413842, 410620
3	1-2 km	S	Site Name: Oldfield Road Farm Oldfield, Honley, Holmfirth, West Yorkshire, HD9 6RL Planning Application Reference: 2008/62/94279/W3 Type of Project: Wind Turbine	Application Date: 2008-12-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 413734, 410542
4	1-2 km	NW	Site Name: 7 Spruce Drive, Netherton, Kirklees, Huddersfield, West Yorkshire, HD4 7WA Planning Application Reference: 2005/62/94800/W1 Type of Project: Wind Turbine	Application Date: 2005-11-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of small wind turbine. Approximate Grid Reference: 412805, 412830
5	1-2 km	S	Site Name: Oldfield, Honley, Kirklees, Holmfirth, West Yorkshire, HD9 6RL Planning Application Reference: 2007/90384 Type of Project: Wind Turbine	Application Date: 2007-01-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine to detached garage. Approximate Grid Reference: 413482, 410346
6	1-2 km	S	Site Name: 43 Deanhouse, Holmfirth, West Yorkshire, HD9 3TD Planning Application Reference: 2008/62/92495/W3 Type of Project: Wind Turbine	Application Date: 2008-07-08 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 413959, 410038
7	1-2 km	S	Site Name: 43 Deanhouse, Holmfirth, West Yorkshire, HD9 3TD Planning Application Reference: 2008/62/93198/W3 Type of Project: Wind Turbine	Application Date: 2008-09-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 413959, 410038

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ID	Distance	Direction	Details	
8	1-2 km	W	Site Name: 21 Healey Houses, Kirklees, Huddersfield, West Yorkshire, HD4 7DG Planning Application Reference: 2007/91418 Type of Project: Wind Turbine	Application Date: 2007-03-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 411771, 412255
9	2-3 km	NW	Site Name: The Old Vicarage Church Lane, South Crosland, Huddersfield, West Yorkshire, HD4 7DB Planning Application Reference: 2009/62/92869/W1 Type of Project: Wind Turbine	Application Date: 2009-10-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of vertical axis wind turbine on 11 metre high mast in redundant quarry. Approximate Grid Reference: 411853, 412809
10	2-3 km	S	Site Name: Sands Farm Moor Lane, Netherthong, Holmfirth, West Yorkshire, HD9 3UP Planning Application Reference: 2008/92648 Type of Project: Wind Turbine	Application Date: 2008-07-30 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 6kw wind turbine. Approximate Grid Reference: 413246, 409634
11	3-4 km	W	Site Name: The Old Barn Crosland Edge, Meltham, Holmfirth, West Yorkshire, HD9 5RS Planning Application Reference: 2012/62/90504/W Type of Project: Wind Turbine	Application Date: 2012-03-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 11 kw wind turbine on a 15m mast. Approximate Grid Reference: 410659, 411683
14	3-4 km	SW	Site Name: Intake Farm Wolfstones Road, Holmfirth, West Yorkshire, HD9 3UU Planning Application Reference: 2011/62/92188/W Type of Project: Wind Turbine	Application Date: 2011-08-31 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 412347, 408896
15	3-4 km	E	Site Name: Thurstonland Road, Farnley Tyas, Kirklees, Huddersfield, West Yorkshire, HD4 6UW Planning Application Reference: 2013/62/91522/E Type of Project: Wind Turbine	Application Date: 2013-05-15 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 60.7m Enercon E-33 330kw wind turbine with height to hub of 44m. Approximate Grid Reference: 416927, 411765

ID	Distance	Direction	Details	
16	3-4 km	SE	<p>Site Name: Hollingreave House Farm Hollingreave, New Mill, Holmfirth, West Yorkshire, HD9 7ND Planning Application Reference: 2010/90056 Type of Project: Wind Turbine</p>	<p>Application Date: 2010-01-12 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a 15kW turbine on a 15 metre mast with af 9.5 metre rotar diameter. Approximate Grid Reference: 416068, 409403</p>
17	3-4 km	S	<p>Site Name: Hill House Hill, Holmfirth, West Yorkshire, HD9 3BN Planning Application Reference: 2008/62/94227/W3 Type of Project: Wind Turbine</p>	<p>Application Date: 2009-01-12 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 6KW wind turbine with 15M self supporting mast. Approximate Grid Reference: 413891, 408406</p>
18	3-4 km	S	<p>Site Name: Upper Wickens Farm Dean Road, Upper Wickens, Upperthong, Holmfirth, West Yorkshire, HD9 3XB Planning Application Reference: 2012/62/92479/W Type of Project: Wind Turbine</p>	<p>Application Date: 2012-09-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 6kw wind turbine on a 15m mast. Approximate Grid Reference: 412428, 408618</p>
19	3-4 km	S	<p>Site Name: Dean Road, Upperthong, Holmfirth, HD9 3XB Planning Application Reference: 2013/62/90411/W Type of Project: Wind Turbine</p>	<p>Application Date: 2013-02-07 Planning Stage: Detail Plans Refused Project Details: Scheme comprises installation of 1 medium scale 50kw endurance wind turbine on a 24m monopole mast. Approximate Grid Reference: 412428, 408617</p>
20	3-4 km	S	<p>Site Name: Upper Wickens Barn Dean Road, Upperthong, Holmfirth, West Yorkshire, HD9 3XB Planning Application Reference: 2011/92756 Type of Project: Wind Turbine</p>	<p>Application Date: 2011-12-07 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 12kw wind turbine on a 15m mast. Approximate Grid Reference: 412408, 408616</p>

