

## **Arboricultural Method Statement & Tree Protection Plan**

**Building plot, adjacent to 33a Church Land,**

**Holmfield, Clayton West,**

**HD8 9LY**

This Statement is prepared by the Principal Contractors, Byram Construction Ltd. This document highlights the steps we will take before and during construction to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

We are using the advice from James Royston Arboriculture Ltd (Independent Arboricultural Consultant) and the information from the Arboricultural Impact Assessment completed on the 15<sup>th</sup> February 2024, and Tree Survey completed on the 5<sup>th</sup> April 2023. please see **appendix 2 and 3**.

### **Content:**

Page 2 – Tree Work Application Decision Notice – Kirklees Council

Page 3 – Tree Survey & Arboricultural Impact Assessment

Page 4/5 – Tree Protection Plan

Page 6 – Ground Boarding

Page 7 – Foundation Design

Page 8-10 – Construction

A Notice of consent for tree works, Application Number: 2024/92791, was approved by Kirklees Council on the 2<sup>nd</sup> October 2024. Please see **Appendix 1** for Tree Work Application Decision Notices. This decision concluded with the below approved works;

THE COUNCIL HEREBY **CONSENTS** TO THE CARRYING OUT OF THE FOLLOWING  
OPERATIONS TO THE PROTECTED TREE(S) TPO NO. 87/91

At: 33A, Church Lane, Clayton West, Huddersfield, HD8 9LY

- T1 and T2 Crown lift removing small diameter branches only (less than 10 cm dia) to give 5 metres ground clearance.
- Clean out crown removing any dead, dangerous, hazardous or split branches and stubs; while maintaining the tree's structural integrity and natural form.

### Tree Survey

A Tree Survey of all trees within impacting distance of the site was undertaken in accordance with BS5837:2012 at 33a Church Lane, Clayton West, undertaken by James Royston Independent Arboricultural Consultant on the 5<sup>th</sup> April 2023, reference number 230329. A total of 2No individual trees were surveyed.

The trees surveyed was a mature Lime tree and mature Horse Chestnut Tree. Both trees were deemed as being in a 'Fair' physiological condition.

The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

### **Arboricultural Impact Assessment**

An Arboricultural Impact Assessment for the plot of land at the south side of 33a Church Lane, Clayton West was undertaken by James Royston Independent Arboricultural Consultant on the 15<sup>th</sup> February 2024, Reference number 230329a. This report was created in accordance with BS5837:2012 to assess the impacts of the proposed development. This report incorporates information taken from the Tree Survey undertaken by James Royston Ref 230329/TS.

#### **Evaluation of tree constraints and tree protection plan;**

- All excavation is located outside the tree root protection areas of retained trees T1 & T2
- Within the root protection area of tree T1 a new carport is proposed
- This parking area covers less than 20% of any root protection area and can therefore be constructed using a Cellular Confinement System in accordance with BS5837:2012;
- A carport will be constructed to further reduce the minor inconvenience of falling leaves and sap onto parked cars;
- The carport requires a single post to be installed within the root protection area of T1. This will be fixed to a screwpile to avoid any disturbance to tree roots;
- Tree constraints and potential affects have been assessed in accordance with Section 5 of BS5837:2012;
- Other than the carport all development will take place outside root protection areas and will have no impact on the health of retained trees.

#### **Conclusion;**

Tree protection measures will be implemented to T1 and T2. Construction of cellular confinement system in accordance with BS5837:2012.

There will be no impact on the local tree-scape as a result of this development.

### **Tree Protection Plan**

## T1 & T2

### **Protective Fencing:**

Protective fencing will be installed around the protected Trees (T1 and T2). This fencing will be fit for purpose, complying with **Figures 3 in BS5837:2012** unless otherwise specified and agreed in writing by the LPA.

### **Protective fencing will,**

- Be erected prior to any demolition or construction (excluding pre-development tree works) taking place at distances specified within the Tree Protection Plan
- Have appropriate all-weather warning signs clearly affixed. 'Tree Protection Zone' 'Do not remove this fencing'. (See image 1)
- Remain in place until completion of the construction phase.

