



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 23/01949/REM

Name and address of applicant

Tritax Symmetry Merseyside 1 Ltd
C/o Gerald Eve LLP
1 Marsden Street
Manchester
M2 1HW

Name and address of agent

Gerald Eve LLP
1 Marsden Street
Manchester
M2 1HW

Date of Receipt: 24 July 2023

Date Valid: 24 July 2023

Address/Location Of Development

Site Of Cronton Colliery
Cronton Road
Cronton
Knowsley
L35 1QR

Description of Development

APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) COMPRISING OF THE DEVELOPMENT OF 272,091 (GIA) OF STORAGE SPACE AND DISTRIBUTION FLOORSPEACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)), PROVISION OF INFRASTRUCTURE SUBMITTED PURSUANT TO PLANNING PERMISSION 20/00494/HYB

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Reserved Matters Approval 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1 below.

Reason: For the avoidance of doubt.

2. The hard landscaping around Unit 02 shall be undertaken in accordance with the External Finishes Plan, drawing no. 22604-UMC-XXXX-SI-DR-A-0701 REV P07, and these hard landscaped areas shall be fully laid out and completed prior to first occupation of unit 02 hereby permitted. Prior to first occupation, a detailed regime for the ongoing and longer-term management/maintenance of all landscaped areas (for a ten year period) shall be submitted to and approved in writing by the local planning authority. The landscaped areas shall be managed/maintained in accordance with the approved details.

The soft landscaping shall be managed/maintained in accordance with the approved Landscape Specification document (reference MAN.1453.008.ENZ.RP.I.45.001) and shall include the use of slow release fertiliser which shall include use of fertiliser tablets incorporated 200mm deep with the backfill when pit planting or 200mm deep into a notch and evenly distributed around each plant on the following basis, unless such amended fertiliser schedule is otherwise submitted to and approved in writing by the Local Planning Authority:

- 1 Nr tablet for plants up to 1 Ltr.
- 2 Nr tablets for plants up to 3 Ltrs.
- 3 Nr tablets for plants up to 5 Ltrs.
- 4 Nr tablets for plants up to 10 Ltrs.
- 5 Nr tablets for plants up to 15 Ltrs.

The landscaping of unit 02 shall be undertaken in accordance with the Planting Plan, drawing no. MAN.1453.007.ENZ.XX.00.DR.L.45.002 REV PL03 and the Plant Schedule reference ENV.00.XX.SH.L.45.001 and shall include the remediation mix being planted at 2m centres.

The approved soft landscaping works shall be implemented and completed prior to first occupation of unit 02 unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

3. Visibility splays of 2.4m x 70m at each vehicular access into the site shall be provided before first occupation of Unit 02. Any planting or structures within the area of the visibility splay shall be no higher than 0.6 metres.

Reason: To ensure the proposed access points are safe and do not give rise to any highway safety issues.

4. Before the first occupation of Unit 2, full construction standard drawings showing the internal road network being built to the southwestern boundary of the site, where it adjoins the former mineral railway line, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following;

- The proposed road ground level and levels details of any regrading of the land;
- Construction details of the road to an adoptable standard including materials;
- Full details of the proposed highway drainage;
- Indicative details of how the road will cross the former mineral line and connect to the development site to the south;
- Details of any retaining structures;
- Tree protection measures relating to G11 and any further measures required to protect these trees through an updated Arboricultural method statement;
- Timetable for implementation.

The agreed details shall be implemented in accordance with a timetable for implementation that has first been submitted to and approved in writing by the Local Planning Authority prior to the occupation of Unit 02 and retained thereafter, unless otherwise agreed in writing with the Local Planning Authority. The road connecting to the southwestern boundary of the Site shall remain open for use and shall not be obstructed or closed off, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the delivery of a comprehensive development and ensure an alternative future access into the site is provided.

5. The development hereby permitted shall only be constructed in accordance with the approved materials set out on approved plan reference 22604-UMC-XXXX-ZZ-DR-A-1301 P03 entitled 'Elevations'.

Reason: To ensure the building is of acceptable appearance in the interests of protecting visual amenity.

6. The fencing and gates shown on plan reference 22604-UMC-XXXX-SI-DR-A-0702 REV P04 entitled 'Fencing Details' are hereby approved. Any additional boundary treatments for Unit 02, including retaining structures (and materials) (as identified on plan reference 22604-UMC-XXXX-SI-DR-A 0603 P07, or any subsequent revision that may later be approved by way of an amendment) shall be submitted to and approved in writing by the Local Planning Authority before Unit 02 is first occupied. The agreed details shall be implemented in full before the first occupation of Unit 02.

Reason: To ensure the provision of acceptable boundary treatment to the site.

