



**Knowsley Council**

**REGENERATION AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990**

**This application is subject to a Section 106 Agreement and needs to  
be read in conjunction with that Agreement.**

**PLANNING PERMISSION**

**Application No: 22/00630/FUL**

**Name and address of applicant**

Built Group Ltd  
278 St Marys Road  
Liverpool  
L19 1QD

**Name and address of agent**

Level 2 Architects Ltd  
28-30  
Grange Road West  
Birkenhead  
CH41 4DA

**Date of Receipt:** 11 October 2022

**Date Valid:** 18 November 2022

**Address/Location Of Development:**

**Land At Mp Foods  
Lyneham  
Whiston  
Knowsley  
L35 3TN**

**Description of Development:**

**RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 19NO DWELLINGS  
TOGETHER WITH OTHER ASSOCIATED WORKS INCLUDING 1NO VEHICULAR  
ACCESS TO LYNEHAM**

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 following approved plans and documents:-

- a. Noise Assessment - Version 2 - 21868R01aSWMW - (Received 9/5/23).
- b. Proposed Site Plan - Rev G - 418-1-PLN-002 - (Received 24/4/23).
- c. Proposed Boundary Plan - Rev G - 418-1-PLN-002 - (Received 24/4/23).
- d. Visibility Splays - VN222261-D101 - Rev B - (Received 24/4/23).
- e. Swept Path Analysis - VN222261-TR102 - Rev B - (Received 24/4/23).
- f. 4 Bed Houses Elevations - 418-1-PLN-007- Rev C - (Received 29/3/23).
- g. Cottage Flats Floor Plans - 418-1-PLN-008- Rev C - (Received 27/3/23).
- h. Cottage Flats Floor Plans - 418-1-PLN-009- Rev C - (Received 27/3/23).
- i. Cottage Flats Floor Plans - 418-1-PLN-010- Rev C - (Received 27/3/23).
- j. Cottage Flats Elevations - 418-1-PLN-011- Rev C - (Received 27/3/23).
- k. Cottage Flats Elevations - 418-1-PLN-012- Rev C - (Received 27/3/23).
- l. Drainage Strategy (Received 08/3/23).
- m. Transport Statement Addendum Note VN222261 - (Received 8/3/23).
- n. 4 Bed Houses Floor Plans - 418-1-PLN-006- Rev B - (Received 20/2/23).
- o. 2 Bed Houses Elevations 418-1-PLN-005- Rev C - (Received 20/2/23).
- p. 2 Bed Houses Floor Plans 418-1-PLN-004- Rev B - (Received 20/2/23).
- q. Energy and Sustainability Statement - D2252 - (Received 18/11/22).
- r. PHASE II GEOENVIRONMENTAL REPORT - (Received 11/10/22).
- s. ARBORICULTURAL IMPACT ASSESSMENT - PLA/0422/L35 - (Received 11/10/22).
- t. ECOLOGICAL SURVEY AND ASSESSMENT - 2022-201 - (Received 11/10/22).
- u. Transport Statement - VN222261 - (Received 11/10/22).
- v. Affordable Housing Statement - (Received 11/10/22).
- w. PLANNING STATEMENT - (Received 11/10/22).
- x. Location Plan - (Received 11/10/22).

Reason: For the avoidance of doubt.

3. No above ground construction works shall be commenced until samples and / or full specification of materials to be used externally on the development have been submitted to and approved in writing by the Local Planning Authority.

Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2021), the National Design Guide (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and the Ensuring a Choice of Travel SPD, adopted September 2010.

4. 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.

Prior to any further ground investigations taking place, the scope of works for these investigations must be agreed, in writing, with the local planning authority.

The assessment must also 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 (where 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 order to protect human health and avoid contamination.

5. No development shall take place until a scheme for the design and layout of highway improvement works has been submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, the works shall include but not be limited to:

- o Repositioning of speed hump
- o Introduction of site access with 6m radii, tactile paving, dropped kerbs etc.
- o Footway crossovers onto Haslemere
- o Reinstatement of redundant access.