### **Prohibition for protected tree:**

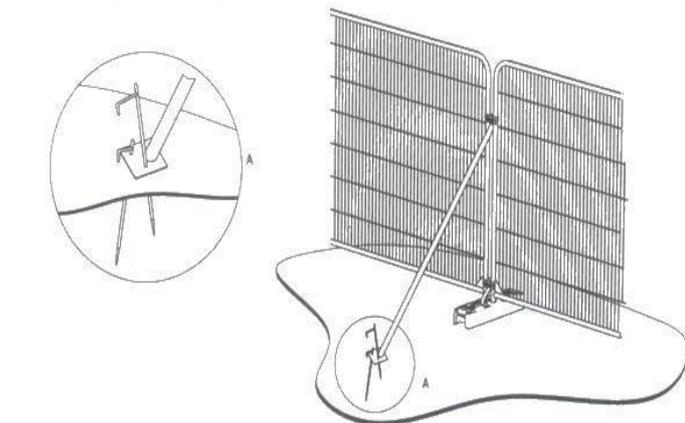
- Mechanical digging or scraping is not permitted within the defined root protection area or within areas cordoned off by protective barrier fencing, excluding the carport area where measures have been put in place.
- No access will be permitted within the protective barrier fencing.
- No materials, equipment or debris will be stored within any of the fenced areas, or against the fencing.
- Fires are not permitted within 10m of any vegetation.
- Leaning objects against or attaching of objects to a tree is not permitted.
- Machinery, plant and vehicles are not permitted to be washed down within 10m of vegetation.
- Chemicals and materials are not to be transported, stored, used or mixed within a root protection area or within areas cordoned off by protective barrier fencing.
- Cement silos, mixing site to be situated within a bunded area to prevent pillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.
- Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.
- It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- Where machinery is to be used within 5m of retained tree canopies a banks man will be always required whilst setting up, moving or operating within this distance of

retained trees canopies.

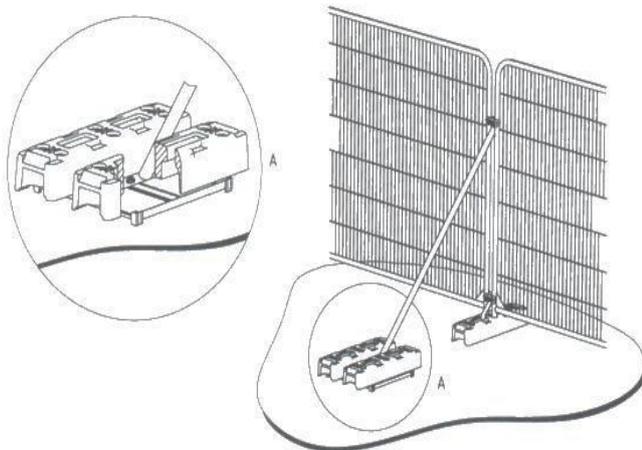
- Storage of all caustic material and chemicals are to be situated well clear of protected areas and preferably on lower ground if slopes are present, or to be situated within a bonded area to prevent any spills or leaks entering the ground.

**Figure 3: BS5837:2012 – Examples of above-ground stabilising systems**

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Image 1: 'Tree Protection Zone' signage



## **Ground Boarding**

No construction of the house is within the root protection area, however the construction of the cellular confinement foundations for the carport will be within some of the root protection area, hence the need for a cellular confinement system. Ground boarding will be implemented in the Tree Protection area if any during the construction of the carport. The objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root functions remain unimpaired.

### **The ground protection might comprise of one of the following:**

- a)** for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
- b)** for pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.

New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

Where it is determined by the project engineer that the any hard surfacing is not adequate protection from any expected loading, ground boarding is to be installed to the engineer's specification on top of the hard surfacing within the root protection areas of retained trees.

Where machinery will be stored or used from the ground boarding within the RPAs of the retained trees an impervious barrier and or bunding to prevent oils, fuel or chemicals is to be installed to prevent leaching into the soil within or adjacent to the RPAs.

## Foundations Design

The below details are proposed by the main contractor Byram Construction Ltd, with over 20 years of experience in the industry.

All works for the dwelling are outside of the root protection area of T1, Lime Tree, as stated in the James Royston's Arboricultural Impact Assessment. Extract taken from item 5 of the Arboricultural Impact Assessment, "All excavation is located outside the tree root protection areas of retained trees".

The foundation for the house will be **strip foundation**, digging down to a minimum 1m deep by 600mm wide. The concrete poured for the foundations will be 300mm in depth.

Subject to building control inspection. Possible mass fill foundation.

