



Contaminated Land Phase One Desk
Study for proposed conversion and
extension of barn to residential
dwelling at
Lower Crawshaw,
Stringer House Lane,
Emley Moor,
Huddersfield,
Kirklees,
HD8 9SU.

Prepared for

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Summary

This report consists of a phase one contaminated land desk study produced in support of planning application for an extension and conversion of a barn to a residential dwelling at Lower Crawshaw, Stringer House Lane, Emley Moor, Huddersfield, Kirklees, HD8 9SU.

Following the site walkover and review of the available information it has been concluded that there is a slim chance of contamination existing on site from an old fuel tank and this requires further investigation to be taken to determine what if any risk of significant harm is present to the identified receptors and to ensure the site is safe and suitable for the intended use.

In addition, the report further recommends that a watching brief is maintained throughout the construction of the new dwellings and any signs of potential contamination found are fully investigated, with appropriate remedial action taken as necessary.



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Introduction

Martin Environmental Solutions has been commissioned, to carry out a phase one contaminated land desk study report in relation to a proposed extension and change of use to form a residential development at Lower Crawshaw, Stringer House Lane, Emley Moor, Huddersfield, Kirklees, HD8 9SU.

Aims and Objectives of the report

The aims and objectives of this report are as follows:

- Assess the likelihood of contamination affecting the site,
- Identify any likely receptors to be affected by the potential contamination,
- Identify the pathways by which the receptors will be exposed to any potential contamination,
- Identify any areas where further investigation will be required.

Scope of works

This report has been written in line with the 'BS 10175: 2011+A2: 2017 Investigation of potentially contaminated sites – Code of Practice' and Land Contamination Risk Management (LCRM).

The scope of this report covers the phase one desk study only. It will look at relevant information on: -

- the history of the site and surrounding area,
- the current use of the site and surrounding area,
- the geology and hydrogeology of the area,

A site walk-over survey has been undertaken in addition to consultations with the existing site owner, to identify any potential contamination issues.

Evaluation of the above information will be used to construct an initial conceptual model as appropriate, with the identification of any additional investigations that may be required.



The Site:

Site Address: Lower Crawshaw, Stringer House Lane, Emley Moor, Huddersfield, Kirklees, HD8 9SU.

Grid reference: 423611 413994

An aerial photograph of the site is included in Figure 1.

Current Site use:

The site currently consists of barn/storage area attached to the house in the east with gardens to the front and rear. To the north is the original farm yard with additional converted barns beyond. These wrap around to the north east and north west. The access to the site and yard is located to the west with existing farm buildings (Modern cattle sheds) beyond. To the south a large ornamental garden. Beyond the above wider site in all directions are agricultural fields.

Research

Details of Research

This report has been based on information gathered from a number of reputable sources, covering details:

- on the historic and current use of the site,
- any known waste disposal activities in the area,
- any regulated industrial activities within the vicinity of the site including recorded industrial accidents,
- on the geology, hydrogeology, hydrology of the area,
- identification of any environmentally sensitive sites,
- any natural hazards.

Principle sources of this information have been:

- environmental data from Groundsure Limited
- the Local Planning Authority,
- historic maps (Groundsure Ltd),
- site walk-over survey and discussion with the current owners.



Site History

Information on the historic uses of the site has been obtained from historic mapping information (Appendix 2), and environmental data from Groundsure Limited.

Mapping Year	Changes on Site	Changes off Site
1854	The barn and house are present on site	The barns opposite are present, the area is agricultural with the nearest property being Upper Crawshaw Farm 230m to the south.
1892-93	No Change	A small quarry is shown to the east, 180m with another "old" quarry a little further away at 220m. Six Lanes Head Colliery is identified 600m to the northwest.
1904-07	No Change	The nearest quarry is no longer present on the mapping, and the "old" quarry is still present. Another quarry (Crawshaw quarry) is shown to the west over 500m away. The colliery is now called Waterloo Colliery.
1913	No Change	The farm has been extended with an additional barn to the northwest of the site and an extension to the one in the east. A watercourse is shown running across the field in which the first quarry is located.
1930	No Change	No Significant changes the colliery is marked as an old shaft.
1948	No Change	No Significant changes, Crawshaw quarry is marked as disused.
1955	No Change	No Significant changes
1961	No Change	The barn to the north has been extended to the north. A water course is shown running along the southern boundary into a sink which then flows to the southeast and across the field. Electricity lines are shown to the east 200m away.