ID	Distance	Direction	Details	
21	3-4 km	SW	<p>Site Name: Land At Dean Road, Uppertong, Holmfirth, West Yorkshire, HD9 3XB</p> <p>Planning Application Reference: 2012/62/93984/W</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-01-04</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of 1 medium scale 50kw endurance wind turbine on a 24m monopole mast.</p> <p>Approximate Grid Reference: 412345, 408635</p>
22	3-4 km	SE	<p>Site Name: Windsor Farm Coldhill Lane, New Mill, Holmfirth, West Yorkshire, HD9 7DN</p> <p>Planning Application Reference: 2010/62/90055/W1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-01-13</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 15 kW wind turbine on a 15 metre high mast with 9.5 meter rotor diameter.</p> <p>Approximate Grid Reference: 416476, 409598</p>
23	3-4 km	S	<p>Site Name: Greenfield Road, North of A635, Kirklees, Holmfirth, West Yorkshire, HD9 2BG</p> <p>Planning Application Reference: 2015/62/91052/W</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-03-16</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of 1 small scale 50kw endurance e-3120 wind turbine on a 23.6m monopole mast.</p> <p>Approximate Grid Reference: 413911, 408067</p>
24	3-4 km	S	<p>Site Name: Cemetery Road, Kirklees, Holmfirth, West Yorkshire, HD9 2RH</p> <p>Planning Application Reference: 2014/62/91273/W</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-03-29</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 1 domestic wind turbine on a 4.3m monopole mast and tip height of 5.7m.</p> <p>Approximate Grid Reference: 414011, 407822</p>
25	4-5 km	S	<p>Site Name: Rydal Bank Liphill Bank Road, Holmfirth, West Yorkshire, HD9 2LQ</p> <p>Planning Application Reference: 2008/92128</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2008-06-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of wind turbine.</p> <p>Approximate Grid Reference: 412911, 407836</p>

ID	Distance	Direction	Details	
27	4-5 km	S	Site Name: Hogley Farm Hogley Lane, Holmfirth, West Yorkshire, HD9 2QA Planning Application Reference: 2012/62/93558/W Type of Project: Wind Turbine	Application Date: 2012-11-16 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1 gaia 11kw wind turbine on an 18m monopole mast. Approximate Grid Reference: 412358, 407781
28	4-5 km	S	Site Name: Hogley Farm Hogley Lane, Holmfirth, West Yorkshire, HD9 2QA Planning Application Reference: 2012/62/92601/W Type of Project: Wind Turbine	Application Date: 2012-09-25 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 1 Gacia 11kW wind turbine on an 18m monopole mast. Approximate Grid Reference: 412358, 407781
30	4-5 km	SW	Site Name: Harden Hill Farm Greenfield Road, Holmfirth, West Yorkshire, HD9 3XF Planning Application Reference: 2011/92038 Type of Project: Wind Turbine	Application Date: 2011-08-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 15m high wind turbine. Approximate Grid Reference: 410854, 408608
29	4-5 km	SW	Site Name: Harden Hill Farm Greenfield Road, Holmfirth, West Yorkshire, HD9 3XF Planning Application Reference: 2010/62/93514/W2 Type of Project: Wind Turbine	Application Date: 2011-01-06 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 15m high 6Kw wind turbine. Approximate Grid Reference: 410854, 408608
31	4-5 km	W	Site Name: Land At Black Moor Top, Blackmoorfoot Road, Meltham, Holmfirth, HD9 5PS Planning Application Reference: 2012/62/92272/W Type of Project: Wind Turbine	Application Date: 2012-07-26 Planning Stage: Detail Plans Withdrawn Project Details: Scheme comprises installation of wind turbine with associated infrastructure on agricultural land. Approximate Grid Reference: 409409, 412121
32	4-5 km	NE	Site Name: Field Lane, Farnley Tyas, Kirklees, Huddersfield, West Yorkshire, HD4 6UJ Planning Application Reference: 2013/62/91523/E Type of Project: Wind Turbine	Application Date: 2013-05-15 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 60.7m Enercon E-33 330Kw wind turbine with height to hub of 44m. Approximate Grid Reference: 417585, 413834