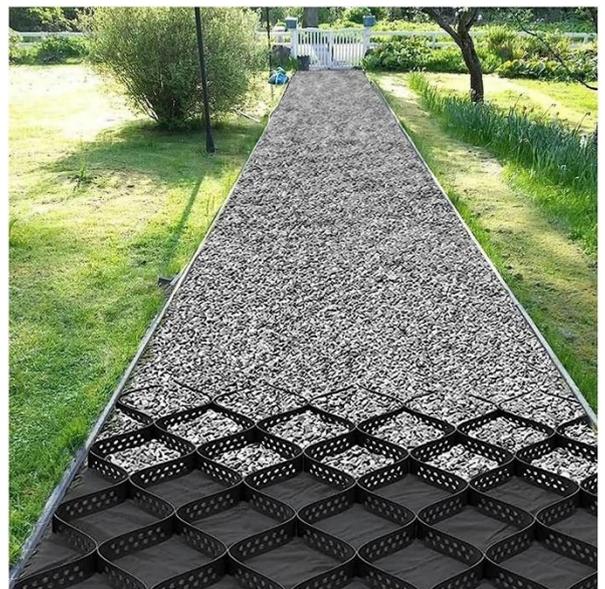
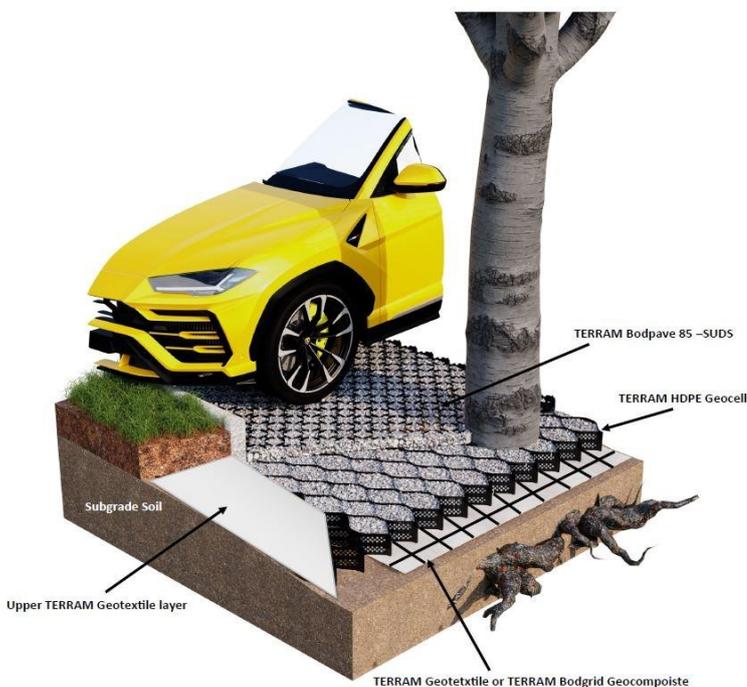
### **Carport - Cellular Confinement System**

The use of a cellular confinement system will be used for the foundations of the carport.

The new carport is within the root protection area of T1, the parking area covers less than 20% off any root protection area and can therefore be constructed using a **Cellular Confinement System** in accordance with **BS5837:2012**.

Residential driveways bear very light and slow-moving vehicular traffic and unbound/loose gravel is suitable for this type of use. The permeable surface needs to be suitable for both pedestrian and vehicular traffic and have built in networks of void spaces that allow air and water to pass through.

The Cellular system used will be filled with gravel as per image examples below;



## Construction

### **How the construction work will be undertaken:**

This method will mean minimal damage to the adjacent protected tree and its roots. The development shall be carried out in complete accordance with these details.

### **Services**

Detailed drawings of the existing water, electrical, and gas plans can be seen in **Appendix 2-4**. These plans show no existing services within the proposed development site. Due to the location of the development and the existing water, gas and electrical points, no works for installation of new connections will be within the root protection area (RPA).

Despite the above, the upmost care must be taken to minimise disturbance, particular care should be taken in routing and methods of installation of all underground trenching installation of underground services and drainage services. All underground services and drainage routes should be located so that no excavations are required within RPAs.

### **Landscaping**

Landscaping around retained trees may only be carried out once all tree protection measures have been removed, planting, turfing, fencing etc. All excavations within the Root Protection Areas shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the local planning authority.

