

Certificate of Lawfulness for the Existing Use of Land

James Estate Caravan Park, Ruabon

Mr and Mrs Roberts

The logo for Laister, featuring the word "laister" in a red, serif font. The letter 'i' is stylized with a small flame-like shape above it.

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1. Introduction

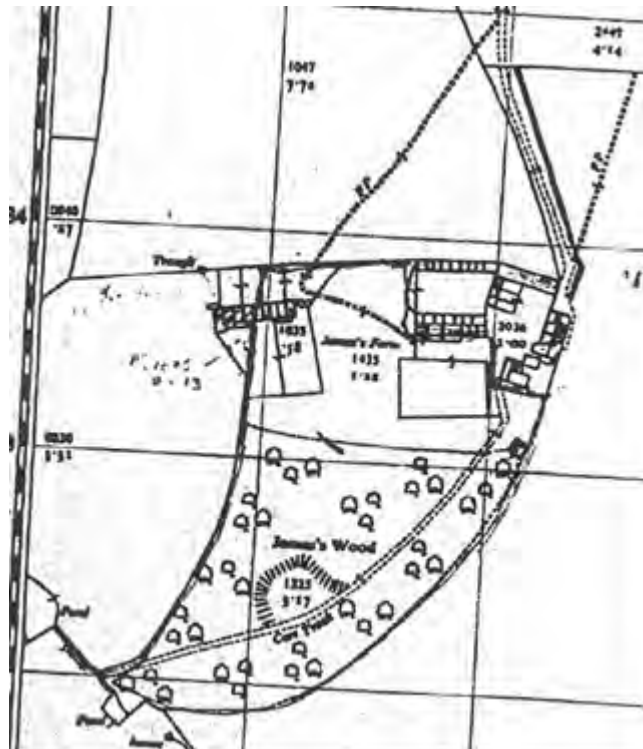
- 1.1. On behalf of Mr and Mrs Roberts ('The Applicant'), we hereby submit an application under Section 191 of the Town and Country Planning (T&CP) Act 1990, for a Lawful Development Certificate for Existing Use or Development (CLEUD) for the use of land as a caravan and camping site.
- 1.2. Accompanying this application are the following documents:
 - This Planning Statement
 - Application Form (submitted via the planning portal under reference: PP-11190835)
 - Site Location Plan Reference: 01
 - Aerial Photographs (dated 2000 to 2021); and,
 - Statements of Truths from:
 - Mr Bob Roberts (Current Owner)
 - Mrs Kathleen Roberts (Current Owner)
 - Mr John Bailey
 - Mrs Ruth Edwards
 - Mr Mark Davies
 - Mr Terry Davies
 - Mrs Nichola Woodward
 - Mr Phillip Smith
 - Mr David Allun Jones
 - Planning Application Fee Paid Under a separate Cover (£462)
- 1.3. This application seeks to establish that the site in question (as defined in red on the Site Location Plan ref: 01) now forms part of the same planning unit as the caravan and camping site (approved under application ref: 15646, hereafter referred to as "the 1988 planning permission") and has been used solely for such purposes in association with this use for at least 10 years taking into account the provisions of Section 171B(1) of the Town & Country Planning Act (1990).
- 1.4. The Applicant's took control of James Caravan Park and since then have noted that there are areas of the Park that are operating as a caravan and camping site that do not appear to be covered by the 1988 permission. Information provided by the previous owner, along with research undertaken by Laister Planning, shows that those part of the site which form the application site have been operated as part of the caravan site for more than 10 years. This application therefore proposes to regularise the areas that do not currently benefit from planning permission.
- 1.5. The applicant's case is set out in detail in the subsequent sections of this Statement.

2. Site Description and Background

- 2.1. The application site can be broken down into two parcels, equating to approx. 0.44 ha and forms part of the wider James. The first field subject to this application is to the east of the site's entrance road (referred to as the "North Field") and the second field is to the rear of the site (referred to as the "rear field").
- 2.2. James Caravan Park is located approximately 300m south of Ruabon and the main vehicular access is from A539.
- 2.3. In terms of planning constraints, the site does not have any environmental or historic designations and is located within Flood Risk Zone 1 (area of low risk).

Planning History

- 2.4. As mentioned previously in this Statement, the application site does not benefit from any planning permission and therefore there is no planning history attached to these fields.
- 2.5. The original and governing permission for the caravan site was granted in 1988 (ref: 15646), for "*change of use to touring caravan park*". Given the date of this permission, the Council only hold a black and white copy of the location plan submitted with the application (see below) and from this, it is difficult to understand the extent of the land subject to this application.



- 2.6. However, in obtaining the site's planning history, the Council have also provided an extract from their plotting sheet which provides a further indication on the extent of the application boundary and this is marked red below. It would therefore seem reasonable to interpret this as the application area subject to the

1988 planning permission. It is evident that the two areas subject to this current CLEUD application fall outside of this red line area.



- 2.7. Attached to this permission were three conditions which stated:
- 1) The number of touring caravans stationed on the site at any one time shall not exceed a maximum of 40.
 - 2) A landscape scheme shall be submitted for further approval within three months of the permission hereby granted.
 - 3) No trees shall be lopped, topped, felled or uprooted without the prior permission of the Council, nor shall any trees be wilfully damaged.
- 2.8. To summarise, the main body of James Caravan Park currently has planning permission for a touring caravan site in which a maximum of 40 touring caravans can be stationed on the land all year round.
- 2.9. In terms of the fields subject to this application, there is evidence (from the Statement of Truths at Appendix 1 and the aerial photographs at Appendix 2) that demonstrate these have been regularly used in conjunction with the existing caravan and camping site. This will be discussed further in the subsequent Sections.