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ID	Distance	Direction	Details	
33	4-5 km	SE	Site Name: Fulstone Hall Farm Horn Cote Lane, New Mill, Holmfirth, West Yorkshire, HD9 7DG Planning Application Reference: 2010/93148 Type of Project: Wind Turbine	Application Date: 2010-12-02 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 10Kw 15m high wind turbine. Approximate Grid Reference: 417108, 409043
34	4-5 km	S	Site Name: Shaley Farm Sandy Gate, Holmfirth, West Yorkshire, HD9 1RY Planning Application Reference: 2012/62/91150/W Type of Project: Wind Turbine	Application Date: 2012-04-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a medium scale wind turbine endurance E3210 50kW 24.6m to Hub and 34.2m to blade tip. Approximate Grid Reference: 415279, 407675
35	4-5 km	N	Site Name: Prospect Street, Kirklees, Huddersfield, West Yorkshire, HD1 2NX Planning Application Reference: 2006/62/91766/W1 Type of Project: Wind Turbine	Application Date: 2006-05-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises of installation of a 15 kw wind turbine. Approximate Grid Reference: 414108, 416228
36	4-5 km	SW	Site Name: Land adjacent Harden Hill Road Greenfield Road, North of A635, Holmfirth, West Yorkshire, HD9 3XF Planning Application Reference: 2012/62/93400/W Type of Project: Wind Turbine	Application Date: 2012-11-06 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of one 50 kw endurance wind turbine on a 24 metre mast. Approximate Grid Reference: 410590, 408401
37	4-5 km	SW	Site Name: Cliffe Road, Austonley, Kirklees, Holmfirth, West Yorkshire, HD9 3RJ Planning Application Reference: 2007/62/92383/W3 Type of Project: Wind Turbine	Application Date: 2007-06-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 9m high domestic wind turbine. Approximate Grid Reference: 411523, 407736
39	4-5 km	S	Site Name: The Barn Upper Waterside Farm Royd Lane, Holmbridge, Holmfirth, West Yorkshire, HD9 2BA Planning Application Reference: 2009/62/92635/W1 Type of Project: Wind Turbine	Application Date: 2009-09-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 6kw domestic wind turbine on 15 metres mast. Approximate Grid Reference: 413009, 406870

ID	Distance	Direction	Details	
40	4-5 km	SE	Site Name: Lower Holme House Farm Holme House Lane, New Mill, Holmfirth, West Yorkshire, HD9 7HJ Planning Application Reference: 2011/62/90562/W1 Type of Project: Wind Turbine	Application Date: 2011-02-25 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 1 Evoco 10 kW wind turbine on a 15m monopole mast. Approximate Grid Reference: 417252, 408303

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed solar installations

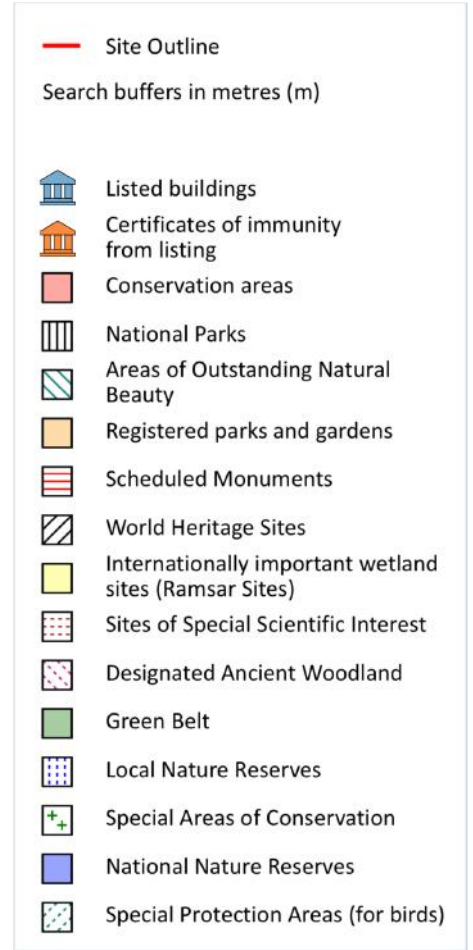
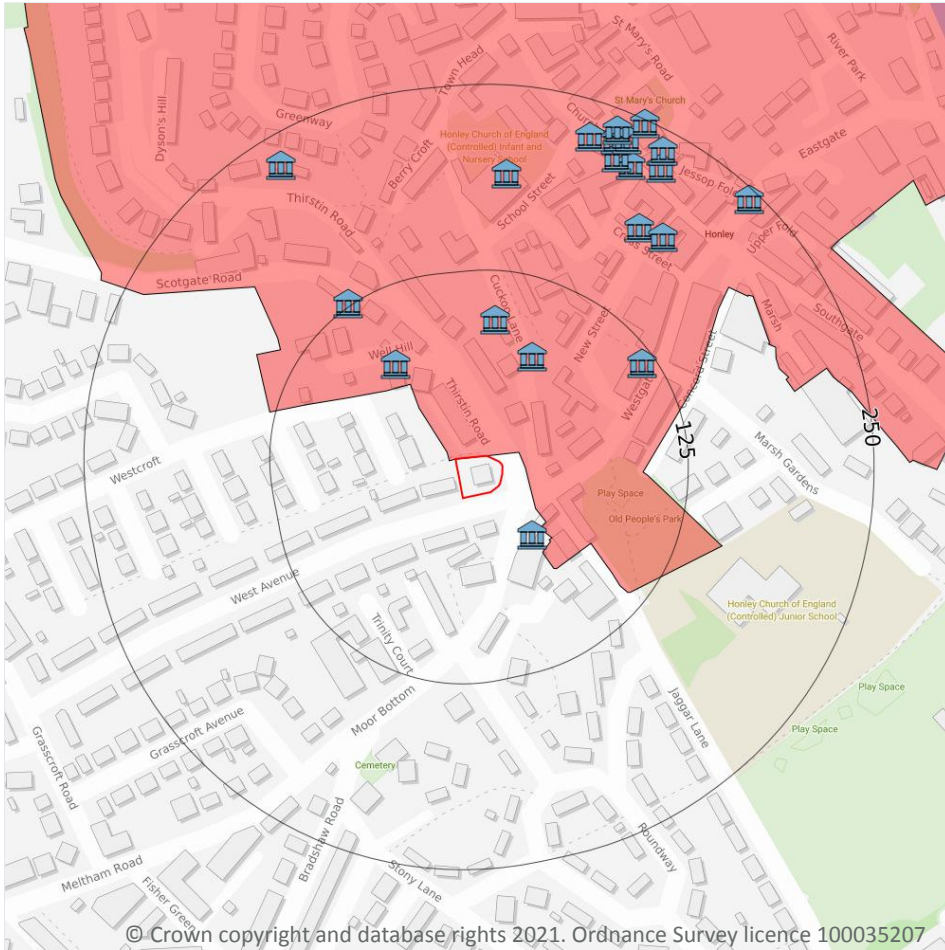
There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
26	4-5 km	SE	Oakwood House, 83 Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER	Applicant name: Mr & Mrs Coslett Application Status: No Details Application Date: 21/01/2019 Application Number: 2019/62/90146/W