At no time is the use of a rotavator permitted within the RPAs of retained tree. Any tree roots discovered will be left in-situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the RPA shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is of such a level that soil compaction may be likely. Should the soil become compacted or has poor structure which would hinder the development of the existing trees and plants or any new plantings the arboriculturist should be consulted about soil decompaction techniques.

### **Pre-Development Action:**

Before development starts, the pruning of T1 and T2 will take place, carrying out the exact works approved by Kirklees Council, as seen in **Appendix 1**.

The below works have been approved;

- T1 and T2 Crown lift removing small diameter branches only (less than 10 cm dia) to give 5 metres ground clearance.
- Clean out crown removing any dead, dangerous, hazardous or split branches and stubs; while maintaining the tree's structural integrity and natural form.

Equinox Tree Surgery & Landscaping will be carrying out all works to T1 and T2. They have conducted a site visit in August 2024 and will start works to the trees shortly, permission for works to the two protected trees on site have been applied for and approved on the 2nd of October 2024. Please see **appendix 1**.

### **During Development:**

This shows that trees can be adequately protected during development by using standard and commonplace protection measures such as tree protection fencing and 'no dig' surfaces.

The new carport is within the root protection area of T1, the parking area covers less than 20% of any root protection area and can therefore be constructed using a **Cellular Confinement System** in accordance with **BS5837:2012**.

Other than the carport, all development will take place outside root protection areas and will have no impact on the health of retaining trees.

The carport will be constructed to further reduce the minor inconvenience of falling leaves and sap onto parked cars.

The carport requires a single post to be installed within the root protection area of T1. This will be fixed to a **screwpile** to avoid any disturbance to tree roots.

**Sequencing of Works:**

<b>Site Access</b>	Main site access from Holmfield via Holmfield Road.
<b>Build Sequence / Arboricultural Supervision &amp; Monitoring</b>	<ul style="list-style-type: none"> <li>• Clearing of site, to make safe and ready for tree works to commence</li> <li>• Completion of approved tree works</li> <li>• Installation of tree protection fencing</li> <li>• Completion of approved Land Investigations, carried out by experts</li> <li>• Installation of boundary treatment fencing to neighboring 33a</li> <li>• Excavation, installation of strip foundations, connection to drainage &amp; service utility runs</li> <li>• Stone and block to wall plate level</li> <li>• Wind and watertight</li> <li>• First and second joinery fix to completion of house</li> <li>• Soft landscaping</li> </ul>
<b>Service Installation including drainage</b>	Use of existing service routing where possible with the routing of additional services outside of Root Protection Area of any retained trees.
<b>Contractors Car Parking</b>	On street parking in accordance with local restrictions
<b>Deliveries / Storage</b>	No materials to be stored / no concrete mixed / re-fueling within CEZ's

## **Appendix**

Appendix 1: Tree Work Application Decision Notices

Appendix 2: Yorkshire Water – Water and swerage plans

Appendix 3: Northern Powergrid - Electrical Service plan

Appendix 4: Gas plan



## Tree Work Application Decision Notices

Erica Byram,  
Byram Construction Ltd  
Byram Construction Ltd  
Long Fall Farm  
Reddisher Road  
Marsden  
Huddersfield  
HD7 6NF

**For:** Erica Byram, Byram Construction Ltd

**TOWN AND COUNTRY PLANNING ACT 1990  
Town & Country Planning (Tree Preservation)(England) Regulations 2012**

**NOTICE OF CONSENT TO FELL AND/OR PRUNE**

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**Application Number: 2024/92791**

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In pursuance of its powers under the above mentioned Act and Regulations and the Tree Preservation Order made by the Kirklees Metropolitan Council (hereinafter called 'the Council') as Local Planning Authority and pursuant to the application submitted to the Council on 30-Sep-2024:-

THE COUNCIL HEREBY **CONSENTS** TO THE CARRYING OUT OF THE FOLLOWING OPERATIONS TO THE PROTECTED TREE(S) TPO NO. 87/91

**At:** 33A, Church Lane, Clayton West, Huddersfield, HD8 9LY

**T1 and T2**

Crown lift removing small diameter branches only (less than 10 cm dia) to give 5 metres ground clearance.

Clean out crown removing any dead, dangerous, hazardous or split branches and stubs; while maintaining the tree's structural integrity and natural form.

