



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00065/KMBC1

Name and address of applicant

Knowsley Council
Court Hey Park
Roby Road
Huyton
L16 3NA

Name and address of agent

Steve Wells Associates Ltd
Churchill House
Mill Hill
Pontefract
WF8 4HY

Date of Receipt: 9 February 2024

Date Valid: 6 March 2024

Address/Location Of Development:

King George V Playing Field
Wood Lane
Prescot
Knowsley
L34 1LU

Description of Development:

**PROPOSED PAVILION DEVELOPMENT, NEW FOOTPATH ACCESS,
CONTAINERS AND FENCE ENCLOSURE, LIGHTING, CCTV, PLAYING FIELD
DRAINAGE AND ASSOCIATED WORKS**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. A. Prior to the commencement of development, details of a SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), shall be

submitted to and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set in informative number 4. The maximum rate of discharge, off-site, shall not exceed the greenfield Qbar. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

B. Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

This shall include as a minimum:

- i. The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
- ii. A schedule for on-going inspections relating to performance and condition.
- iii. Details for planned maintenance and a mechanism for remedial and urgent repair works.
- iv. Means of access for inspection and maintenance purposes.
- v. The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

3. Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include (were relevant):

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. The pavilion building hereby permitted shall only be open between the hours of 08:00 and 22:00 on any day.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. The external lighting serving the development shall only operate between the hours of 07:30 and 22:30 on any day.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6. Prior to commencement of construction, a scheme for the control of noise (including noise from piling, if required) and dust from site operations, and to prevent the transfer of mud out of the site, shall be submitted to and approved in writing by the local planning authority. The scheme must include the proposed hours of construction which shall not exceed 08.00 - 18.00 Monday to Friday; 09.00 - 13.00 Saturdays and not at all on Sundays or Bank Holidays. All works which form part of the scheme shall be implemented while construction works are ongoing.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

7. No tree clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then trees are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

8. The following reasonable avoidance measures should be put in place during the construction phase to ensure that there are no adverse effects on hedgehogs or badgers which are a priority species:

- A pre-commencement check for badgers and hedgehogs;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians and terrestrial from seeking shelter beneath them or becoming trapped. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard;
- All trenches and excavations should have a means of escape (e.g. a ramp);

- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/03/2024	205-099-1001	-	Site Location Plan
06/03/2024	205-099-1002	-	Existing Site Plan
06/03/2024	205-099-1003	-	Existing Site Plan
06/03/2024	205-099-1004	-	Proposed Site Plan
26/04/2024	205-099-1005	Rev A	Proposed Site Plan
06/03/2024	205-099-1006	-	Proposed Pavilion
06/03/2024	205-099-1007	-	Proposed Site Drainage Layout Proposed Catch Drain Detail
06/03/2024	205-099-1008	-	Proposed Site Drainage Layout
06/03/2024	205-099-1009	-	Proposed Pavilion Drainage Layout
06/03/2024	205-099-1010	-	Proposed Visuals
26/04/2024	205-099-1011	Rev A	Proposed Container and Fence Enclosure
06/03/2024	205-099-1012	-	Proposed CCTV Mast, K-Barrier and Footpath Details
26/04/2024	205-099-1014	-	Proposed Replacement Tree Replacement Planting
26/04/2024	-	-	Proposed brickwork for pavilion building
06/03/2024	CC8975	Rev 00	6m Metro Planted Root Column
06/03/2024	HLS8408	-	Proposed floodlighting
06/03/2024	M23-004	-	Phase 1: Desk Study
06/03/2024	M24-004	-	Phase 2: Site Investigation
06/03/2024	-	-	Preliminary Ecological Appraisal
06/03/2024	-	-	Transport Statement
06/03/2024	1677-001	Rev A	Tree Survey Sheet 1 of 2
06/03/2024	1677-002	Rev A	Tree Survey Sheet 2 of 2
06/03/2024	1677-003	Rev A	Tree Constraints Plan Sheet 1 of 2
06/03/2024	1677-004	Rev A	Tree Constraints Plan Sheet 2 of 2
06/03/2024	1677-005	Rev A	Tree Protection Plan Sheet 1 of 2
06/03/2024	1677-006	Rev A	Tree Protection Plan Sheet 2 of 2

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

SD1 - Sustainable Development
CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS23 - Renewable and Low Carbon Infrastructure
CS24 - Managing Flood Risk
H5 - Development within Primarily Residential Areas

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

Informative

1. If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
2. Contaminated Land comments from MEAS

Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. Please find below my response following a review of the documents referenced beneath:

- Solmek Ltd (January 2024) Phase 1: Desk Study Proposed New Pavilion at KGV Browns Field. Ref: M23-004
- Solmek Ltd (March 2024) Phase 2: Site Investigation Proposed New Pavilion at KGV Browns Field. Ref: M24-004

MEAS advise that they have a number of queries regarding the land contamination assessment of the site. Knowsley's standard land contamination condition should be attached to any granted planning permission.