3. Definitions and Guidance

Purpose of an Application under Section 191 of the Planning Act.

- 3.1. The purpose of a CLEUD application is to establish that *"...an existing use of land, or some operational development, or some activity being carried out in breach of a planning condition, is lawful for planning purposes under section 191 of the Town and Country Planning Act 1990"* (Planning Practice Guidance (PPG) 001 Reference ID: 17c-001-20140306).
- 3.2. For a use to be considered lawful, the use must have been in continuous use for a period of ten years. For the avoidance of doubt, lawful development is development against which no enforcement action may be taken and where no enforcement notice is in force, or, for which planning permission is not required (PPG, 001 Reference ID: 17c-003-20140306).
- 3.3. In order to demonstrate this, Planning Practice Guidance (PPG) states that it is the applicant who is *"...responsible for providing sufficient information to support an application, although a local planning authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land. A local planning authority is entitled to canvass evidence if it so wishes before determining an application. If a local planning authority obtains evidence, this needs to be shared with the applicant who needs to have the opportunity to comment on it and possibly produce counter-evidence"* (PPG, 006 Reference ID: 17c-006- 20140306).
- 3.4. In this case, the Guidance for applications for an existing use further adds *"...if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability"* (PPG, 006 Reference ID: 17c-006-20140306).
- 3.5. In essence, it is considered that there are two key aspects of evidence that demonstrate the lawfulness of the use, albeit those aspects are in themselves also inter-related. The first aspect concerns the identification of what is the planning unit at the site, and the second the evidence that establishes that the use of the land has been in such use for a continuous period of at least 10 years.

Burden of Proof

- 3.6. Planning Practice Guidance (March, 2014) contains guidance on who is responsible for providing sufficient information to support an application (Paragraph 006, Reference ID: 17c-006-20140306). It states that the applicant is responsible for providing sufficient information to support an application. It also states:-

"In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to

refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability."

- 3.7. The burden of proof is on the applicant, but the courts have held that the relevant test of the evidence on such matters is '*the balance of probability*'. And as this test will accordingly be applied by the Secretary of State in any appeal against their decision, an LPA should not refuse a certificate because the applicant has failed to discharge the stricter, criminal burden of proof, namely '*beyond reasonable doubt*'. Moreover, the Court has held (see *F.W. Gabbittas v SSE and Newham LBC* [1985] JPL 630) that the applicant's own evidence does not need to be corroborated by 'independent' evidence in order to be accepted. If the LPA has no evidence of its own, or from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of the certificate '*on the balance of probability*'.

Definition of Caravan Site

- 3.8. The first matter to consider is what is meant by Caravan Site for which the site is said to be lawfully used.
- 3.9. Section 1(4) of the Caravan Sites and Control of Development Act 1960, defines a caravan site as: "***land on which a caravan is stationed for the purpose of human habitation and land which is used in conjunction with land on which a caravan is so stationed***". This definition therefore includes the land on which the caravans themselves are stationed on as well as additional land used in conjunction with that, such as car parking, land used for ancillary recreation and any other activities that are ancillary to the use of the land as a caravan and camping site.
- 3.10. For planning purposes both the Town and Country Planning Act 1990, and The Town and Country Planning (General Permitted Development) Order 1995 both adopt this definition.

Definition of Relevant Planning Unit

- 3.11. It is necessary to define the relevant planning unit to which the lawful use relates. The Development Control Practice encyclopaedia provides some useful information with regard to defining a planning unit. It acknowledges that the concept of the planning unit is one that continues to cause considerable practice difficulty, because the courts are insistent that each case is to be considered on its merits as matters of fact and degree. As section 4.324 states:

"The general rule has always been that the materiality of change should be assessed in terms of the whole site concerned, normally the whole of the area in the same ownership or the same occupation. But the consequence of applying that as a universal rule is that the larger the unit of ownership or occupation, the less likely is a change in the use of part of it liable to constitute a material change in the whole.

It is only normally possible to select a smaller unit in the same occupation where there is a functional and physical separation of activity. Both functional and physical separation are required before a smaller unit can be identified, since without functional separation the ancillary link remains and without physical separation there is no smaller physical area which can be identified as a separate unit.

With regard to the subdivision of the planning unit a material change of use does not occur automatically. The primary use of the new units may remain the same as the former primary use of the whole. But the subdivision may have the effect of changing the character of the use and may have planning consequences which indicate that a material change has occurred. In summary a planning unit is the area of land which is to be looked at in order to assess what planning rights apply to all or part of that area."

Relevant guidance is provided by case law. In *Burdle v Secretary of State for the Environment and another* [1972] 1 WLR 1207, it was held:

"What, then are to be considered the appropriate criteria to determine the planning unit which should be considered in deciding whether there has been a material change of use? Without presuming to propound exhaustive tests apt to cover every situation, it may be helpful to sketch out broad categories of distinction.

First, whenever it is possible to recognise a single main purpose of the occupiers use of his land to which secondary activities are incidental or ancillary, the whole unit of occupation should be considered. That proposition emerges clearly from *G. Percy Trentham Ltd v Gloucestershire County Council* [1966] 1 WLR 506, where Diplock LJ said at p.513:

"What is the unit which the local authority are entitled to look at and deal within an enforcement notice for the purposes of determining whether or not there has been a 'material change in the use of any buildings or land'? As I suggested in the course of the argument, I think for that purpose what the local authority are entitled to look at is the whole of the area which was used for a particular purpose, including any part of that area whose use was incidental to or ancillary to the achievement of that purpose."

But, secondly, it may equally be apt to consider the entire unit of occupation even though the occupier carries on a variety of activities and it is not possible to say that one is ancillary to another. This is well settled in the case of as composite use where the component activities fluctuate in their intensity from time to time, but different activities are not confined within separate and physically distinct areas of land.