Please note a copy of the application documents can be viewed on line using the planning application search facility on the Council's web page: [www.kirklees.gov.uk/trees](http://www.kirklees.gov.uk/trees)

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. This consent is valid for a period of two years and all tree operations carried out pursuant to this notice must be completed within two years of the date of this notice.

**Reason:** To safeguard future tree cover and amenity and to accord with the requirements of the Town and Country Planning (Tree Preservation)(England) Regulations 2012

2. That all tree work, in pursuance of this notice, shall be carried out in accordance with British Standard 3998: 2010 Tree Work- Recommendations, including tree work safety and planning and that arisings shall not be burned on site.

**Reason:** To safeguard future tree cover and amenity. To ensure that tree work is carried out in accordance with good arboricultural practice. To protect the long term viability of the tree(s)

## Notes to Applicant in Relation to Decision

1.

Any conditions you will find detailed therein are mandatory and enforceable under the Town and Country Planning Act 1990. You are deemed to have accepted them as stated if you either:

- i) Carry out works, or
- i) Fail to appeal within 28 days of receipt of the notice

2.

Should you wish to initiate an appeal, you should do so within 28 days of receipt of the notice. 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>.

3.

Road & Street Works Act 1991: It is possible that part or all of the consented works may present a safety risk to the public. IT IS IMPERATIVE that before any works commence advice on sign requirements and /or traffic control is sought from our Highways team, visit our website for more details:

<https://www.kirklees.gov.uk/beta/transport-roads-and-parking/kirklees-council-permit-scheme.aspx>

4.

Under section 1 and 9 of the Wildlife & Countryside Act 1981 (as amended): it is an offence to intentionally disturb or destroy any bird nest whilst it is in use or being built; or, to recklessly or intentionally damage or destroy a bat roost or, to cause disturbance or harm to bats.

5.

In no way does the Council accept any liability for damage to property or persons caused as a result of the work here authorised. Tree surgery can be very dangerous and the Council recommends strongly that a competent tree surgeon using appropriate safety equipment and with appropriate public liability insurance is employed.

6.

Consent for the tree work specified in this Notice relates only to the Town and Country Planning Act 1990 and is in principle only. If the work to be undertaken relates to trees growing on land owned by a third party, permission must be obtained from that third party before undertaking any work which requires access onto or over their land.

7.

Subject to the provision of the Tree Preservation Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under the Order or of any grant of any such consent subject to conditions shall, if he/she makes a claim within the time and in the manner prescribed by the Order, be entitled to recover from the Council compensation in respect of such loss or damage, provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any tree the subject of a certificate in accordance with Article 5 of the Order

In assessing compensation so payable, account shall be taken of:

- a) Any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of the said or any other Tree Preservation Order under section 29 of the Town and Country Planning Act 1962, or under section 203 of the Town and Country Planning Act 1990, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Department) Act 1943, or any compensation which has been paid or could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932; and
- b) Any injurious affection to any land of the owner which would result from the felling of trees subject of the claim.

A claim for compensation under the Order shall be in writing and shall be made by serving it on the Council, such service to be effected by delivering the claim at the offices of the Council addressed to the proper Officer thereof or by sending it by prepaid post so addressed, within 12 months from the date of the decision of the Council, or of the Secretary of State against the decision of the Council from the date of the decision of the Secretary of State on the appeal.

Any questions or disputed compensation will be determined in accordance with the provisions of section 179 of the Act (or as amended).

THE REASONS FOR THE COUNCIL'S DECISION TO **GRANT** CONSENT SUBJECT TO THE **CONDITIONS** SPECIFIED ABOVE ARE:

- i. In the interest of appropriate arboricultural management.
- ii. To prevent or abate a nuisance.
- iii. In the interest of public and/or personal safety.

**Dated:** 02-Oct-2024

**Signed:**



**David Shepherd**  
**Strategic Director Growth and Regeneration**

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If you have any questions about the above decision then please contact the application's Case Officer Jack Dunn quoting application number 2024/92791 via one of the following methods:

**Call:** 01484 414909

**E-mail:** [trees.planning@kirklees.gov.uk](mailto:trees.planning@kirklees.gov.uk)

**Write to:** Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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## Guidance Notes Choosing a Tree Work Contractor (Tree Surgeon)

The Council does not approve or promote any private contractors, nor does it affiliate itself with any specific companies. If any company says they are Council approved or trained you should seek clarification as to which Council it is referring to and if you are not satisfied check with the authority concerned.