The data is sourced from public registers of planning information and is updated every two weeks.

Planning constraints



Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Honley	Kirklees

This data is sourced from Local Authorities. For more information please see

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
40 m	SE	5, 7, Moor Bottom, Holme Valley, Kirklees, HD9	II	1134827	04/08/1983
73 m	NE	3, 5, High Street, Holme Valley, Kirklees, HD9	II	1313577	04/08/1983
75 m	NW	10, 11, 12, 13, Well Hill, Holme Valley, Kirklees, HD9	II	1134768	04/08/1983
92 m	N	13, Cuckoo Lane, Holme Valley, Kirklees, HD9	II	1134891	04/08/1983
117 m	NE	24, 26, 28, Westgate (See Details For Further Address Information), Holme Valley, Kirklees, HD9	II	1134769	04/08/1983
127 m	NW	1, 3, 5, Scotgate Road, Holme Valley, Kirklees, HD9	II	1134815	04/08/1983
184 m	NE	4, 6, New Street, Holme Valley, Kirklees, HD9	II	1228287	04/08/1983
187 m	NE	3, 5, New Street, Holme Valley, Kirklees, HD9	II	1134832	04/08/1983
190 m	N	Church Of England (Controlled) School, Holme Valley, Kirklees, HD9	II	1287158	04/08/1983
218 m	NE	1, 2, Exchange, Holme Valley, Kirklees, HD9	II	1134907	04/08/1983
219 m	NE	27, Church Street, Holme Valley, Kirklees, HD9	II	1134927	04/08/1983
221 m	N	29, Church Street, Holme Valley, Kirklees, HD9	II	1134928	04/08/1983
222 m	N	31, 33, Church Street, Holme Valley, Kirklees, HD9	II	1215759	04/08/1983
226 m	NE	10, 12, 14, Church Street, Holme Valley, Kirklees, HD9	II	1134926	16/01/1967
230 m	NW	Sundial House, Holme Valley, Kirklees, HD9	II	1313603	16/01/1967

Screening

Public Library, West Avenue, Honley,
Holmfirth, HD9 6HF

Ref: SAF-CAS-157836-K3R9Y5-1BK1H
Your ref: CAS-157836-K3R9Y5
Grid ref: 413702 411815

Distance	Direction	Name	Grade	Listed building reference number	Listed date
232 m	NE	Building Adjoining To Rear And To North East Of No 14, Holme Valley, Kirklees, HD9	II	1215696	04/08/1983
233 m	NE	Gatepiers And Gates To Church Of St Mary The Virgin, Holme Valley, Kirklees, HD9	II	1134929	04/08/1983
236 m	NE	Font In Yard Of Church Of St Mary The Virgin, Holme Valley, Kirklees, HD9	II	1287915	04/08/1983
238 m	NE	Stocks In Yard Of Church Of St Mary The Virgin, Holme Valley, Kirklees, HD9	II	1313557	04/08/1983
244 m	NE	Honley Wells, Holme Valley, Kirklees, HD9	II	1134905	16/01/1967