Thirdly, however, it may frequently occur that within a single unit of occupation two or more physically separate and distinct areas are occupied for substantially different and unrelated purposes. In such a case each area used for a different main purpose (together with its ancillary activities) ought to be considered as a separate planning unit.

To decide which of these three categories apply to the circumstances of any particular case at any given time may be difficult. Like the question of material change of use, it must be a question of fact and degree. There may indeed be an almost imperceptible change from one category to another. Thus, for example, activities initially incidental to the main of an area of land may grow in scale to a point where they convert the single use to a composite use and produce a material change of use of the whole. Again, activities once properly regarded as incidental to another use or as part of a composite use may be so intensified in scale and physically concentrated in a recognisable separate area that they produce a new planning unit of which is material changed. It may be a useful working rule to assume that the unit of occupation is the appropriate planning unit, unless and until some smaller scale unit can be recognised as the site of activities which amount in substance to a separate use both physically and functionally.” (GMG emphasis).

- 3.12. Using the Burdle tests and its ‘*useful working rule*’ the starting point is whether the site has a single main purpose, and if so, the correct planning unit is the unit of occupation. The starting point is the ownership area. This is shown on Drawing ref: 01, covered by the red and blue land.
- 3.13. This land comprises the land covered by the 1988 planning permission and other land. Of this ‘other land’, the majority is in use as a caravan site (those areas subject to this application). However, not all of the unit of occupation is, in our view used for that purpose. The yard area which includes a rented dwelling, holiday lets and historic stables, in the opinion of the Applicant, are a separate planning unit for the purposes of Burdle and as such have been excluded from the application’s red line boundary.
- 3.14. This application concerns itself only with the area of land that falls wholly within the ‘caravan and camping site’ use and has done so for more than 10 years. Drawing ref: 01 identifies the land that the Applicant considers has been used for that purpose for this period. The following sections summarise the evidence that demonstrates, on the balance of probability, that this land falls within a ‘caravan and camping’ use.
- 3.15. Therefore, the caravan and camping site planning unit in this instance comprises the existing caravan and camping site, as historically established through the 1988 planning permission and later extending on to the adjacent land – all of which is outlined in red on location plan ref: 01 – and is land that is in the same ownership/occupation and is physically and operationally connected with the use of James Caravan Park.
- 3.16. The areas defined in red (on the Site Location Plan ref 01) are used in conjunction with the existing caravan and camping site, for the reasons elaborated upon below.

4. Evidence of the Nature and Period of Use of the Land

- 4.1. For the avoidance of doubt, the question in determining the application for the established use is set out in Section 191 of the Town and Country Planning Act 1990 which states that 'For the purposes of this Act uses and operations are lawful at any time if no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason)'.
- 4.2. Section 171B of the Act sets out the relevant timeframes after which no enforcement action may be taken. *For buildings 'no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed' and for the use of land 'no enforcement action may be taken after the end of the period of ten years beginning with the breach'.*
- 4.3. The key questions therefore in the absence of any planning permission is what has the land been used for and has this use occurred for ten years or more.
- 4.4. The evidence submitted with this application demonstrates the application site has been used as a caravan site for a continuous and uninterrupted basis for over ten years.

Statements of Truth

Ruth Edwards and John Bailey

- 4.5. As set out in their Statements of Truth (attached at Appendix 1a and 1b), both Ruth and John are the children of Ray Bailey who owned, managed and operated the park from 1981 until 2018 when he passed away. From then, both Ruth and John maintained and continue to operate the park until March 2021 when they sold the park to the current owners, Bob and Kathleen Roberts. Throughout their time involved with the park, Ruth and John developed detailed knowledge of the park and more specifically the North Field and the small parcel of land to the rear of the site.
- 4.6. They can recall that during their father's time managing the park, he regularly accommodated caravans in the North Field and particularly during the peak seasons, when the main site was full. This continued to be the case during the short time they operated the site after their father's passing.
- 4.7. To ensure caravans were well provided for, they confirm that electric hook up points, water supply and fire points were all put in place and have remained in place for well over 10 years.
- 4.8. During the times the North Field was not used to accommodate caravans, they confirm that this field continued to remain very much part of the caravan and

camping site, as customers of the wider park to utilise this field for recreational and amenity purposes such as dog walking, ball games and general recreational activities.

- 4.9. As for the small parcel of land to the rear of the site, they confirm that both caravans and tents were regularly stationed on this land throughout their father's time managing and operating the site. Pitches were clearly marked out and the majority benefitting from an electrical connection, which remain present all year round.
- 4.10. Through the knowledge provided by both Ruth and John, valuable evidence of how the areas subject to this application have been used between 1981 and 2021 is provided. It is evident that both areas have been used for purposes associated with the main caravan site and very much form part of this use.

Bob and Kathleen Roberts

- 4.11. As set out in their Statements of Truth (attached at Appendix 1c and 1d), both Bob and Kathleen Roberts are the current owners of James Caravan Park and have been since March 2021.
- 4.12. Since taking over the site, they confirm that they have continued to regularly use the North Field to site caravans/motorhomes/tents. This was considered to be very much a continuation of the land use that had occurred historically under the previous ownership.
- 4.13. As for the small parcel of land to the rear of the site, they confirm that both caravans and tents have been regularly stationed there and understand that this again was in accordance with how the previous owners operated this area.
- 4.14. Before opening the park in May 2021, they have upgraded fire points in the North Field, as well as the small parcel of land to the rear of the site. As for the electric hook up points and water points, these were present when they took ownership of the site and have remained unchanged.
- 4.15. Since taking ownership of the Park, they confirm they had many bookings from the 2021 seasons for both areas subject to this application and already have many more booked in for this coming season in 2022.
- 4.16. The information provided by Bob and Kathleen Roberts, covers the most recent year of ownership, and confirms that the fields subject to this CLEUD application continue to be very much used in conjunction with the existing caravan site.