There are schemes running which produce a directory of approved contractors and companies. The Arboriculture Association ([www.trees.org.uk](http://www.trees.org.uk)) and Trust Mark ([www.trustmark.org.uk](http://www.trustmark.org.uk)) are examples of such schemes.

If you are looking for a company or contractor to carry out tree work, tree pruning, felling etc. you should consider the following:

- City and Guilds/NPTC Qualifications (National Proficiency Test Council). The company should be able to produce certificates and a photo ID card (See example ID card below) to show that they have the relevant qualifications for the operations they are intending to carry out. There are separate qualifications for using a chain saw, felling different sized trees, climbing trees, operating a chain saw in a tree etc. It is the individuals who hold the qualification, so unless they are undertaking training, employees need to be qualified for the tasks they do.

Example City and Guilds/ NPTC Photo ID card:



*(Sample ID card provided by City and Guilds September 2015, the appearance of cards issued before this date may vary slightly but are still valid)*

- The company should be able to show you certificates of insurance for public liability and where the company has employees, employee liability as well.
- The company must work to the British Standard for Tree Work, BS 3998 and should be able to quote this if you ask them what the British Standard is. If you propose to carry out work to a protected tree with consent from the Council, this will be a condition of the approval.
- Ask for a written quotation, a reputable firm will be willing to do this. It would be advisable to get quotes from several different companies.

- Membership of an arboricultural organisation does not necessarily guarantee a contractor's level of competency, which will depend on the organisations terms of membership. However it does indicate that they are keeping up to date with industry changes. Examples would be the Arboricultural Association or the International Society of Arboriculture.
- The company should be able to show you copies of Health and Safety documents for their work type, risk assessments, inspection records for their climbing and rigging equipment (where applicable) etc. This will indicate that they are compliant with national Health and Safety requirements.

If you are seeking advice on a tree's health or safety, you are advised to look for:

- A company which holds professional indemnity insurance. This gives a degree of security should there be an adverse incident as a result of their comments.
- A formal qualification in arboriculture, forestry, horticulture etc would give an indication that they have the required technical knowledge about tree biology and mechanics to be able to advise you correctly. There are many different formal qualifications available examples of a few would be: National Vocational Qualifications (NVQ), Diploma or a Degree.
- A person who holds LANTRA Professional Tree Inspector. This shows that the individual has passed an assessment to show that their tree inspection skills are in line with the national standard. Holders of this award will be able to show a photo ID card.

If you are engaging an arboricultural consultant to produce a tree report for example, as a minimum they should hold the above mentioned insurance and a formal qualification.

**Useful contacts:**

[www.kirklees.gov.uk/trees](http://www.kirklees.gov.uk/trees) [www.trees.org.uk](http://www.trees.org.uk) [www.trustmark.org.uk](http://www.trustmark.org.uk) [www.isa-arboriculture.org.uk](http://www.isa-arboriculture.org.uk)

Please note that the information contained in this guidance note is for general information purposes only. The Council endeavours to keep the information accurate and up to date but makes no representations or warranties of any kind to this effect. You should note that the websites referred to in this guidance note are not under the control of the Council and their inclusion within it does not necessarily imply a recommendation or endorsement of any views expressed within them.

## YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.
2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.
3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.
4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.
5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
6. All excavation works near to YW apparatus should be by hand digging only.
7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works).
15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available*" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011.

Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).

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20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0845 124 24 24.