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Not identified
Superficial geology	Not identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified

Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Identified
Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified

Wind and solar	
Existing and agreed solar installations	Not identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally

vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

Conveyancing Information Executive and our terms & conditions

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- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Groundsure works with respected data providers to bring you the most relevant and accurate information in your Screening report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

C/O TM Search Choice Ltd
1200 Delta Business Park
Swindon
Wiltshire
SN5 7XZ

land.charges@kirklees.gov.uk
www.kirklees.gov.uk/landcharges

Your Reference: 22865427

Official Search Ref: 1742/2122

Property Address: Honley Library
West Avenue
Honley
Holmfirth
HD9 6HF

Date Received: 15 December
2021
Date Completed: 22 December
2021

Additional Roads: n/a

Details of Search Requisition:

LLC1:	Number of parts requested	12
CON29:	Part 1 (Required)	Yes
	Part 2 (Optional) questions requested	Q22

The Sum of £87.20 is acknowledged in respect of the requisition detailed above.

It is hereby certified that the search requested reveals the 4 registrations described in the Schedule hereto up to and including the date of this certificate.

Signed



Kathryn H Broadbent
Proper Officer

On behalf of Kirklees Council

Date generated: 22 December 2021



Local Land Charges

Flint Street
Fartown
Huddersfield
HD1 6LG

Tel: 01484 221000 X74435/78523

land.charges@kirklees.gov.uk
www.kirklees.gov.uk/landcharges

C/O TM Search Choice Ltd
1200 Delta Business Park
Swindon
Wiltshire
SN5 7XZ

Your Reference 22865427

Search Reference: 1742/2122
Property Address: Honley Library
West Avenue
Honley
Holmfirth
HD9 6HF

Date received: 15 December 2021
Date completed: 22 December 2021

Additional Roads: n/a

Local Land Charges Register

Part 3 - Planning Charges

Date of Registration: 17/04/1003
Description: Planning Application
Unique Ref: 2003/48/907221/W3
Statute: Town & Country Planning Act
Originating Authority: Kirklees Metropolitan Council
Granted under Reg.3 general regulations 1992 on the 10th April 2003 for erection of external steps and ramp
Planning Application - Town & Country Planning Act
Place where relevant documents may be inspected: Planning Office, Civic Centre Phase 3, High Street, Huddersfield

Date of Registration : 28 September 2018
Description - Planning Application
Unique Reference : 2018/93170
Originating Authority : Kirklees Council
Application info : Erection of display board
Decision Date : 25 October 2018
Decision : CONDITIONAL FULL PERMISSION
Statute - Town & Country Planning Act

Part 4 - Miscellaneous Charges

Smoke Control Zone

Date of registration 1/4/1993
Statute : Clean Air Act 1993 - Section 18
This Property is within an operative Smoke Control Order
Smoke Control order - Clean Air Act
Relevant documents may be inspected at :-
Environmental Health, Flint Street Depot, Flint Street, Fartown,
Huddersfield, HD1 6LG

Date of registration : 30-Jan-2017
ID : 83194797
Localism Act 2013 Section 100 & The Assets of Community Value (England)
Regulations 2012
The land and /or property described as Friends of Honley Library
has been nominated and recorded on the List of Assets of
Community Value held and maintained by this authority.
Further details may be obtained by viewing the list of Assets which is open for
public inspection and
can be found on the Kirklees Council website
For further information please contact Local Land Charges
at Flint Street, Fartown, Huddersfield, HD1 6LG



Kathryn H Broadbent
Proper Officer

C/O TM Search Choice Ltd
1200 Delta Business Park
Swindon
Wiltshire
SN5 7XZ

Your Reference 22865427

Search Reference: 1742/2122
Property Address: Honley Library
West Avenue
Honley
Holmfirth
HD9 6HF

Date received: 15 December 2021
Date completed: 22 December 2021

Additional Roads: n/a

CON29 (2016)

PART I (Required)

1. PLANNING AND BUILDING REGULATIONS

1.1 Planning and Building Decisions and Pending Applications

Development Control Support Unit, P.O. Box B93, Civic Centre Phase III, High Street, Huddersfield HD1 2JR. Tel 01484 221587 Email: planningcontactcentre@kirklees.gov.uk

Building Control & Licensing, Flint Street, Fartown, Huddersfield, HD1 6LG Tel: 01484 221550 Email: building.control@kirklees.gov.uk

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

- (a) a planning permission

Description : Planning Application

Unique Reference : 2003/90721

Location : HONLEY LIBRARY, THIRSTIN ROAD, HONLEY, HUDDERSFIELD.