		A well is also shown to the east of the barns on site. The quarries are no longer present to the east.
1967	No Change	Open cast workings are shown to the north 240m away and extending to Common Lane.
1982	No Change	No Significant changes
1990-93	No change	The farm has expanded additional buildings are located to the rear of the barn opposite and to the west. A tank is shown at Upper Crawshaw Farm 230m south, confirmed as a feed silo. The opencast workings are no longer sown.
2001-03	No Change	No Significant changes the farm has been changed one of the barns to the northwest has been demolished.
2010	No Change	No Significant changes, the modern barns to the northwest have been erected.
2025	No Change	No Significant changes
Aerial photos	No changes shown	No significant changes the barns to the west of the site were converted into gardens by 2002. The field to the north which was identified as opencast workings is sown as a field and regularly ploughed.



Regulatory Information

Relevant information obtained from the Groundsure report (Appendix 1) is summarised below.

No permitted activities that have been identified within 500m of the site as defined in the Environmental Permitting (England and Wales) Regulations 2016 or previous legislation.

No pollution incidents have been identified in the surrounding area. No discharge consents are reported.

No active or historic landfill site records or other waste sites have been found in the area. One waste exemption has been identified located 342m southwest of the site at Langley Holme Farm.

No current potentially contaminative sites have been identified from the purchased environmental information.

The only historical potentially contaminative land use within 250m of the site is the former quarry located 158m to the east in 1948-55.

Geology and Hydrogeology

Information from the British Geology Survey 1:50,000 mapping identifies the bedrock in the area as Emley Rock – Sandstone. No made ground is reported on site but the purchased data suggest some in the wider area, within 250m of the site.

One borehole record is available identifying Siltstone and mudstone down to 11m. this borehole was located 126m southeast of the site within the same geology area.

The information obtained on the hydrogeology of the area identifies the site as having a Secondary A aquifer in the bedrock capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

No groundwater abstraction licenses have been identified in the area one surface water license has been found and is historical, located 290m southwest of the site. The water flows to the east.



The site is not located within a Source Protection Zone.

The Groundwater vulnerability is described as high on the surface and the bedrock layer.

Hydrology

The nearest watercourse runs along the southern boundary of the site, into a sink which then reappears to the southeast and runs east. The watercourse is identified as Mouse House Dyke.

The site is not within a floodplain, and the risk of flooding is classified as negligible.

Environmental Sensitivity

The only environmental sensitive sites identified are two ancient woodlands located 325m northeast, Epley Wood, and 729m northeast. The site does lie within the Kirklees Green Belt.

The site lies within the River Deane Nitrate Vulnerable Zone.

The property is in an area identified as having less than 1% of properties above the action level of 200 Becquerel's per cubic metre, based on specific property search. Radon protection measures are not required in line with BR211.

No additional natural hazards have been identified & the site has very low/negligible risk of shrink swell, running sand, and compressible ground.

Coal mining activities have been identified 77m north of the site, opencast workings suggesting coal near to the surface, and a colliery 612m away to the northwest. The colliery records suggest a southeast direction from the mine entrance, away from the site. The site is located within a coal mining area as identified by the Coal Authority. A separate coal report is to be produced.



Site Walkover

A site walkover was undertaken on the 3rd January 2025 and confirmed much of what had already been identified from the information obtained on the site. The photographs in Appendix 3 provide some indication of the current layout and condition of the site.

The site is accessed via a track from Springer House Lane and through one of the original barns into a courtyard. To the north of the courtyard are the original farm buildings, with the development the site to the south. The development site consists of the existing farm house and attached single storey barn, constructed from stone.

A historic fuel storage tank was identified to the northeast of the site, this has reportedly remained unused for years, consists of a double skinned metal tank elevated from the ground and no signs of any leakage were present.

