



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00711/KMBC1

Name and address of applicant

KMBC
Huyton Muncipal Building
Archway Road
Huyton
Knowsley
L36 9UX

Name and address of agent

KMBC
Huyton Muncipal Building
Archway Road
Huyton
Knowsley
L36 9UX

Date of Receipt: 15 November 2022

Date Valid: 1 December 2022

Address/Location Of Development:

Plantation Primary School
Hollies Road
Halewood
Knowsley
L26 0TH

Description of Development:

**ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING SCHOOL
TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR
CLASSROOM BUILDINGS, 3M HIGH TEMPORARY BALL STOP NETTING AND
CREATION OF HARDSTANDING AREA TO REAR.**

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. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. This permission insofar as it relates to the modular classrooms and ball stop netting is for a limited period only. The temporary modular classrooms and ball stop netting hereby permitted and any foundations, buildings, structures, hardstanding's, enclosures, ancillary works or other groundworks associated with the above shall be removed and the land restored to its former condition (or enhanced in accordance with the requirements of condition 10) on or before 12 months from the date of installation.

Reason: To ensure that the playing field is restored to its original condition having regard to the temporary loss of part of the school playing field in accordance with Policies CS8 and CS21 in the Knowsley Local Plan Core Strategy, adopted January 2016 and guidance in NPPF (2021).

4. No above ground construction works shall take place until full details of the obscure glazing (including the level of obscurity) to be installed in the first-floor windows of the proposed two storey extension have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and shall be retained at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and the National Planning Policy Framework.

5. The materials to be used on the external surfaces of the two-storey extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

6. Prior to the first occupation of the two-storey extension hereby permitted a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis. The scheme should include the location, size and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

7. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of

mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a. Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b. Methods for dust control and suppression.
- c. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d. The areas for the storage of plant and materials.
- e. A programme of works, including phasing
- f. Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
- g. Scheme for recycling/disposal of waste resulting from demolition and construction works.
- h. Details of relevant pest control measures to be taken
- i. Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
- j. Alternative parking provision for school staff should any of the existing parking spaces be affected.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. If 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 being brought into use.

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

9. 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 water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

10. Within 3 months of the date of this permission, the following documents and plans shall be submitted to and approved in writing by the Local Planning Authority.
 - a. A detailed assessment of ground conditions (including drainage and topography) of the school playing field which identifies constraints which could adversely affect playing field quality; and
 - b. Where the results of the assessment to be carried out pursuant to (a) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints.

The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation and a report which has been completed by a recognised sports pitch agronomist which confirms that the works to the playing field have been completed and addressed any identified issues shall be submitted to and agreed in writing by the Local Planning Authority within 18 months of the commencement of the development. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policies CS8 and CS21 of the Knowsley Local Plan: Core Strategy (January 2016).

11. Prior to the commencement of development hereby permitted a Social Value Strategy for the construction phase of the development including the monitoring, implementation and reporting of the strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate economic, social and environmental benefits are created particularly in the area of employment and skills and to ensure compliance with Policies CS2, CS4 and CS27 of the Knowsley Local Plan: Core Strategy (January 2016)

12. The proposed development shall not be brought into use until precise scheme detail for proposed cycle storage has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

13. The two-storey extension hereby permitted shall not be brought into use, until a School Travel Plan has been submitted to and agreed in writing by the Local

Planning Authority in consultation with Highways and the Council's Road Safety and Travel Awareness Team. For the avoidance of doubt, the School Travel Plan shall include the following:

- Allocation of a Travel Plan Co-ordinator at the school.
- Involvement of the Head Teacher, staff, pupils, parents and governors.
- Clearly defined targets and objectives for mode share.
- Data obtained from staff and pupils.
- Measures to encourage staff and parents to park considerately in the area surrounding the school.
- Appropriate measures to improve and encourage sustainable travel.
- An action plan including a timetable for the implementation of each element.
- Annual monitoring and review.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

14. Prior to the first occupation of the two-storey extension hereby permitted the design and layout of highway improvement works shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the works should include: -

- Vehicle laybys provided within the grass verge south of the main school access (these shall be time limited to prevent misuse and to help ensure their availability during pick up / drop off periods for the primary school).
- Bollards (or equivalent) implementation to prevent inappropriate parking around the northern radii of the Rutland Avenue / Hollies Road junction
- The approved scheme shall be implemented before the two-storey extension is first brought into use.