7. The cycle shelters shall be constructed in accordance with the approved elevation plan reference 22604-UMC-SI-DR-A-0703 P03. Prior to their erection full details of how non-standard cycles can be accommodated within the shelter(s) shall be submitted to and approved in writing by the Local Planning Authority and the cycle shelter(s) shall then make provision for the non-standard cycle parking in accordance with the approved details. Prior to the erection of the cycle shelters, the external finish shall be submitted to and approved in writing by the local planning authority. The cycle shelters shall then be constructed in accordance with the approved external finish prior to first occupation of unit 2 hereby permitted.

Reason: To promote sustainable transport modes and to provide cycle shelter facilities suitable for a range of cycle types including non standard cycles to accommodate people with mobility impairments.

8. The development shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement reference TG Report No. 12267_R08c_JJ dated 3rd November 2023. The tree protection measures shall be erected prior to commencement of the development and shall be retained at all times thereafter during the course of construction.

Reason: To protect the trees within and adjacent to the site and in the interests of biodiversity.

9. The development hereby permitted shall only be operated in accordance with the assumptions, recommendations and conclusions of the 'Noise Impact Assessment' reference 50-756-R1-2 dated July 2023.

Reason: To ensure the nearby residential properties are suitably protected against the noise impacts of the development.

10. Prior to their construction or erection, full details of each substation/utility building, the warehouse ASHP External area and the condenser compound shall be submitted to and approved in writing by the Local Planning Authority. The substation and external plant/equipment shall then be constructed in accordance with the approved details.

Reason: In the interests of visual amenity.

11. There shall be no open storage unless such details are otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

SCHEDULE 1

Architectural Drawings

- Site Location Plan (1:1250) – Reference: P0601 Rev. P05
- Design and Access Statement Rev. P01
- Proposed Illustrative Masterplan – Reference: P0602 Rev. P09
- Unit 02 Site Plan – Reference: P0603 Rev. P07 (submitted 02.10.23)
- Unit 02 Building Plan - Reference: P1001 Rev. P03
- Unit 02 Office Plan – Reference: P1002 Rev. P02
- Unit 02 Roof Plan – Reference: P1003 Rev. P02
- Unit 02 Elevations – Reference: P1301 Rev. P03
- Unit 02 External Finishes – Reference: P0701 Rev. P07 (submitted 02.10.23)
- Unit 02 Fencing Details – Reference: P0702 Rev. P04
- Unit 02 Gatehouse Details – Reference: P0801 Rev. P03
- Unit 02 Cycle Shelter – Reference: P0703 Rev. P03
- Unit 02 Sprinkler Tank and Switch Room Details – Reference: P0705 Rev. P04
- Unit 02 Bin Store – Reference: P0704 Rev. P03
- Unit 02 Building Sections – Reference: P1101 Rev. P02

Landscape Drawings prepared by Enzygo

- Planting Masterplan – MAN.1453.007.ENZ.XX.00.DR.L.45.001 (submitted 18.12.23)

- Planting Site Plan – MAN.1453.007.ENZ.XX.00.DR.L.45.002 Rev. PL03 (submitted 18.12.23)
- Landscape Specification - MAN.1453.008.ENZ.00.00.RP.L.45.001 (submitted 18.12.23)

Supporting Documents

- Transport Statement prepared by Vectos including the following access drawings:
 - Proposed Access Junction Arrangement and Visibility Splays – VN232557-D100 Rev. A;
 - Proposed Service Yard Access Junction Arrangement and Visibility Splays – VN232557-D101 Rev. A;
 - Proposed Access Junction Arrangement and Visibility Splays Car Park (North) – VN232557-D102 Rev. A;
 - Proposed Internal Access Road Arrangement and Footway / Cycleway Provision (Unit 02) – VN232557-D103 Rev. A;
 - Swept Path Analysis of Internal Access Road – VN232557-TR100 Rev. A;
 - Proposed Unit 2 Swept Path Analysis (Service Yard) – VN232557-TR101 Rev. A;
 - Proposed Unit 2 Car Park (South) Layout Review – VN232557-TR101 Rev. A; and
 - Proposed Unit 2 Car Park (North) Layout Review – VN232557-TR103 Rev. A.
- Noise Impact Assessment – Reference: 50-756-R1-2

Condition 42 (Arboricultural Impact Assessment)	Arboricultural Impact Assessment and Method Statement ref: 12267_R08c (submitted 06.11.23)
Condition 45 (Finished Levels)	• Unit 2 Levels mine shaft lowered – Ref: L005-TIE-ZZ-XX-DR-C-6053_T5 (submitted 01.02.24) • Unit 2 Earthworks – Ref: L005-TIE-ZZ-XX-DR-C-6051_C5 (submitted 01.02.24) • Country Park Levels – Ref: L005-TIE-ZZ-XX-DR-C-6060_P2 (submitted 01.02.24) • Country Park Earthworks – Ref: L005-TIE-ZZ-XX-DR-C-6040_P2 (submitted 01.02.24) • Cronton Colliery Phase 2 - Slope Stability review Rev. 0 - 24-11-2023 (submitted 18.12.23)
Condition 46 (Highways Connection Details)	• Illustrative Masterplan (ref: P0602 Rev. P09)
Condition 47 (Ancient Woodland Buffer)	• Illustrative Masterplan (ref. P0602 Rev. P09)
Condition 48 (Biodiversity Mitigation Strategy)	• Biodiversity Mitigation Strategy – Reference: 7367.036.v2 • Bat and Bird Box Scheme – Reference:

	7367.037.v3 (submitted 15.09.23) • Bluebell Report – Reference: 7367.038 (submitted 08.01.24)
Condition 49 (Electric Vehicle Charging Point)	• Reference: P0603 Rev. P07 (submitted 02.10.23) • 3995-HAN-PL-02-DR-E-6101
Condition 50 (Updated Heritage Impact Assessment)	• Heritage Impact Assessment (11 July 2023)
Condition 51 (Updated Overshadowing Assessment)	• Overshadowing Assessment KST/17049
Condition 52 (Temporary Drainage Measures)	• Temporary Drainage Works – Reference: T/18/2126 51-03 Rev.P2
Condition 53 (SUDS Drainage Scheme)	• Unit 02 Drainage Layout – Reference: L005-TIE-ZZ-XX-DR-C-5520 Rev. P3 • Flood Exceedance Route – Reference: L005-TIE-ZZ-XX-DR-C-5521 Rev. P2 • Drainage Design Criteria: Storm Phase • Dock Leveller Section – Sk20 Rev. P2 • Flood Risk Assessment – V1.3
Condition 58 (Remediation Works and Mitigation Measures)	• Ground Investigation Report – TE1163GIR1.4 • Enabling Works Strategy – TE1163EWS1.1 • Ground Gas Verification Report – TE1163GVP1.1 • Mineworking Stabilisation Report – TE1163-TE-00-XX-CM-GE-001-V02 • Coal Mining Risk Assessment – TE1163-TE-00-XX-RP-GE-003-V01 • Materials Management Plan - TE1163MMP1.5 • Tier Letter to Ian Gaskell dated 12 October 2023 - TE1163-TE-00-XX-GE-LT-009-V01 • Tier Letter to India Blythin dated 24 January 2024 - TE1163-TE-00-XX-GE-LT-013-V01 • Cronton Colliery Phase 2 - Slope Stability review Rev. 0 - 24-11-2023 (submitted 18.12.23)
Condition 61 (External Lighting)	• External Lighting Statement–3995-HAN-PL-02-RP-E-64-01 Rev. 2 including: • External Lighting Design Strategy 3995-HAN-PL-02-DR-E-64-21 Rev. 2 • External Lighting Design Layout 3995-HAN-PL-02-DR-E-64-31 Rev.2 • External Lighting Illumination 3995-HAN-PL-02-DR-E-64-41 Plots Rev. 2

	• External Lighting Controls Strategy 3995-HAN-PL-02-DR-E-64-51 Rev.2 • External Lighting Controls Layout – 3995-HAN-PL-02-DR-E-64-61 Rev.2
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REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters 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:-

The decision to grant this reserved matters consent has also been taken having regard to the policies and proposals set out below and to all materials planning considerations, including supplementary planning guidance:

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T5 - Location of Major Traffic Generating New Development
 T7 - New Development and Walking & Cycling Routes
 T8 - Transport Assessments
 T9 - Travel Plans
 DQ2 - Security in the Built Environment
 DQ4 - Trees and Development
 ENV2 - Noise and Vibration
 ENV3 - Light and Pollution
 ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development
 CS1 - Spatial Strategy for Knowsley
 CS2 - Development Principles
 CS4 - Economy and Employment
 CS7 - Transport Networks
 CS8 - Green Infrastructure
 SUE1 - Sustainable Urban Extensions and Safeguarded Land
 SUE2 - Sustainable Urban Extensions - Development Principles
 SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62

CS19 - Design Quality and Accessibility in New Development
 CS20 - Managing the Borough's Historic Environment
 CS21 - Greenspaces and Trees
 CS24 - Managing Flood Risk
 CS26 - Waste Management
 CS27 - Planning for and Paying for New Infrastructure

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
 Design Quality in New Development SPD (2016)
 Trees and Development SPD (2016)

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. 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

Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.

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.

1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they

can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

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

Informative Note valid from 1st January 2023 until 31st December 2024

2 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.