The approved scheme shall be implemented before the development is brought into use.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

6. Prior to commencement of development a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:
  - a. Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].
  - b. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
  - c. Construction staff parking arrangements
  - d. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
  - e. Methods for dust control and suppression.
  - f. A programme of works including phasing, if applicable.
  - g. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
  - h. Details of pest control measures.
  - i. 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.
  - j. Details of construction hours

All site works shall then be carried out in accordance with the approved Plan.

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. If piling is required as part of the development, then prior to the commencement of any piling works, the applicant shall submit a method statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement: The method statement shall include the following details:
  - a. Details of the method of piling
  - b. Days / hours of work
  - c. Duration of the pile driving operations (expected start date and completion date)
  - d. Vibration monitoring details, including the number of monitors and the monitoring location(s).

Reason: In order to safeguard the residential amenity of neighbours.

8. Five working days written notice shall be given to the Arboricultural Officer before commencement of the works hereby granted.

Reason: To ensure the required tree protection measure are in place before works commence on site

9. Development shall not commence (above slab level) until a detailed 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), has been submitted 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 out below. The maximum rate of discharge, off-site, shall not exceed 5l/s, and be in line with the drainage strategy as set out within Drainage Strategy dated August 22 Version 003 unless otherwise agreed in writing with the LPA. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

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).

10. 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:
  - o 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.
  - o A schedule for on-going inspections relating to performance and condition.
  - o Details for planned maintenance and a mechanism for remedial and urgent repair works.
  - o Means of access for inspection and maintenance purposes.
  - o The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

11. No development shall commence other than as may be required in relation to site clearance and remediation until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority. This shall include information of the height of the building, gardens and fences in relation to neighbouring dwellings. The development shall be carried out in accordance with the approved details.

Reason: To ensure an acceptable visual appearance to the development and to protect the outlook and privacy of neighbours.

12. No works above slab level shall commence until a scheme for provision of lighting of private communal areas has been submitted to and approved in writing by the Council as Local Planning Authority. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the habitats, The scheme shall be implemented in full accordance with the approved scheme details prior to first occupation of the development unless otherwise agreed in writing by the Council as Local Planning Authority. For the avoidance of doubt, such a scheme shall be accompanied by a maintenance strategy to ensure its future operation.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of the safety and amenity of residents and visitors.

13. Tree number 1 (In the ecological survey and assessment) was identified as having low bat roost potential. In line with best practice, felling of these trees shall employ soft felling techniques under supervision of a suitably qualified ecologist.

Reason: In order to avoid harm to bats.

14. Prior to the implementation of any landscaping or removal of trees a landscape scheme to replace lost trees and enhance biodiversity shall be submitted to and have been approved by the local planning authority.  
The landscaping shall include native tree and plant species and shall include bird and bat nesting boxes.

The scheme shall include replacement tree planting on a 2:1 basis. The scheme should include the location, size and species of the replacement trees. The trees shall be a minimum of 20-24cm girth.

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: To enhance biodiversity and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

15. Details of Boundary Treatments shall have been submitted to and have been approved by the local planning authority prior to occupation. The approved boundary treatments shall be installed prior to occupation and shall be retained as such hereafter.

Reason: In order to ensure acceptable boundary treatments.

16. Prior to the occupation of the dwellings the recommendations as per the noise report, included with the application, by Environoise, report No. 21868R01aSWMW, shall be implemented. The noise mitigation required is as detailed below:

- 1st Floor bedrooms (2-bed houses on Haslemere) require a glazing performance of 30, with a 10mm pane / 6 to 20mm cavity / 4mm pane with a standard vent / C25 (page 11)

Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

Reason: In order to protect occupants of proposed and existing buildings from noise.

17. No dwelling shall be occupied until an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space has been provided for the dwelling.

The chargepoint shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent,
- c) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

The EV charging point shall be clearly marked as such and their purpose explained to new occupants in any home welcome pack.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 112.

18. No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 112.

19. The development shall not be brought into use until the areas indicated on drawing

418-1-PLN-002 Rev F be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

20. The habitats on site are suitable for badger and/or hedgehog which is a Priority Species and Local Plan policy CS8 applies. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- o A pre-commencement check for badger and/or hedgehog mammals;
- o All trenches and excavations should have a means of escape (e.g. a ramp);
- o Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- o Appropriate storage of materials to ensure that mammals do not use them.