Visitors

- 4.17. Statements of Truths from regular visitors of the site have also been obtained and these are attached at Appendix 1e to 1f. The names of these visitors are as follows: Mark Davies (Appendix 1e), Terry Davies (Appendix 1f), Nichola Woodward (Appendix 1g) and Phillip Smith (Appendix 1h).
- 4.18. As holidaymakers who have been visiting the site for nearly 40 years, they can recall caravans often being stationed on the North Field. They also make the

observation that if this field was full on arrival that quite often meant queues for the on site facilities such as showers and toilets.

- 4.19. They all confirm that electric hook up points and fire points have been present the North Field through most of their time visiting the site.
- 4.20. On times when the North Field has not been at capacity, they can also recall customers of the wider park freely using and accessing the field for recreational and amenity purposes such as dog walking and ball games. They confirm that this has occurred under both previous and current ownerships.
- 4.21. As for the small parcel of land to the rear of the site, they all confirm that both caravans and tents are regularly stationed here and have been throughout their time visiting the park.
- 4.22. The knowledge presented by ongoing and regular visitors of the park, provides further evidence to support the field subject to this CLEUD application are considered to have formed part of the caravan site for many years and have been used for purposed in conjunction with this use.

David Allun Jones

- 4.23. David Allun Jones (Appendix 1i) is an electrician who works for a company called Cantab. He has been visiting the site for over 10 years to fit, upgrade, inspect and service the existing electricity supply to the North Field.
- 4.24. Within his Statement of Truth, he confirms that during his time carrying out such services, there have been three electrical boxed that source caravans with energy whilst they are stationed on site. He also observes that for every box there are 6 electrical points. Therefore, up to 18 caravans could benefit from being supplied with electricity whilst being stationed on this field.
- 4.25. Attached at Exhibit 1 of his Statement of Truth is an Electrical Installation Condition Report dated 20th June 2017). This report was carried out by himself and concerns the inspection of the electrical hook up points 2, 3 and 4 which are located on the North Field. Within his report, he confirms that the estimated ages of the wiring system associated with the electrical boxes was 32 years old and also noted that the date of the last Inspection of these hook-up points was 20th June 2011.
- 4.26. During his visits to the park, he can also recall caravans being stationed on the North Field and that both water points and fire points have been present through his time visiting the site.
- 4.27. From the information provided by David Jones in his Statement, confirms that the North Field has benefiting from electrical hook-up points for many years and judging on the age of the wiring system of these points for as long as 32 years. The presence of these electric hook up points provide significant evidence to prove that facilities exist to accommodate caravans on the North Field. These remain on site permanently and very much add to defining the character of the use of land as a caravan and camping site.

Aerial Photographs

- 4.28. The Aerial Photographs attached at Appendix 2, span between 2000 to 2021 and provide a particular snapshot of the time and day they were taken. When viewed collectively, these provide evidence that demonstrate the site has been operating to a much wider extent than the area covered by the 1988 planning permission for a period of over 10 years and the land subject to this application, has been used as a caravan and camping site during this period.
- 4.29. Whilst in many of the aerial photographs, caravans are not physically seen in either the North Field or the parcel of land to the rear of the site, the associated infrastructure described in the Statements of Truth (i.e. electric hook ups, fire point and water points) can be seen since 2000 and this is illustrated by the white dots in the North Field. These remain visible in each aerial photograph (including 2021). To help locate these, the on-site photographs taken on 7th February (Appendix 3) show the exact location of the associated infrastructure and have remain in these locations since initial fitted on site.
- 4.30. The aerial photographs from 2014 and 2021, show caravans stationed on the North Field. Both of these photographs were taking either at the start of the school summer holiday (25th July 2014) or the end of the school holidays (7th September 2021) i.e. during the peak season. The events in these photographs are further supported by the declaration in Ruth Edwards' and John Bailey's Statement of Truth, who recalled caravans in the North Field "particularly during the peak seasons".
- 4.31. The Aerial Photographs also the areas subject to this CLEUD application are well maintained and interconnected with the main body of the site. Grass is shown to consistently mowed in the same pattern throughout the site.
- 4.32. On reviewing the above, the aerial photographs provide compelling evidence that the both the North Field and land to the rear of the site are very much connected to and used in conjunction with the main body of the caravan site (as permitted in 1988). The use of the site portrayed in the photographs provides evidence of the site being used continually for the siting of caravans and tents, as well as land ancillary to this use, and has been present for at least 10 years and has now become lawful in planning terms.

2011 Cantab Electrical Report

- 4.33. In the Statement of Truth of David Allun and the 2017 Electrical Report attached at Exhibit 1, confirms that the date of last Inspection of these hook-up points (prior to 2017) was 20th June 2011. A copy of this report is attached at Appendix 4.
- 4.34. The Report covers the inspection of all existing electric hook up boxes on site numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13. In summarising the Inspection, Mr Jones confirmed that *"the electrical installation is 26 years old with a periodic inspection be carried out in 2005"* (page 2 of 26).