Originating Authority : Kirklees Council

Application info : ERECTION OF EXTERNAL STEPS AND RAMP

Decision : GRANTED UNDER REG.3 GENERAL REGULATIONS

Decision Date : 10 April 2003

Description : Planning Application

Unique Reference : 2018/93170

Location : Honley Library, West Avenue, Honley, Holmfirth, HD9 6HF

Originating Authority : Kirklees Council

Application info : Erection of display board

Decision : CONDITIONAL FULL PERMISSION

Decision Date : 25 October 2018

- (b) a listed building consent
None
- (c) a conservation area consent
None
- (d) a certificate of lawfulness of existing use or development
None
- (e) a certificate of lawfulness of proposed use or development
None
- (f) a certificate of lawfulness of proposed works for listed buildings
None
- (g) a heritage partnership agreement
None
- (h) a listed building consent order
None
- (i) a local listed building consent order
None

Note: Kirklees Local Land Charges Register contains details of planning applications granted with conditions dating back to 1st August 1977. Though Planning Services only declare applications within a 10 year period, Local Land Charges are duty bound to declare any applications they feel are applicable to the site dating back to 1st August 1977 without the verification by the Planning Service.

- (j) building regulations approval
None
- (k) a building regulation completion certificate
None
- (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme
None

Informative: (this applies to Question 1.1(j-l) only) - The Local Authority may not always be aware of such works and enquiries should also be made of the seller

This reply does not cover other properties in the vicinity of the property

As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation."

Supplementary Note: The owner or occupier of the property should be asked to produce any such certificate.

The seller or developer should be asked to provide evidence of compliance with building regulations.

PLEASE NOTE; Searches are undertaken against the specific address provided, there may be occasions where information is recorded against alternative addresses, suffices etc. In these instances information may be held but not revealed.

If you are aware of any previous addresses or alternatives used at the point of application e.g. "land off" please provide this information.

If any party involved in the request for this search believes that notices have been issued but the search response is silent, it is likely that the notices were recorded against an earlier version of the address. If this situation arises, please contact the Local Land Charges department and we will be happy to clarify the matter for you

Local Land Charges - Official Search

1.2 Planning Designations and Proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

Biodiversity Opportunity Zones - Built up Area

Mineral Safeguarding

Candidate non-designated Heritage Asset

Holme Valley Neighbourhood Area - Approved

Landscape Character Area 6 (Honley Village Centre)

Adjacent Conservation Area

Informative: The Kirklees Local Plan (adopted on 27th February 2019) is the statutory development plan for Kirklees. Within the planning system, there are provisions for Neighbourhood Development Plans which also follow a formal plan preparation process and can allocate land for specific uses. Once a Neighbourhood Development Plan is made (adopted), it forms part of the development plan for the designated neighbourhood area. The Holme Valley Neighbourhood Development Plan has reached an advanced stage but is not yet made as this will be dependent on a referendum in the area affected. As it has been through independent examination it does now carry weight in decision making.

Planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Planning applications on land not specifically allocated for development in the Local Plan will be assessed against Local Plan policies and any material considerations to determine whether planning permission should be granted for the proposed use.

The Local Plan (including the Policies Map) can be viewed at: www.kirklees.gov.uk/localplan and information relating to emerging Neighbourhood Development Plans can be found at: www.kirklees.gov.uk/neighbourhoodplanning

Planning Policy Group can be contacted via email: local.development@kirklees.gov.uk or telephone 01484 414746 for more information.

2. ROADS

Roads, footways and footpaths

- 2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:
- (a) Highways maintainable at public expense
West Avenue - Yes
Thirstin Road - Yes
Victoria Place - No
 - (b) subject to adoption and, supported by a bond or bond waiver
None
 - (c) to be made up by a local authority who will reclaim the cost from the frontagers
None
 - (d) to be adopted by a local authority without reclaiming the cost from the frontagers
None

Informative: If a highway extent search is required, please contact the highways department directly at highways.registry@kirklees.gov.uk A charge may apply.

If a road, footway or footpath is not a highway maintainable at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection

Public Rights of Way

- 2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?
No
- 2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?
No
- 2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?
No
- 2.5 If so, please attach a plan showing the approximate route.
N/A

Informative: The definitive map shows recorded public rights of way. Additional unrecorded public rights of way may exist which the local authority is not aware of.

For further information about public rights of way, contact the Public Rights of Way Team at publicrightsofway@kirklees.gov.uk

3. OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

3.1 Land Required For Public Purposes

Is the property included in land required for public purposes?
No

3.2 Land to be Acquired for Road Works

Is the property included in land to be acquired for road works?
No

3.3 Drainage Matters

- (a) Is the property served by a sustainable urban drainage system (SuDS)?
Not Known
- (b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?
Not known
- (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?
Not known

Informative As Schedule 3 of the Flood & Water Management Act 2010 has not been brought into force, the Council is not required to keep records regarding sustainable drainage systems, maintenance responsibilities or surface water drainage charges for any individual properties.