Reason: To alleviate the on-street parking on the surrounding highway in the interests of residential amenity and highway safety and to ensure compliance with policy CS7 in Knowsley Local Plan Core Strategy, adopted January 2016.

15. No part of the development hereby permitted shall be commenced until the process of seeking to implement a Traffic Regulation Order is commenced in a timely manner to provide time limited drop off / collection on Hollies Road and single yellow line extensions along Rutland Avenue and Crantock Close.

Reason: In the interests of Highway Safety and to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/11/2022	004	-	PROPOSED TEMPORARY ACCOMODATION
16/03/2023	17019	-	SOCIAL VALUE STRATEGY
07/03/2023	P23014	-	TRANSPORT STATEMENT
20/02/2023	2022-10-A-004	REV A	PROPOSED SITE LAYOUT
02/02/2023	APPENDIX D	-	PE CURRICULUM
02/02/2023	APPENDIX G	-	DESIGN AND ACCESS STATMENT
01/12/2022	160 22 01	REV S-2	6 NO. 50' X 32' & 1NO. 40' X 32' PERMASPACE FLOOR PLANS & TYPICAL ELEVATIONS
01/12/2022	160 22 02	REV S-0	TYPE ELEVATIONS
25/11/2022	001	-	EXISTING LOCATION PLAN
25/11/2022	03	-	PROPOSED GROUND FLOOR PLAN
25/11/2022	005	-	PROPOSED LANDSCAPING WORKS
25/11/2022	07	-	PROPOSED ELEVATIONS
01/12/2022	04	-	PROPOSED FIRST FLOOR PLAN
01/12/2022	08	-	PROPOSED ELEVATIONS PLAN

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:-

Local Plan: Core Strategy (2016)

CS2 – Development Principles

CS7- Transport Networks

CS8 – Green Infrastructure

CS19 – Design Quality & Accessibility in New Development

CS21 – Greenspaces and Trees

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

T8 – Transport Assessments

OS7 – Educational Uses and Sites

DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV5- Contaminated Land

National Planning Policy Framework (NPPF 2021)

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 (Mark Quinn on 0151 443 2381)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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) With regard to Condition 10 - The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011). Remedial and enhancement works to the playing field should be constructed by a specialist pitch contractor and not a general civil engineering contractor.
- 2) Please see consultation responses from Cadent Gas and Merseyside Fire Authority
- 3) Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