- 4.35. It is apparent at page 9 of this report that boxes 2, 3 and 4 are located on the "North Field". This numbering is consistent with the Electrical Inspection carried in 2017. Further evidence of the inspection of these boxes in the "North Field" continues to be reference throughout the Report from pages 9 to 16.
- 4.36. This Electrical Report provides further historical information to confirm that electrical hook-up points for caravans continued to be permanently placed in the "North Field" in 2011 and confirmation given that these are likely to have been in place 26 years prior to this (based on the age of the wiring system). The Electrical report from 2011 (and 2017) confirm that these have remained in working condition and therefore consistently available to visitors wishing to reside in this field. The presence of these electric hook up points provide significant evidence to prove that facilities exist to accommodate caravans on the North Field. These remain on site permanently and very much add to defining the character of the use of land as a caravan and camping site.

5. Conclusion

- 5.1. In summary, it is our view that the application site has been used as a caravan and camping site for well over 10 years. The area defined in red (on the Site Location Plan ref: Figure 1) has been used for various uses associated with a caravan and camping site, for the reasons and evidence elaborated upon above. These main uses and features referenced throughout this submission are associated with the area being used as a caravan and camping and on the occasions caravans and tents aren't stationed on this field, available as general recreational/amenity areas for residents of the caravan and camping site. The entirety of this area is considered to be within the planning unit.
- 5.2. Historically, the use of the site for caravan and camping derives from the site being granted planning permission in 1988. The area covered by this planning permission appears to be the red line area shown at paragraph 2.6 of this Planning Statement.
- 5.3. It is clear from the evidence submitted in support of this application, that overtime, the nature and scale of the caravan and camping use has increased and the use has extended beyond the area covered by the existing 1988 planning permission.
- 5.4. As such, this application seeks to regularise the use of the site and establish that the areas in question (as defined in red on the Site Location Plan ref: 01) have too operated as a caravan and camping site, for a period of at least 10 years taking into account the provisions of Section 171B (1) of the Town & Country Planning Act (1990) and is therefore lawful.
- 5.5. We look forward to your confirmation that the certificate can be issued on this basis.

Appendices

Appendix 1 – Statement of Truths

Appendix 1a – Ruth Edwards

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

Ruth Edwards 'Cartref' Llangollen Rd, Trevor, LL20 7TN
I, [insert name], of [address], believe that the facts and matters contained in this statement are true. I state the following:

My father, Ray Bailey, owned, managed and operated the Park between [insert date] to [insert date]. I therefore have detailed knowledge of the Park and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1.

During his time managing the park, he regularly accommodated caravans in the Northern Field and particularly during the peak seasons, when the main body of the site was full. To ensure caravans were well provided for, electric hook up points, water supply and fire points were all put in place in this field and have remained present for well over 10 years.

When this field was not used to accommodate caravans, he encouraged customers of the wider park to utilise this field for recreational and amenity purposes such as dog walking, ball games and general recreational activities.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents were regularly stationed on this land throughout my father's time managing and operating the site. Pitches were clearly marked out and the majority benefitting from an electrical connection.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by.....*Ruth Edwards*.....

Signature:.....*Ruth Edwards*.....

This *22nd* Day of *March* 2022

Exhibit 1

Exhibit 1



Appendix 1b – John Bailey

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

JOHN BAILEY AMRAS, NEWELL DRIVE, RUABON
I, [insert name], of [address], believe that the facts and matters contained in this statement are true. I state the following:

My father, Ray Bailey, owned, managed and operated the Park between [insert date] to [insert date]. I therefore have detailed knowledge of the Park and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1.

During his time managing the park, he regularly accommodated caravans in the Northern Field and particularly during the peak seasons, when the main body of the site was full. To ensure caravans were well provided for, electric hook up points, water supply and fire points were all put in place in this field and have remained present for well over 10 years.

When this field was not used to accommodate caravans, he encouraged customers of the wider park to utilise this field for recreational and amenity purposes such as dog walking, ball games and general recreational activities.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents were regularly stationed on this land throughout my father's time managing and operating the site. Pitches were clearly marked out and the majority benefitting from an electrical connection.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by.....JOHN PHILIP BAILEY.....

Signature:.....J-P Bailey.....

This 21st Day of MARCH 2022

Exhibit 1

Exhibit 1



Appendix 1c – Bob Roberts

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, Bob Roberts, of 24 Rousbine Caravan Park, Callow Hill, Kidderminster, Worcestershire, DY14 9DD, believe that the facts and matters contained in this statement are true. I state the following:

Along with my wife, Kathleen Roberts, are the current owners of James Estate Caravan Park. We took ownership of the park on 2nd March 2021. I was born in Oswestry, brought up in Weston Rhyn have been in this industry for many years I therefore have detailed knowledge of the Park and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1, historically and since this date.

Since taking over the site, we regularly used the small parcel of land to the left of the entrance road as you enter the site (the "North Field") to site Caravans/Motorhomes/Tents. We have done this since the day we opened the site and saw this as a continuation of the historic use of this field as explain to us from previous owners.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents are regularly stationed on this land and understand historically and from previous owners that this has always been the case.

We had many bookings from the 2021 season for both areas subject to this Statement and have many bookings for this coming season (2022).

Before we opened the park in May 2021, we have upgraded fire points in the "North Field", and also on the small parcel of land to the rear of the site. As for the electric hook points and water points, these have remained unchanged and were present on the day we took ownership of the park.

Since taking control of the Park, we also planted a Laurel Hedge along the Driveway border of the North Field, to create a screen.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by Bob Roberts

Signature: C. Roberts

This 7th Day of APRIL 2022

Exhibit 1



Appendix 1d – Kathleen Roberts

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, Kathleen Roberts, of 24 Rousbine Caravan Park, Callow Hill, Kidderminster, Worcestershire, DY14 9DD, believe that the facts and matters contained in this statement are true. I state the following:

Along with my husband, Bob Roberts, are the current owners of James Estate Caravan Park. We took ownership of the park on 2nd March 2021 and I therefore have detailed knowledge of the Park and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site marked on the plan attached at Exhibit 1, since this date.