To the east of the site, beyond the access track are modern farm buildings used for housing cattle, along with some smaller chicken sheds. Beyond these open agricultural fields which surround the site in all directions.

To the south of the development are well maintained gardens and a stream running off to the east, this disappears at the end of the site and reappears to the southeast running down the side of the adjacent field.

The field housing the historic quarries has a watercourse running through it, which according to historically aerial photographs comes and goes depending on the weather. The field has been used for crops in the past.

The area identified as the opencast workings to the north is also a ploughed field used for crops and animal grazing. It slopes down towards the road in the north and further investigation and discussions with locals has not identified any fill to the area with the hillside known locally as a great sledging site.

No signs of contamination, discoloration or olfactory evidence, dead or dying vegetation were seen during the walkover.

The current owners are unaware of any issues on site which could have led to contamination.



Conclusions

Potential Contaminants

Following a review of the information gathered on the history of the site and the surrounding area and following the site walkover, no contamination has been identified on or off site that is likely to pose a significant possibility of significant harm to the identified receptors.

However, the former fuel tank on site poses a potential risk of historically released fuel, while the general area has been identified as forming part of a coal mining area with potential shallow coal seams in the area. A further coal risk assessment is being produced to consider this potential risk further.

Receptors and Pathways

Potential receptors which may be affected by any unknown contamination on site will include:

- Construction workers who are likely to be affected by any potential contamination as they will initially be working in the ground and are likely to be the ones who unearth any potential contaminants.
- Future users of the site, including residents, staff and visitors to the site. For the purpose of evaluating any effects from any contamination found during any intrusive investigation future users/visitors to the site should be regarded as the 0-6-year-old female child.
- Any building on site e.g., foundations which may be attacked by any contaminants in the ground or services.
- The underlying groundwater which may be contaminated by migrating pollutants present on the site. There is also the potential for further pollution of the groundwater or the watercourse from disturbing any potential contaminants on site.



The pathways by which these receptors may be exposed to any unforeseen potential contamination will include:

Construction workers

- Inhalation, of gases or vapours released during ground work or fine particles.
- Ingestion of the contaminants, principally from cross contamination with contaminated soil and inadequate hand washing before smoking and eating.
- Absorption through the skin following contact with contaminated soil.

Future users and visitors

- Inhalations of gas/vapours or fibres, particularly if these are allowed to enter the new structures through the ground and build up in an enclosed area.
- Ingestion of contaminants, through the ingestion of contaminated soil from the garden area via direct contact, e.g., playing in the garden.
- Absorption of contaminants from dermal contact with contaminated soil.

Buildings

Contaminants on site have the potential to affect the foundations to the new building or the services supplying it.

Watercourses

As discussed above, if they exist on site, there is a potential for any contaminants to migrate through the ground into the groundwater and aquifer or via run-off into the watercourse.

Neighbouring sites

If present on site contaminants have the potential to migrate to neighbouring sites through ground water or air blown transfer.



Conceptual Model

The table represents a basic conceptual model. It highlights the potential sources of pollutants identified from the gathered information, and potential pathways in which any contaminants could reach the identified receptors.

Pathway	Description	Identified sources	Receptor at risk	Probability	Consequence	Risk
1	Run off and seepage into groundwater from any spillages	Historic Fuel Storage Tank	Watercourse/ Environment	Low likelihood	Mild	Low
2	Migration of gases into the building.	Mine gas	Future users	Unlikely*	Medium	Low
3	Inhalation of gases/ vapours outside	Mine Gas	Construction workers/future users	Unlikely*	Medium	Low
4	Inhalation of fine particles	-	Construction workers/future users	Unlikely	Mild	Very Low
5	Direct ingestion of contaminated soil	Fuel Storage Tank	Construction workers	Low likelihood	Mild	Low
6	In-direct ingestion of contaminated soil	-	Future users	Unlikely	Mild	Very Low
7	Absorption via direct dermal contact with contaminated soil	Fue Storage Tank	Construction workers/future users	Low likelihood	Mild	Low

*Coal Risk Assessment will provide further information of potential risk from coal mining



		CONSEQUENCE			
		Severe	Medium	Mild	Minor
PROBABILITY	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very low Risk	Very low Risk

Recommendations

As a result of the investigation into the historical use of the site and surrounding area it is recommended that a phase II intrusive investigation is undertaken to establish the presence of any contamination from the historic fuel tank, following its removal.