ALAN KILROE- Head of Planning and Building Control

Date: 27 March 2023

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

T: 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

Overview map of worksite

1

2

2in PE

125mm PE

90mm PE

63mm PE

0.6

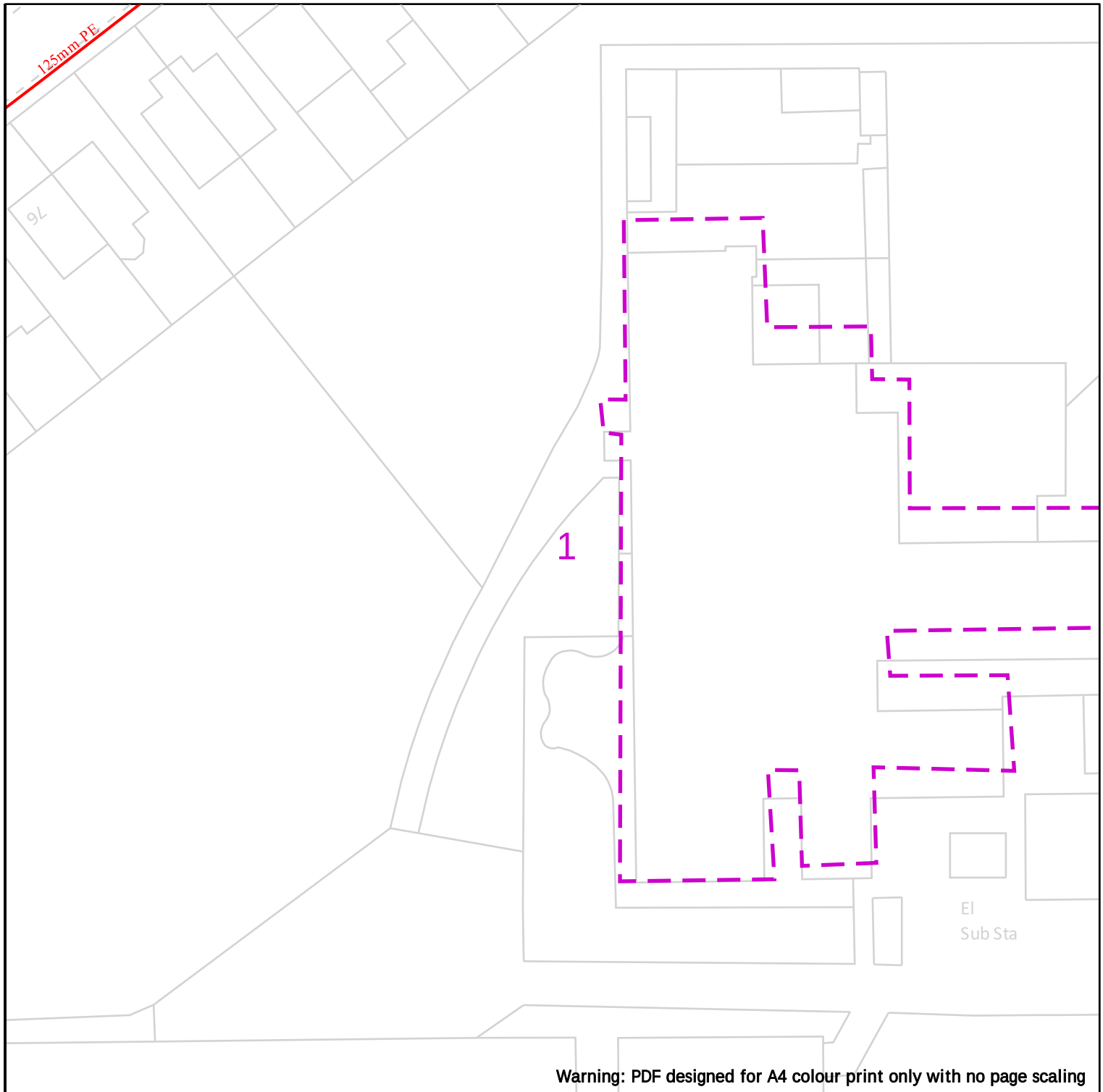
0.9

Plantation Primary School

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 25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 20/12/2022
Job Reference: 27980080
Site Location: 344736 385773
Requested by: Mr Sukvinder Singh
Your Scheme/Reference: 22/00711 (SS)

View extent: 100m, 100m

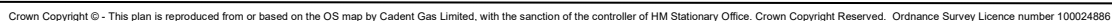
IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

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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: 22/00711/KMBC1 Our ref: 00447247/968422/AH/BOC Date: 13th December 2022

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00711/KMBC1
PROPOSAL: ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING
SCHOOL TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR
CLASSROOM BUILDINGS AND CREATION OF HARDSTANDING AREA TO REAR
ADDRESS: PLANTATION PRIMARY SCHOOL HOLLIES ROAD HALEWOOD
KNOWSLEY L26 0TH

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.

Education, health and community facilities -

*** 5.2. Primary schools and single storey health centres**

Primary schools and single storey health centres— 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.

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.