3.4 Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following:

- (a) the centre line of a new trunk road or special road specified in any order, draft order or scheme
No
- (b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
No
- (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving:
 - (i) construction of a roundabout (other than a mini roundabout); or
 - (ii) widening by construction of one or more additional traffic lanes**No**
- (d) the outer limits of:-
 - (i) construction of a new road to be built by a local authority,
 - (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway, or
 - (iii) construction a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**No**
- (e) the centre line of the proposed route of a new road under proposals published for public consultation
No
- (f) the outer limits of:-
 - (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,
 - (ii) construction a roundabout (other than a mini roundabout), or
 - (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation**No**

Informative: A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

3.5 Nearby Railway Schemes

- (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?
No
- (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?
Yes, the proposed Low Moor Tramway, Oakenshaw (Light Railway Order 1995). For further information contact highways.registry@kirklees.gov.uk

Informative: Where the property sits near to a local authority boundary, enquirers are advised to make additional enquiries from the neighbouring local authority.

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

- (a) permanent stopping up or diversion
No
Informative: In some circumstances a stopping up or diversion can be obtained by third parties from the magistrates courts or can be made by the Secretary of State for Transport without involving the local authority.
- (b) waiting or loading restrictions
No
- (c) one way driving
No
- (d) prohibition of driving
No
- (e) pedestrianisation
No
- (f) vehicle width or weight restriction
No
- (g) traffic calming works including road humps
No
- (h) residents parking controls
No
- (i) minor road widening or improvement
No
- (j) pedestrian crossings
No
- (k) cycle tracks
No
- (l) bridge building
No

Informative : This answer relates only to proposals by the highway authority which have received council approval

Informative: This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have or are currently being implemented will not be referred to in answer to this query.

Informative: Where the property sits near to a local authority boundary, enquirers are advised to make additional enquiries from the neighbouring local authority.

Informative: Matters already entered on the local land charges register will not be revealed in answer to this enquiry.

3.7 Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

- (a) building works
None
- (b) environment

- (c) **None**
health and safety
- (d) **None**
housing
- (e) **None**
highways
- (f) **None**
public health
- (g) **None**
flood and coastal erosion risk management

Informative to G: Statutory notices may be issued by other bodies. For example, the Environment Agency, Yorkshire Water or the Highways England.

Informative: Matters already entered on the Local Land Charges Register will not be revealed in the answer to this query.

3.8 **Contravention of Building Regulations**

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?

None

3.9 **Notices, Orders, Directions and Proceedings under Planning Acts**

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

- (a) an enforcement notice
None
- (b) a stop notice
None
- (c) a listed building enforcement notice
None
- (d) a breach of condition notice
None
- (e) a planning contravention notice
None
- (f) another notice relating to breach of planning control
None
- (g) a listed building repairs notice
None
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
None
- (i) a building preservation notice
None
Informative: National Park Authorities also have the power to serve a building preservation notice. If the property is within the Peak District National Park, enquiries may also be made of the Park Authority at landcharges@peakdistrict.gov.uk
- (j) a direction restricting permitted development
None
- (k) an order revoking or modifying planning permission
None

- (l) an order requiring discontinuance of use or alteration or removal of building or works
None
- (m) a tree preservation order
None
- (n) proceedings to enforce a planning agreement or planning contribution
None

Informative: Informative: matters already entered on the local land charges register will not be revealed in answer to (a), (c), (f)-(n)

3.10 Community Infrastructure Levy (CIL)

- (a) Is there a CIL charging schedule?
No
- (b) (b) If yes, do any of the following subsist in relation to the property, or has the local authority decided to issue, serve, make or commence any of the following:-
 - (i) a liability notice?
 - (ii) a notice of chargeable development?
 - (iii) a demand notice?
 - (iv) a default liability notice?
 - (v) an assumption of liability notice?
 - (vi) a commencement notice?**Not applicable**
- (c) Has any demand notice been suspended?
Not applicable
- (d) Has the local authority received full or part payment of any CIL liability?
Not applicable
- (e) Has the local authority received any appeal against the above?
Not applicable
- (f) Has a decision been taken to apply for a liability order?
Not applicable
- (g) Has a liability order been granted?
Not applicable
- (h) Have any other enforcement measures been taken?
Not applicable

Informative: Matters already entered on the local land charges register will not be revealed in answer to queries 3.10 (b)(i), (b)(iii), (d) and (f)-(h).

3.11 Conservation Area

Do the following apply in relation to the property-

- (a) the making of the area a Conservation Area before 31 August 1974
No
- (b) an unimplemented resolution to designate the area a Conservation Area
No

3.12 Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

Informative: Matters already entered on the local land charges register will not be revealed in answer to this enquiry.

3.13 Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-

- (a) a contaminated land notice
No
- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-
 - (i) a decision to make an entry; or
 - (ii) an entry
No
- (c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice.
No

Informative 3.13:

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14 Radon Gas

Do records indicate that the property is in a “Radon Affected Area” as identified by Public Health England or Public Health Wales?