## Property Identifier

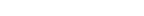


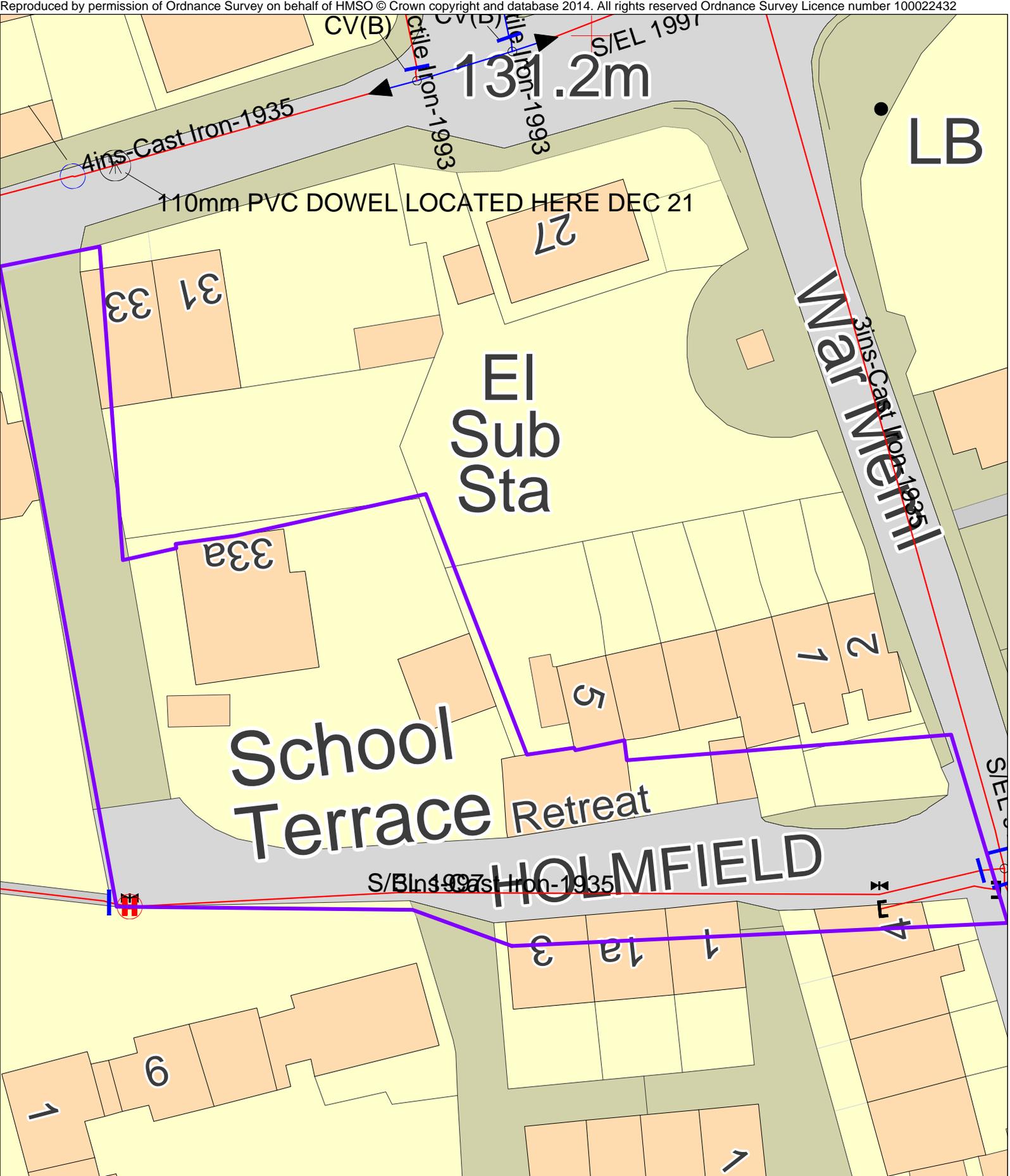
## Sewer Legend

	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
	Manhole		Syphone Sewer & Vacuum Sewer
	Pumping Station		Public Sewer Treatment Works