Reason: In order to protect badgers and hedgehogs at the site, which the habitats are suitable for.

21. No tree felling or scrub 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 and scrub 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: In order to protect breeding birds.

22. Any close board fences installed on site should have hedgehog highways (13cm x 13cm gaps) to allow movement of hedgehogs. should be installed into any close board fences on site. This can be secured by a suitably worded planning condition.

Reason: In order to maintain habitat connectivity for hedgehogs,

23. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part a and or any amendments made to that Order, shall not apply to dwelling 5 (Shown on the Proposed Site Plan - Rev F):

no extensions shall be carried out to the dwelling(s)

unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: In order to prevent an extension impacting on the amenity of neighbours.

24. The two side windows on the side west Elevation of the cottage flats (Drawing 418-1-PLN- 012 - Rev C) shall be
  - a. Obscure glazed, and
  - b. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Reason: To protect the privacy of the dwellings opposite.

### **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: -

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles  
CS3 - Housing Supply, Delivery and Distribution  
CS7 - Transport Networks  
CS9 - Principal Regeneration Area - North Huyton and Stockbridge Village  
CS15 - Delivering Affordable Housing  
CS17 - Housing Sizes and Design Standards  
CS19 - Design Quality and Accessibility in New Development  
CS21 - Greenspaces and Trees  
CS22 - Sustainable and Low Carbon Development  
CS24 - Managing Flood Risk

## **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

H5 - Development within Primarily Residential Areas  
DQ2 - Security in the Built Environment  
DQ4 - Trees and Development  
ENV5 - Contaminated Land

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 (Andrew Hunt on 0151 443 2204)

### **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.

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

- 3 Merseyside Fire Authority
- 4 See attached letter
- 5 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at [SiteDevelopment@knowsley.gov.uk](mailto:SiteDevelopment@knowsley.gov.uk) to discuss the matter further.

The road serving the permitted development is to be designated a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). It is incumbent on the developer to undertake the appropriate measures to ensure that the future maintenance and management of the private street is established and continued in perpetuity. For example: through the establishment of a Maintenance or Management Company, whose terms of reference are secured by means of a Section 106 Agreement of the Town & Country Planning Act, as well as the developer formally seeking exemption under Section 219 of The Highways Act 1980. All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Further information can be obtained by contacting [SiteDevelopment@knowsley.gov.uk](mailto:SiteDevelopment@knowsley.gov.uk)

It should be noted that the Council operates the Advance Payments Code in accordance with Sections 219 - 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be declared a private road. Failure to deposit or secure monies with the Highway Authority prior to the commencement of building work, in accordance with the Code, is an offence, which could lead to the suspension of construction and may lead to prosecution and a fine.

- 6 It would be helpful for the applicant to refer to Bat Conservation Trust website <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

**Executive Director - Regeneration and Economic Development**

**Date: 22 September 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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

### **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

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](http://www.merseyfire.gov.uk)

Your ref: 22/00630/FUL      Our ref: NG000945/963428/AH/BOC      Date: 1<sup>st</sup> December 2022

Dear Sir/Madam,

**THE TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING APPLICATION NUMBER REF: 22/00630/FUL**  
**PROPOSAL: RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 19NO**  
**DWELLINGS COMPRISING OF 7NO TERRACED DWELLINGS AND 1NO TWO**  
**STOREY APARTMENT BLOCK INCLUDING 12NO APARTMENTS TOGETHER WITH**  
**OTHER ASSOCIATED WORKS INCLUDING 1NO VEHICULAR ACCESS TO**  
**HASELMERE**  
**ADDRESS: Land At MP Foods Lyneham Whiston**

**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.

## **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.

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 2000m<sup>2</sup>, 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 m<sup>2</sup> 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 900m<sup>2</sup> 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 280m<sup>2</sup> 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**