Since taking over the site, we regularly used the small parcel of land to the left of the entrance road as you enter the site (the "North Field") to site Caravans/Motorhomes/Tents. We have done this since the day we opened the site and saw this as a continuation of the historic use of this field as explained to us from previous owners.

As for the small parcel of land to the rear of the site (marked on the plan attached at Exhibit 1), I can confirm that both caravans and tents are regularly stationed on this land and understand from previous owners that this has always been the case.

We had many bookings from the 2021 season for both areas subject to this Statement and have many bookings for this coming season (2022).

Before we opened the park in May 2021, we have upgraded fire points in the "North Field", and also on the small parcel of land to the rear of the site. As for the electric hook points and water points, these have remained unchanged and were present on the day we took ownership of the park.

Since taking control of the Park, we also planted a Laurel Hedge along the Driveway border of the North Field, to create a screen.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by Kathleen Roberts

Signature: K.A. Roberts

This 7th Day of April 2022

Exhibit 1



Appendix 1e- Mark Davies

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, Mark Davies of 151 Bagnall Road Lightoaks Stoke on Trent Staffs ST2 7LW. believe that the facts and matters contained in this statement are true. I state the following:

I have regularly visited James Estate Caravan Park as a holidaymaker for nearly 40 years and therefore have detailed knowledge of the site and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1.

During my time visiting the park I can recall caravans often being stationed on the North Field. When we turned up at the park for our stay, I could often tell that if this field was full I should expect a queue for the toilets and showers.

I can also confirm electric hook up points, water points and fire points have been present on this area of land for much of the period I have been visiting the site.

When this field is not used for the stationing of caravans, customers of the wider park can freely use and access this land for recreational and amenity purposes such as dog walking and ball games. This has occurred under both the previous and existing ownerships and certainly for more than 10 years.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents are regularly stationed here and have been throughout my time visiting the park.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by Mark Davies

Signature: 

This 21st Day of March 2022

Exhibit 1



Appendix 1f – Terry Davies

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, Terry Davies of 47 Meigh Road Werrington Stoke on Trent Staffs ST9 0JY. believe that the facts and matters contained in this statement are true. I state the following:

I have regularly visited James Estate Caravan Park as a holidaymaker for nearly 40 years and therefore have detailed knowledge of the site and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1.

During my time visiting the park I can recall caravans often being stationed on the North Field. When we turned up at the park for our stay, I could often tell that if this field was full I should expect a queue for the toilets and showers.

I can also confirm electric hook up points, water points and fire points have been present on this area of land for much of the period I have been visiting the site.

When this field is not used for the stationing of caravans, customers of the wider park can freely use and access this land for recreational and amenity purposes such as dog walking and ball games. This has occurred under both the previous and existing ownerships and certainly for more than 10 years.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents are regularly stationed here and have been throughout my time visiting the park.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by TERRY DAVIES

Signature: 

This 22ND Day of MARCH, 2022

Exhibit 1



Appendix 1g – Nichola Woodward

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, Nichola Woodward of 17 Whitfield Road Ball Green Stoke on Trent ST6 8BG. believe that the facts and matters contained in this statement are true. I state the following:

I have regularly visited James Estate Caravan Park as a holidaymaker for nearly 40 years and therefore have detailed knowledge of the site and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1.

During my time visiting the park I can recall caravans often being stationed on the North Field. When we turned up at the park for our stay, I could often tell that if this field was full I should expect a queue for the toilets and showers.

I can also confirm electric hook up points, water points and fire points have been present on this area of land for much of the period I have been visiting the site.

When this field is not used for the stationing of caravans, customers of the wider park can freely use and access this land for recreational and amenity purposes such as dog walking and ball games. This has occurred under both the previous and existing ownerships and certainly for more than 10 years.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents are regularly stationed here and have been throughout my time visiting the park.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by Nichola Woodward

Signature: 

This 21st Day of March 2022

Exhibit 1



Appendix 1h – Phillip Smith

Statement of Truth

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, Phillip Smith of 56 Cluely Drive, Wolverhampton, WV9 5LA, believe that the facts and matters contained in this statement are true. I state the following:

I have regularly visited James Estate Caravan Park as a holidaymaker for nearly 40 years and therefore have detailed knowledge of the site and specifically the small parcel of land to the left of the entrance road as you enter the site (in which I refer to as the "North Field") and the small parcel of land to the rear of the site mark hatched on the plan attached at Exhibit 1.

During my time visiting the park I can recall caravans often being stationed on the North Field. When we turned up at the park for our stay, I could often tell that if this field was full I should expect a queue for the toilets and showers.

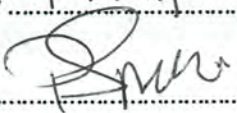
I can also confirm electric hook up points, water points and fire points have been present on this area of land for much of the period I have been visiting the site.

When this field is not used for the stationing of caravans, customers of the wider park can freely use and access this land for recreational and amenity purposes such as dog walking and ball games. This has occurred under both the previous and existing ownerships and certainly for more than 10 years.

As for the small parcel of land to the rear of the site (mark hatched on the plan attached at Exhibit 1), I can confirm that both caravans and tents are regularly stationed here and have been throughout my time visiting the park.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by Philip Smith

Signature: 

This 5th Day of April 2022

Exhibit 1



Appendix 1i – David Allun Jones

Cantab, Rhos-y-Madoc, Ruabon, Wrexham, LL14 6LP

Statement of Truth

Telephone 01978 820026
Mobile 07989 921630
www.cantabelectrical.co.uk

cantab.electrical@btinternet.com

for

James Estate Caravan Park, Ruabon, Wrexham, LL14 6DW

I, David Allun Jones, of Cantab, Rhosymadoc, Wrexham, LL14 6LP, believe that the facts and matters contained in this statement are true. I state the following:

I am an Electrician and have been visiting the site for over 10 years to fit, upgrade, inspect and service the existing electricity supply to the small parcel of land to the left of the entrance road as you enter the site. I refer to this as the "North Field".