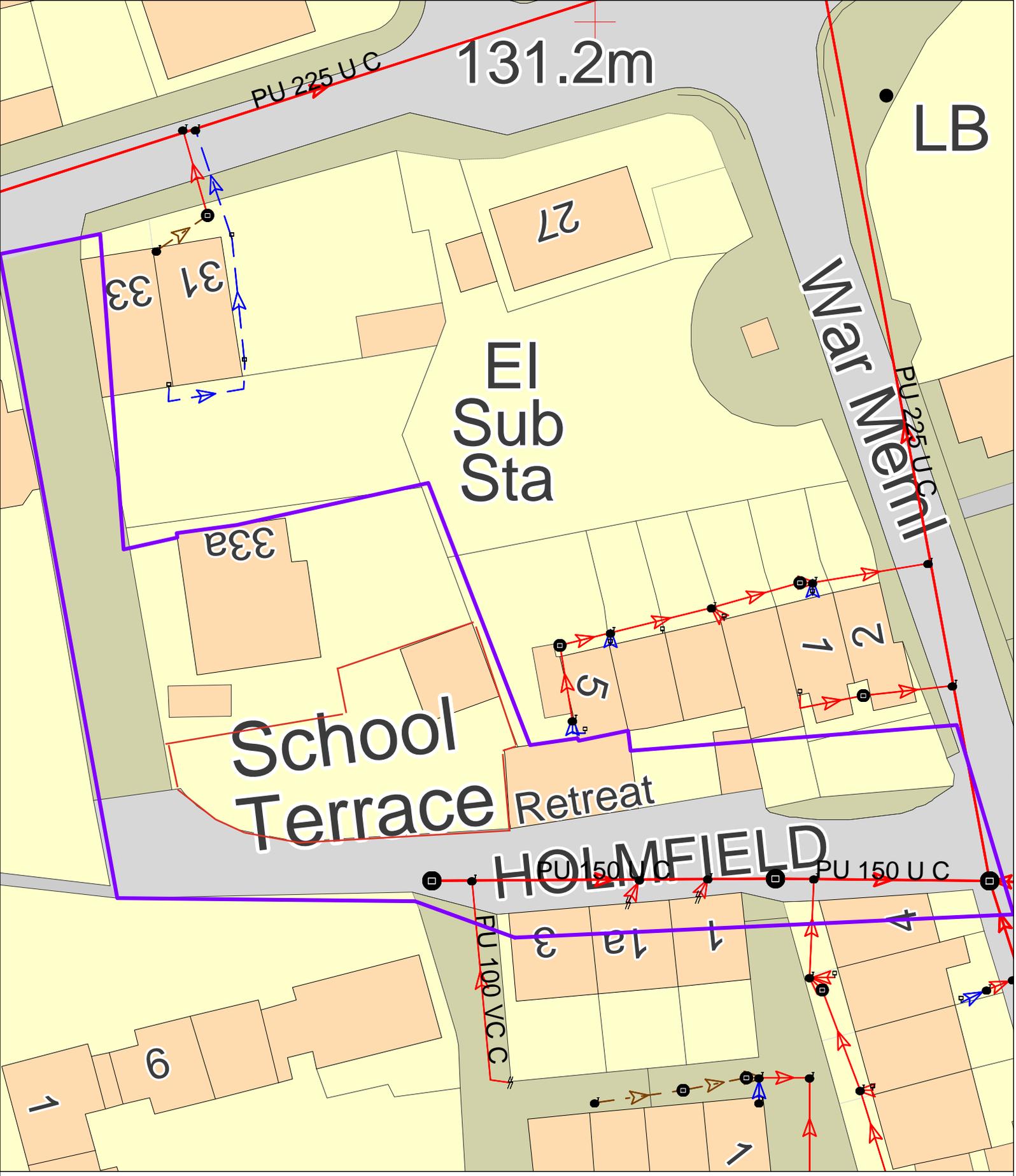
Please note that the direction of flow arrows may not always appear depending on the scale of the map.

## Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station
	The assets in this area are the responsibility of another Water Undertaker



Public Clean Water Network 25/09/2024 14:01:19 OS Grid Coordinates: 425743 : 410825 Map Name : SE2510NE svcGISSafeMovePD



Public Waste Water Network 25/09/2024 14:01:20 OS Grid Coordinates: 425743 : 410825 Map Name : SE2510NE svcGISSafeMovePD



**Northern Powergrid Holdings Company**  
 The position of our equipment is shown on the plan as accurately as possible, it may have changed since the plan was produced. Therefore the position of our equipment and those services which may not be shown should be established on site. Electricity cables not owned by Northern Powergrid Holdings Company may be laid in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.

Reference should be made to HSE Guidance:  
**HSG47 Avoiding Danger from Underground Services and GS6 Avoiding Danger from Overhead Power Lines**

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Warning - Work in progress in this area			
Underground Cables:			
132kV	20kV	LV Mains	LV Service
66kV	11kV	LV Service Assumed Route	LV Service Logical Connection
33kV	6kV	Aux	Duct
25kV	3kV	Left In Situ	
Overhead Conductors:			
132kV	20kV	LV Mains	LV Service
66kV	11kV	Aux	
33kV	6kV		
25kV	3kV		

OS Grid Reference: SE2573610880  
 Printed By: ian.foster  
 Title:  
**Land at 33A Church Lane**  
 Date Printed: 25 Sep 2024      Scale: 1:500

**NORTHERN POWERGRID**  
**MAINS RECORD**