Soil samples from below the tank should be taken and analysed for the presence of petroleum hydrocarbons to determine whether any risk to the identified receptors exists.

Unless shown otherwise through the Coal Risk Assessment mine gas is not considered to be a significant risk as the existing building does not benefit from any protection measures with no issues being reported. Provision of any gas mitigation measures would also be ineffective due to the existing building having no protection.

It is further recommended that a watching brief is maintained throughout the construction of the new building and any signs of potential contamination found are fully investigated, with appropriate remedial action taken as necessary and the local planning authority informed of the findings.



Figure 1 - Aerial Photograph



Appendix 1 – Groundsure Data



Appendix 2 – Historical Mapping

Appendix 3 – Site Walkover Photographs

Access to the site







Northside of the house looking west then east







Inside the barn



The fuel tank









Eastern side of house looking south then north





The main house from the south



The south of the site looking east





Looking south



Looking west

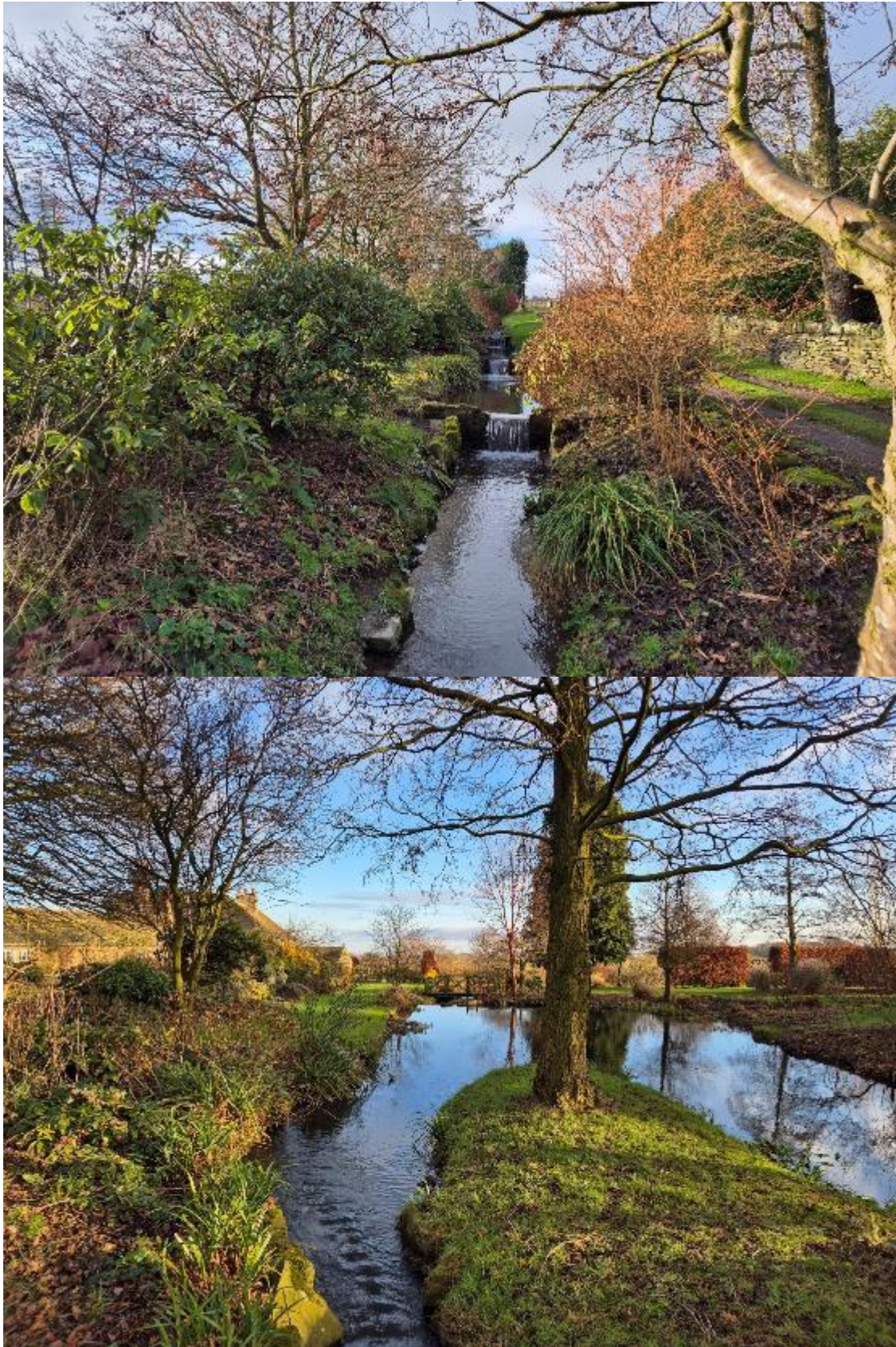




Looking north



The watercourse to the south of the site looking west then east





The sink



The reappearing stream to the southeast



The gardens





The barns to the north



The fields to the north and the opencast workings area





The fields to the east and southeast



The

The



water course can be seen running through the photo





The farm buildings to the west







Appendix 4 – Conceptual Model Risk Assessment

A Preliminary Risk Assessment is usually undertaken as part of a desk study, outlines potential risks posed by potential contamination to all receptors by defining plausible “pollution linkages” and developing a preliminary conceptual model (PCM).

The purpose of this model is to define all possible complete pollution linkages, where the requisite source – pathway – target elements are present, and these elements being defined as:

- a contaminant (source) is a hazardous substance or agent, present at levels that have the potential to cause harm or damage a receptor
- a pathway is the means by or through which a contaminant comes into contact with, or otherwise affects, the receptor
- a receptor (target) is an entity (human being, aquatic environment, flora and fauna etc) that is vulnerable to the adverse effects of the contaminant