During my time carrying out such services I can confirm that there has been three electrical boxes that source caravans with energy whilst residing on site. For every 1 box there are 6 electrical points in each.

Attached at Exhibit 1 is an Electrical Installation Condition (EIC) Report (dated: 20th June 2017) carried out by myself when working for Cantab Electrical Ltd. Part of this report is associated with the Inspection of North Field hook up 2, 3 and 4. These are the electrical boxes I have referred to in the previous paragraph. Within my report I confirm that the estimated age of the wiring system associated with the electrical boxes was 32 years old. I also note that the date of the last Inspection was 20th June 2011.

Since producing the EIC Report, I have since visited the park under the existing ownership to upgrade the electrical hook up boxes.

During my visits to the park, I can confirm I have observed caravans being stationed on the "North Field". I can also confirm that both water points and fire points have also been present throughout the period visiting the site.

The facts and matters set out in this statement are within my own knowledge and unless otherwise stated, I believe them to be true.

Declared by David Allun Jones

Signature



This 18th Day of March 2022



Certificate Number: 78692

**The IET
IET 17th A3 Condition Report**

Prepared by: David Allun Jones
On Behalf of: Cantab Electrical Ltd
Cantab
Rhos Y Madoc
Ruabon
Wrexham
LL14 6LP

Date: 20 June 2017

Prepared For:

Client Name: Mr R Bailey
Address: James Caravan Park

Ruabon
Wrexham

Location Name: North Field Hook up two,three,four
Address:

James Caravan Park

Ruabon
Wrexham

ELECTRICAL INSTALLATION CONDITION REPORT

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name Mr R Bailey
 Address James Caravan Park Wrexham
 Ruabon James Caravan Park

SECTION B. REASON FOR PRODUCING THIS REPORT

To inspect and test the north field to see if the hook up pitches nine and ten installation is safe

Date(s) on which inspection and testing was carried out 20/06/2017

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier James Caravan Park
 Address North field hook up 2,3 & 4 Ruabon
 James Caravan Park Wrexham
 Description of premises (tick as appropriate)
 Domestic ☐ Commercial ☐ Industrial ☐ Other (include brief description) ☒ Caravan Park
 Estimated age of wiring system 32 years
 Evidence of additions / alterations No If yes, estimate age 32 years
 Installation records available? (Regulation 621.1) no Date of last inspection 20/06/2011 (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

To inspect and test the electrical installation for Hook box two, three and four pitches only

Agreed limitations including the reasons (see Regulation 634.2)

(1) All remaining installation electrics(2)DB1B Barn consumer unit(3) Xlpe swa installation method underground(4)Camera/gate

Agreed with:

Operational limitations including the reasons (see page no)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 (IET Wiring Regulations) as amended to 01/01/2015

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.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety)
 The installation is in a poor stat- and needs electrical work

Overall assessment of the installation in terms of its suitability for continued use UNSATISFACTORY*

*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/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 FI). Observations classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I/We recommend that the installation is further inspected and tested by unsatisfacto-

SECTION G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/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 the 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.

Inspected and tested by:

Name (Capitals) David Allun Jones

Signature

For/on behalf of Cantab Electrical Ltd

Position Electrician

Address Cantab,RhosYMadoc,Ruabon,Wrexham,LL146LP

Date 20/06/2017

Report authorised for issue by:

Name (Capitals) David Allun Jones

Signature

For/on behalf of Cantab Electrical Ltd

Position Electrician

Address Cantab,RhosYMadoc,Ruabon,Wrexham,LL146LP

Date 20/06/2017

SECTION H. SCHEDULE(S)

8to15 schedule(s) of inspection and 7to 15 schedule(s) of test results are attached.

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

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS Tick boxes and enter details, as appropriate.

Earthing arrangements	Number and Type of Live Conductors	Nature of supply Parameters	Supply Protective Device
TN-C ☐ N/A	a.c. ☒ Yes	Nominal voltage, U/U_0 ⁽¹⁾ 400 V	BS (EN) BS1361
TN-S ☐ N/A	1-phase, 2-wire ☐ N/A	Nominal frequency, f ⁽¹⁾ 50 Hz	Type #B
TN-C-S ☒	2-phase, 3-wire ☐ N/A	Prospective fault current I_{pf} ⁽²⁾ 0.82 kA	Rated current 80 A
TT ☒	3-phase, 3-wire ☐ N/A	External loop impedance, Z_e ⁽²⁾ 0.29 Ω	
IT ☐ N/A	3-phase, 4-wire ☒ Yes	Note: (1) by enquiry (2) by enquiry or by measurement	
Confirmation of supply polarity ☒ Yes			

Other sources of supply (as detailed on attached schedule) ☐ N/A

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT Tick boxes and enter details as appropriate

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's facility ☒ Yes	Type Earth Rods or Pipes
Installation earth electrode ☒ Yes	Location By Each hook up box
	Resistance to Earth 603-1091(Taken on dry day - soil dusty) Ω

Main Protective Conductors

Earthing conductor	Material Copper	csa 16 mm ²	Connection / continuity verified ☒
Main protective bonding conductors	Material Copper	csa 10 mm ²	Connection / continuity verified ☒
To water installation pipes ☒	To gas installation pipes ☐ N/A	To oil installation pipes ☒	To structural steel ☐ N/A
To lightning protection ☐ N/A	To other ☐ N/A	Specify N/A	

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

Location Garage (SW 1)	Current rating 63 A	If RCD main switch
BS(EN) BS5419	Fuse / device rating or setting A	Rated residual operating current ($I_{\Delta n}$) N/A mA
No of poles 3	Voltage rating 400 V	Rated time delay N/A ms
		Measured operating time (at $I_{\Delta n}$) N/A ms

SECTION K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing section.