3 The applicant's attention is drawn to comments from Merseyside Fire Service, Active Travel and the EA.

4 Reasons for Granting Planning permission

The decision to grant this reserved matters consent has also been taken having regard to the policies and proposals set out below and to all materials planning considerations, including supplementary planning guidance:

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T5 - Location of Major Traffic Generating New Development
T7 - New Development and Walking & Cycling Routes
T8 - Transport Assessments
T9 - Travel Plans
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light and Pollution
ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

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SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning for and Paying for New Infrastructure

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Halsnead Garden Village Masterplan SPD

Merseyside Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout for New Development

This informative is only intended as a summary of the reasons for granting reserved matters consent. Should you require any further details relating to the decision, please contact Kevin Foster on 0151 443 2893.

Principal Planner (Major Developments)

Date: 19 March 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.
- 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.

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

Merseyside Fire & Rescue Authority
Community Fire Protection
Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Email:
dcconsultations@knowsley.gov.uk

Your ref: 23/01949/REM

Our ref: NG001300/1060811/AH/JG

Date: 9th August 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 23/01949/REM
PROPOSAL: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS
(SCALE ACCESS APPEARANCE LAYOUT AND PARTIAL LANDSCAPING)
COMPRISING OF THE DEVELOPMENT OF 272091 (GIA) OF STORAGE SPACE AND
DISTRIBUTION FLOORSPEACE (USE CLASS B8) AND ANCILLARY OFFICES (USE
CLASS E(g)) PROVISION OF INFRASTRUCTURE SUBMITTED PURSUANT TO
PLANNING PERMISSION 20/00494/HYB
ADDRESS: (Unit 02 Symmetry Park) Site Of Cronton Colliery Cronton Road Cronton

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.

*** 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.

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.

Knowsley Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2023/123440/03-L01
Your ref: 23/01949/REM
Date: 20 December 2023

Dear Clare Appleyard,

APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) COMPRISING OF THE DEVELOPMENT OF 272,091 (GIA) OF STORAGE SPACE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)), PROVISION OF INFRASTRUCTURE SUBMITTED PURSUANT TO PLANNING PERMISSION 20/00494/HYB.

FORMER SITE OF CRONTON COLLIERY CRONTON ROAD HALSNEAD GARDEN VILLAGE KNOWSLEY L35 1QR.

Thank you for consulting us on the above application, on 22nd November 2023.

Environment Agency position

We have reviewed the following documents in relation to the discharge of conditions 58 (Remediation) of planning permission 20/00494/HYB and reserved matters pursuant to planning permission 20/00494/HYB:

- Letter report TE1163-TE-00-XX-GE-LT-011-V01 dated 13th November 2023 prepared by Alex Preston of Tier Environmental.

The letter report details the conceptual model of the site and provides further information about the extra information obtained in order to satisfy our concerns around pollution of the brook from the works completed on site.

The works and remediation proposals to reduce infiltration at the site in order to reduce the risk appear to be a pragmatic approach to the development, and we have no issues with this so long as the full-time supervision from a suitably qualified environmental scientist is in place as per the proposals.

The Environment Agency do not comment on geotechnical concerns; however it should be noted that the spoil when deposited was a sludge and although it has drained now to a more solid consistency if this material was to become waterlogged again there are significant geotechnical risks involved around slope stability. The remedial actions will protect against this, and we have no issues with the actions but the advice of a specialist geotechnical engineer should be sought for assurance on this potential issue.

We have concerns around the limits proposed for action, 2 orders of magnitude above the EQS is wholly unacceptable threshold for action, we would expect to be informed at the earliest opportunity. We would also expect visible impact at the brook

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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to be a significant driver of action. Whilst iron levels are not expected to cause significant issues from the data, it is apparent that Iron levels are a problem in this area hence the name of Fox's bank brook due to ochre staining in the area. Whilst it is not expected to be an issue presently it should be included as a contingency measure, in any case manganese levels can discolour freshwater rivers at levels close to the levels encountered.

We would suggest that the threshold trigger should be a single order of magnitude and rising trend, over the short duration of the works, or any visual evidence of impact to the brook. This would give us an early opportunity to be involved in the response. We would expect to be informed at this stage for further action to be agreed.

If the above trigger values can be agreed to by the client and the clients representative we would have no objection to the discharge of these conditions, without that agreement we could not support the discharge.

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Miss India Blythin
Planning Advisor

LPA Reference: 23/01949/REM

ATE Reference: ATE/23/01063/RM

Site Address: SITE OF CRONTON COLLIERY, CRONTON ROAD, CRONTON,
L35 1QR

Proposal: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) COMPRISING OF THE DEVELOPMENT OF 272,091 SQ FT (GIA) OF STORAGE SPACE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(g)), PROVISION OF INFRASTRUCTURE SUBMITTED PURSUANT TO PLANNING PERMISSION 20/00494/HYB

Standing Advice

Dear Sir/Madam,

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here: <https://www.gov.uk/government/publications/active-travel-england-sustainable-development-advice-notes>

ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.

Kind regards

Development Management Team

Active Travel England

West Offices Station Rise, York, YO1 6GA

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