Yes - the property / land is in a radon affected area as between 1 and 3% of homes are above action level

Informative 3.14:

Radon Affected Areas are designated by the Public Health England. Further information available from Public Health England, North of England Regional Office, Blenheim House, West One, Duncombe Street, Leeds, LS1 4PL

—

3.15 Assets of Community Value

- (a) Has the property been nominated as an asset of community value?

Yes

If so:-

- (i) Is it listed as an asset of community value?

Yes

- (ii) Was it excluded and placed on the 'nominated but not listed' list?

No

- (iii) Has the listing expired?

No - Listing expires 29 January 2022

- (iv) Is the Local Authority reviewing or proposing to review the listing?

No

- (v) Are there any subsisting appeals against the listing?

No

- (b) If the property is listed:

- (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

Yes, for further details contact alison.senior@kirklees.gov.uk

- (ii) Has the Local Authority received a notice of disposal?

Yes, for further details contact alison.senior@kirklees.gov.uk

- (iii) Has any community interest group requested to be treated as a bidder?

No

Informative:

Matters already entered on the local land charges register will not be revealed in answer to this enquiry.

These replies are given after the appropriate enquires and in the belief that they are in accordance the information at present available to the officers of the Council, but on the distinct understanding that neither the Council nor any Council officer is legally responsible for them, except for negligence



Kathryn H Broadbent

Proper Officer

Date: 22 December 2021

Local Land Charges - Official Search

PART II - OPTIONAL ENQUIRIES (2016)

22. COMMON LAND AND TOWN OR VILLAGE GREEN

22.1 Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

No

No

22.2 Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31(6) of the Highways Act 1980?

Yes

Deposited under S31(6) of the Highways act 1980

ReferenceNumber	2012/30005
Parish	Holme Valley
Applicant Name	Kirklees Council
Date statement Received	18-June-2012

22.3 If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

See email information below

Informative: For further details on common land or village green issues, contact land.charges@kirklees.gov.uk

Informative: For further details on statements deposited under S31A of the Highways Act 1980, contact publicrightsofway@kirklees.gov.uk

Informative: For clarification, Section 31(6) highway deposits will only be declared against the land being searched. If details of possible S31(6) deposits on abutting land is required, please make separate enquiries to highways.registry@kirklees.gov.uk

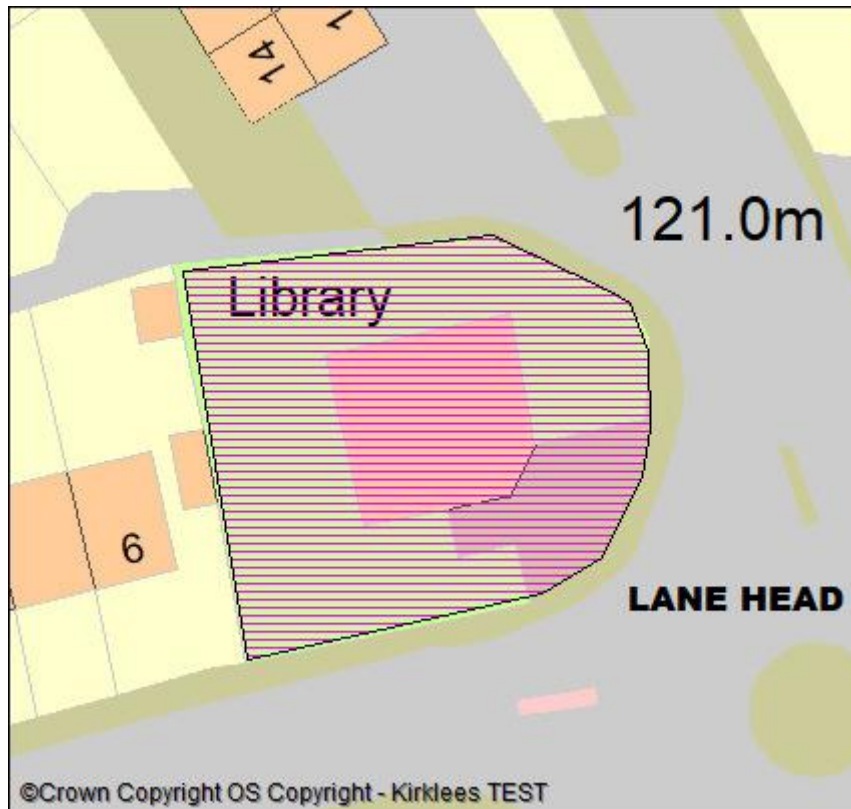
C/O TM Search Choice Ltd
1200 Delta Business Park
Swindon
Wiltshire
SN5 7XZ

Your Reference 22865427

Search Reference: 1742/2122
Property Address: Honley Library
West Avenue
Honley
Holmfirth
HD9 6HF

Date received: 15 December 2021
Date completed: 22 December 2021

Additional Roads: n/a



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