No remedial action is required ☐ The following observations are made ☒ (see below)

OBSERVATION(S) Include schedule reference, as appropriate	CLASSIFICATION CODE
DB1B	
(1) Earth reading at Connexion box one does not comply with current Bs 7671 regulations	C3
(2) No rcd protection to Xlpe swa cable installed as Earth loop reading is high	C2
Connexion box one North Field	
(3) Evidence of moisture in box as all connections corroded and glands	C3
(4) Xlpe Swa gland on supply cable corroded	C3
(5) Xlpe Swa gland on circuit one cable corroded	C3
(6) Xlpe Swa gland on circuit two cable corroded	C3
(7) High earth loop reading on Xlpe swa cable between box one and Hook up two	F/I
(8) No identification on Ip connection box one to explain each hook up point	C3
(9) No warning label to explain Pme earthing system in connection box	C3
(10) Outgoing circuits connected to PME earthing installation	C2
Hook up box two	
(11) Live parts accesable due to blanks missing out of the consumer unit	C2
(12) Only one Rcd covering six hook ups	C3
(13) 1.5 singles connected to outgoing of Rcd circuit rated at 40amps	C3
(14) Gewis enclosure damaged (Crack in the side)	C2
(15) Earth loop reading on rod 603 ohms exceeds maximum permitted by Bs 7671 regulations of 200 Ohms	C2
(16) Connection box under box damaged Tapped Up	C2

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

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

FI - Further investigation required without delay

CONDITION REPORT GUIDANCE FOR RECIPIENTS (to be appended to the Report)

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 and 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 a residual current device (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 limitation) 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 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 skilled person competent in electrical installation work 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 FI) 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. Such observations should be investigated as soon as possible. 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.

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

Note: This form is suitable for many types of smaller installation not exclusively domestic.

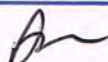
OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION										OUTCOME			
											(Use codes above. Provide additional comment where appropriate C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)			
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable										✓			
1.2	Condition of service head										✓			
1.3	Condition of distributor's earthing arrangement										✓			
1.4	Condition of meter tails - Distributor / Consumer										✓			
1.5	Condition of metering equipment										✓			
1.6	Condition of isolator (where present)										N/A			
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)										N/A			
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)										✓			
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)										✓			
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)										✓			
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										✓			
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)										✓			
3.6	Confirmation of main protective bonding conductor sizes (544.1)										✓			
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										✓			
3.8	Accessibility and condition of other protective bonding connections (543.3.2)										✓			
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)										✓			
4.2	Security of fixing (134.1.1)										✓			
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)										C3			
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)										✓			
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))										C3			
4.6	Presence of main linked switch (as required by 537.1.4)										✓			
4.7	Operation of main switch (functional check) (612.13.2)										✓			
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)										C2			
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)										C3			
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)										C3			
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)										✓			
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)										N/A			
4.13	Presence of other required labelling (please specify) (Section 514)										N/A			
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)										✓			
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)										✓			
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)										✓			
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)										N/A			
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)										✓			
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)										✓			
4.20	Confirmation of indication that SPD is functional (534.2.8)										N/A			
4.21	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)										✓			
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										N/A			
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										N/A			

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	OUTCOME (Use codes above. Provide additional comment where appropriate C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)												
5.0	FINAL CIRCUITS												
5.1	Identification of conductors (514.3.1)												✓
5.2	Cables correctly supported throughout their run (522.8.5)												✓
5.3	Condition of insulation of live parts (416.1)												✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)												N/A
	To include the integrity of conduit and trunking systems (metallic and plastic)												N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)												✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)												✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)												✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)												✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)												✓
5.10	Concealed cables installed in prescribed zones (See section D. Extent and Limitations) (522.6.201)												LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.200; 522.6.203)												N/A
5.12	Provision of additional protection by RCD not exceeding 30 mA:												
	for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless an exception is permitted (411.3.3)												✓
	for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)												N/A
	for cables concealed in walls at a depth of less than 50 mm (522.6.201; 522.6.203)												N/A
	for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.202; 522.6.203)												N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)												✓
5.14	Band II cables segregated / separated from Band I cables (528.1)												N/A
5.15	Cables segregated / separated from communications cabling (528.2)												N/A
5.16	Cables segregated / separated from non-electrical services (528.3)												N/A
5.17	Termination of cables at enclosures - indicated extent of sampling in Section D of the report (Section 526)												
	Connections soundly made and under no undue strain (526.6)												✓
	No basic insulation of a conductor visible outside enclosure (526.8)												✓
	Connections of live conductors adequately enclosed (526.5)												C2
	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)												✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2(iii))												✓
5.19	Suitability of accessories for external influences (512.2)												✓
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)												✓
5.21	Single-pole switching or protection devices in line conductors only (132.14.1, 530.3.2)												✓
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER												
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)												N/A
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)												N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)												N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)												N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)												N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)												N/A
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)												N/A
6.8	Suitability of current-using equipment for particular position within the location (701.55)												N/A
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.												N/A

Inspected by:

Name (Capitals) David Allun Jones

Signature



Date 20/06/2017

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Appendix 2 – Appendix 1 Aerial Photographs 1999 to 2021