This relationship is termed a “pollution linkage”. It should be recognised that for a health or environmental risk to exist, all three elements of the relationship or linkage must be present, i.e.

- if there is no contaminant, or contaminant present at levels below those considered to be harmful or damaging to a receptor, then there can be no adverse effect on a receptor
- if there is no receptor present that can be adversely affected by a contaminant, no harm or damage can arise
- even where both a contaminant and a receptor are present, no harm or damage will occur if there is no pathway by or through which a linkage between the two can be established

The absence of one or more of each component (source, pathway, receptor) would prevent a pollutant linkage being established and there would be no significant environmental risk.



Consequence of Risk

CLASSIFICATION	DEFINITION	EXAMPLES
Severe	<p>Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.</p> <p>Short term risk of pollution of sensitive (H1/H2) water resource. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population.</p> <p>A short-term risk to a particular ecosystem, or organism forming part of such ecosystem. Catastrophic damage to crops, buildings or property.</p>	<p>Significant harm to humans is defined in circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Major fish kill in surface water from large spillage of contaminants from site.</p> <p>Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity).</p> <p>Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).</p>
Medium	<p>Elevated concentrations which could result in "significant harm" or "significant possibility of significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Pollution of a highly sensitive (H1/H2) water resource.</p> <p>Significant damage/change to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings or property.</p>	<p>Significant harm to humans is defined in circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability.</p> <p>Ingress of contaminants through plastic potable water pipes.</p>
Mild	<p>Exposure to human health unlikely to lead to "significant harm".</p> <p>Equivalent to EA Category 3 pollution incident including minimal or short-lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</p> <p>Pollution of moderately sensitive (M1/M2) water resources.</p> <p>Minor or short-lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.</p>	<p>Exposure could lead to slight short-term effects (e.g. mild skin rash). Surface spalling of concrete.</p>