Comments and Observations

- a. The Preliminary Conceptual Site Model presented in Table 4 of the Phase 1 report focuses on the area of the pavilion only. There is no assessment of the potential risk related to the playing field. This area was previously used as allotments gardens and is adjacent to a former sewage disposal works/ filter beds. Its use as playing fields makes it a sensitive end use. The risk associated with all areas included within the red line planning boundary must also be taken into consideration.

Intrusive Works

- b. The intrusive works comprised 6 window samples (max depth 2.3mbgl), 1 trial pit (1.82mbgl) and 3 rotary boreholes (max depth 30mbgl). Topsoil was recorded at most of the locations overlying made ground to depths of between 0.5-1.2mbgl. 4 samples were subject to chemical testing (2 from the made ground and 2 from the natural strata). MEAS advise that justification should be provided for the scope of works including why it was not deemed necessary to test topsoil.
- c. The intrusive work was undertaken on the 17th January 2024, however the laboratory does not record them receiving the samples until the 1st February 2024. MEAS advise details of the that chain of custody should be provided including how the samples were stored.
- d. The Laboratory Certificate also records deviating samples owing to the holding times and containers provided. MEAS advise that further explanation is required on the robustness and reliability of the results.

Ground Gas Monitoring

- e. Two of the window samples were developed as monitoring wells (WS02 and WS04). Gas is to be monitored on 6 occasions over a 3-month period with the results provided as an addendum. This is welcomed.

- f. The exploratory logs show the response zones in both wells extends from 0.5-1.0mbgl. In WS02 this is not the full depth of the made ground. MEAS advise that clarification is provided for the response zone depth and the implications this may have on the results.
3. See correspondence from Merseyside Fire and Rescue Service dated 14th Marh 2024.
4. To be read in connection with condition 2: The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be prepared considering the following points:
 - i. A soakaway test has been undertaken in the pitch area showing an acceptable infiltration rate for nay infiltrating-based SuDS features. A further test will be required to be undertaken at the location of proposed pavilion where a soakaway has been proposed as the main mechanism for surface water disposal.
 - ii. The LLFA is responsible to advise on the maximum discharge rate from the site after development. It is proposed that the surface water runoff from the pitch area to be discharged to Prescott Brook while no maximum water discharge rate has been proposed. The greenfield Qbar runoff rate from the pitch area will be acceptable.
 - iii. Should the discharge to Prescott Brook is retained in the final design, provision of evidence that the site has an agreed discharge point and an approved outfall structure for post-development situation from responsible authority (i.e. the EA) will be required.
 - iv. Drainage proposals should be designed to cope with events up to the 1 in 100 plus 40% CC events. Where the network design is capped with the 1 in 30 events, the proposed drainage network design should be able to demonstrate that at what points surcharges and floodings occur, what would be the volume of flood water, where the flood water flows and/or pools, and what is maximum flood water depth. It should be demonstrated that the flood water during the 1 in 100 plus 40% CC event would not leave the site (all retained within the site boundary), and not affect the buildings, and the site would be operational at such a time.
 - v. Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 40% CC). The impact of exceedance flows from and on adjacent land should also be considered. In considering the exceedance event, as a minimum the 1 in 200 event plus 40% CC should be considered in calculations. Calculations and plans should be provided to show where above-ground flooding might occur, where this would pool and flow and the maximum depth of flood flows shall be established and managed so as to mitigate the flood impact to people and buildings. Evidence that the exceedance event has been considered will be required.
 - vi. An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures/soakaway and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure. This will also inform the maintenance plan with regards to corrective actions needed should a failure occurs.
 - vii. A Model Information (Micro Drainage or similar approved) considering above points will be required. Results showing all the modelling criteria and summary network results including attenuation mechanism for critical 1 in 2 years, 1 in 30 years and 1 in 100 years plus 40% CC storm events along with maximum water level, flow and velocity and details of any surface flooding anticipated will be required.
 - viii. An updated drainage plan considering the above points to show drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off-line storage structures and outfall details will be required.
 - ix. Construction and specification details of proposed SUDS features will be required to make sure they are suitable for being used in the site.

- x. Summary Drainage Report setting out the Drainage Strategy and results of the calculations demonstrating compliance with the above.
- xi. Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

Head of Planning & Building Control - Regeneration and Economic Development

Date: 30 April 2024

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Email:
dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 24/00065/KMBC1

Our ref:00473227/1142034/AH/LD

Date:14th March 2024

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 24/00065/KMBC1
PROPOSAL: PROPOSED PAVILION DEVELOPMENT NEW FOOTPATH ACCESS
CONTAINERS AND FENCE ENCLOSURE LIGHTING CCTV PLAYING FIELD
DRAINAGE AND ASSOCIATED WORKS
ADDRESS: King George V Playing Field Wood Lane Prescott Knowsley L34 1LU

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully

Alison Harrison

Authorised Fire Safety Inspecting Officer

And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix B - Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.