	Significant damage to crops, buildings, structures and services ("significant harm" as defined in Circular 1/2006).	
Minor	<p>No measurable effect on humans.</p> <p>Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.</p> <p>Repairable effects of damage to buildings, structures and services.</p> <p>Pollution of low sensitive (L1/L2) water resource.</p> <p>Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.</p>	<p>The loss of plants in a landscaping scheme.</p> <p>Discoloration of concrete.</p>



Probability of Risk Occurring

CLASSIFICATION	DEFINITION	EXAMPLES
High Likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	a) Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden. b) Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.	a) Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space. b) Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests.
Low Likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	a) Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space. b) Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	a) Elevated concentrations of toxic contaminants are present below hardstanding. b) Light industrial unit <10 yrs old containing a double skinned UST with annual integrity testing results available.

Calculation of Risk

		CONSEQUENCE			
		Severe	Medium	Mild	Minor
PROBABILITY	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very low Risk	Very low Risk



Appendix 5 Report limitations and exclusions

Basis of Risk Assessment

The methods used follow a risk-based approach with the potential risk assessed using the 'Source – pathway – receptor pollution linkage concept.

Limitations and Exceptions of this Report

This report was undertaken for at the request of James Campbell Associates and as such should not be entrusted to any third party without written permission of **Martin Environmental Solutions**. No other third parties may rely upon or reproduce the contents of this report without the written permission of **Martin Environmental Solutions**. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any duty of care or skill.

This report has been compiled from a number of sources, within the time constraints of the programme, which **Martin Environmental Solutions** believes to be trustworthy. However, **Martin Environmental Solutions** is unable to guarantee the accuracy of information provided by third parties.

The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form. The accuracy of map extracts cannot be guaranteed and it should be recognised that different conditions on /adjacent to the site may have existed between and subsequent to the various map surveys.

This report is prepared and written in the context of the purposes stated above and should not be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to this report in whole or in part after its submission.

The conclusions and recommendations of this report are based on the development described, for any other development the report may require revision.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by **Martin Environmental Solutions**. The conclusions



drawn by **Martin Environmental Solutions** could therefore differ if the information obtained is found to be misrepresentative, inaccurate, or misleading. **Martin Environmental Solutions** reserves the right to amend their conclusions and recommendations in the light of further information that may become available.

The report should be read in its entirety, including all associated drawings and appendices.

Martin Environmental Solutions cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.

This report does not comprise a geotechnical assessment of the strata underlying the site.

Any borehole data from the British Geological Survey sources is included on the following basis: 'The British Geological Survey accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation'.

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Complete copies of this report may be made and distributed by the Client as an expedient way in dealing with matters related to its commission.

Any risks identified in a Phase I Desk Study Report are perceived risks. Actual risks can only be assessed following a physical investigation of the site.

The findings of this report are based on finite information obtained from research and consultations. Martin Environmental Solutions cannot guarantee the reliability of all such information and the searches should not be considered exhaustive. The findings of the report may need to be reviewed as any future exploratory investigations progress and in the event that additional archive information becomes available.

Notwithstanding the findings of this study (and any subsequent investigations), if any indication of contaminated soil (visual or olfactory) is encountered at any stage of the development further investigation may be required.



Arboricultural Survey and advice on arboricultural issues are considered to be outside the scope of this report except for their effect on the foundations to the proposed buildings.

Where identification of any species is made, especially invasive plants such as Japanese Knotweed, Himalayan Balsam or Giant Hogweed, this should only be considered as a preliminary assessment and subject to confirmation by a professional Arboriculturist. Martin Environmental Solutions takes no responsibility for failing to identify, or the incorrect identification of, any tree or plant species on site.

Our investigations exclude surveys to identify the presence or indeed absence of asbestos in buildings/infrastructure on site. If asbestos is suspected to be present, we recommend specialists in the identification and control / disposal of asbestos are appointed prior to commencement of any works on site or, if appropriate, purchase of the site. The presence of asbestos on site may have considerable effects on the cost / timescale in developing the site. There is good guidance in relation to Asbestos available on the Health and Safety Executive (HSE) web site.

Whilst a site walkover has been undertaken as part of this report, the survey does not constitute either an asbestos or structural survey and all areas of the site may not have been visited / inspected.