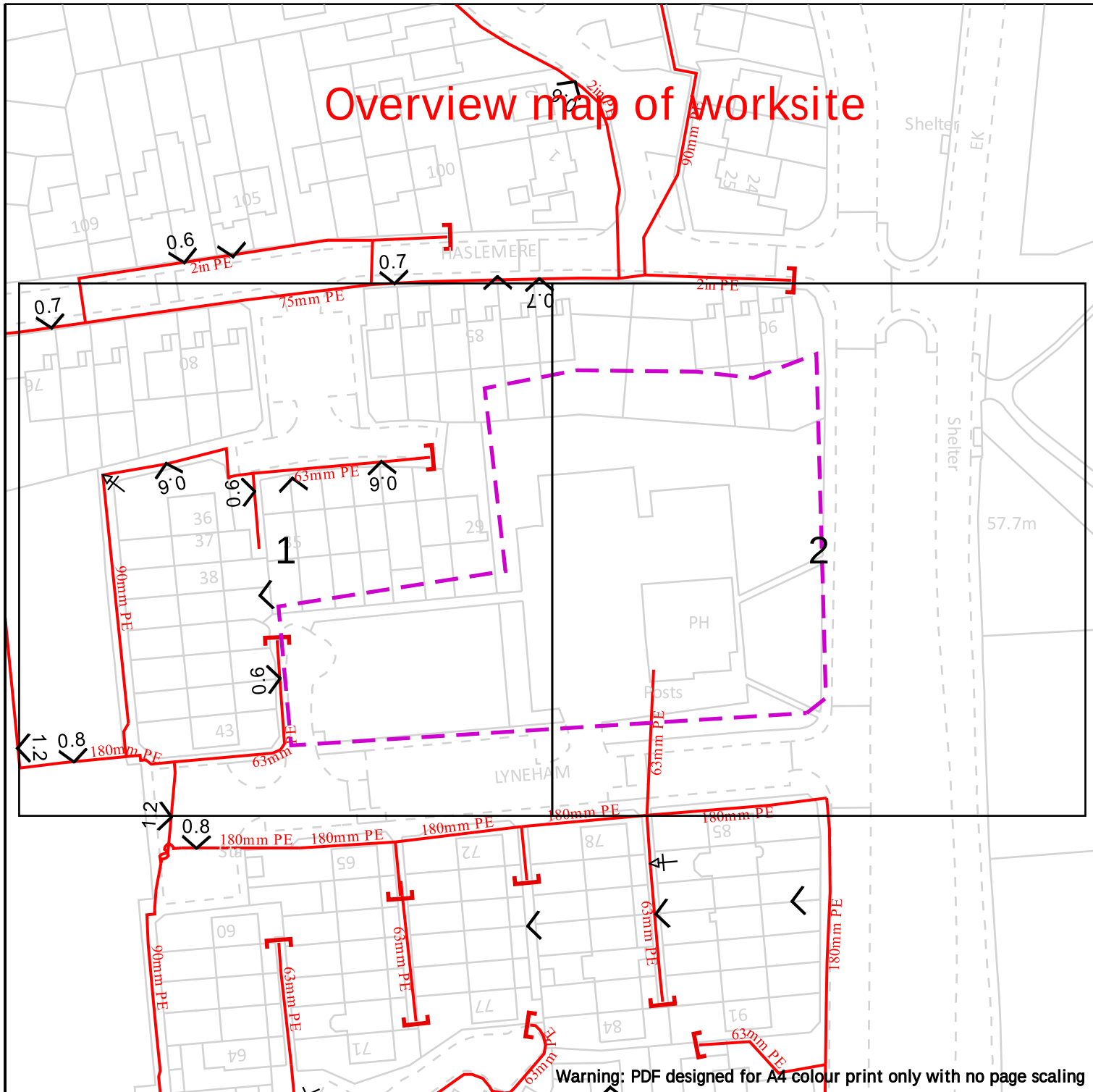
Village halls— Should have a water supply capable of delivering a minimum flow of 15 litres per second through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

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.



# Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling

**Cadent**  
Your Gas Network

Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 30/11/2022  
Job Reference: 27784134  
Site Location: 347815 391014  
Requested by: Mrs Layle Pegg

Your Scheme/Reference:  
22/00630/FUL (LRP)

View extent: 100m, 100m

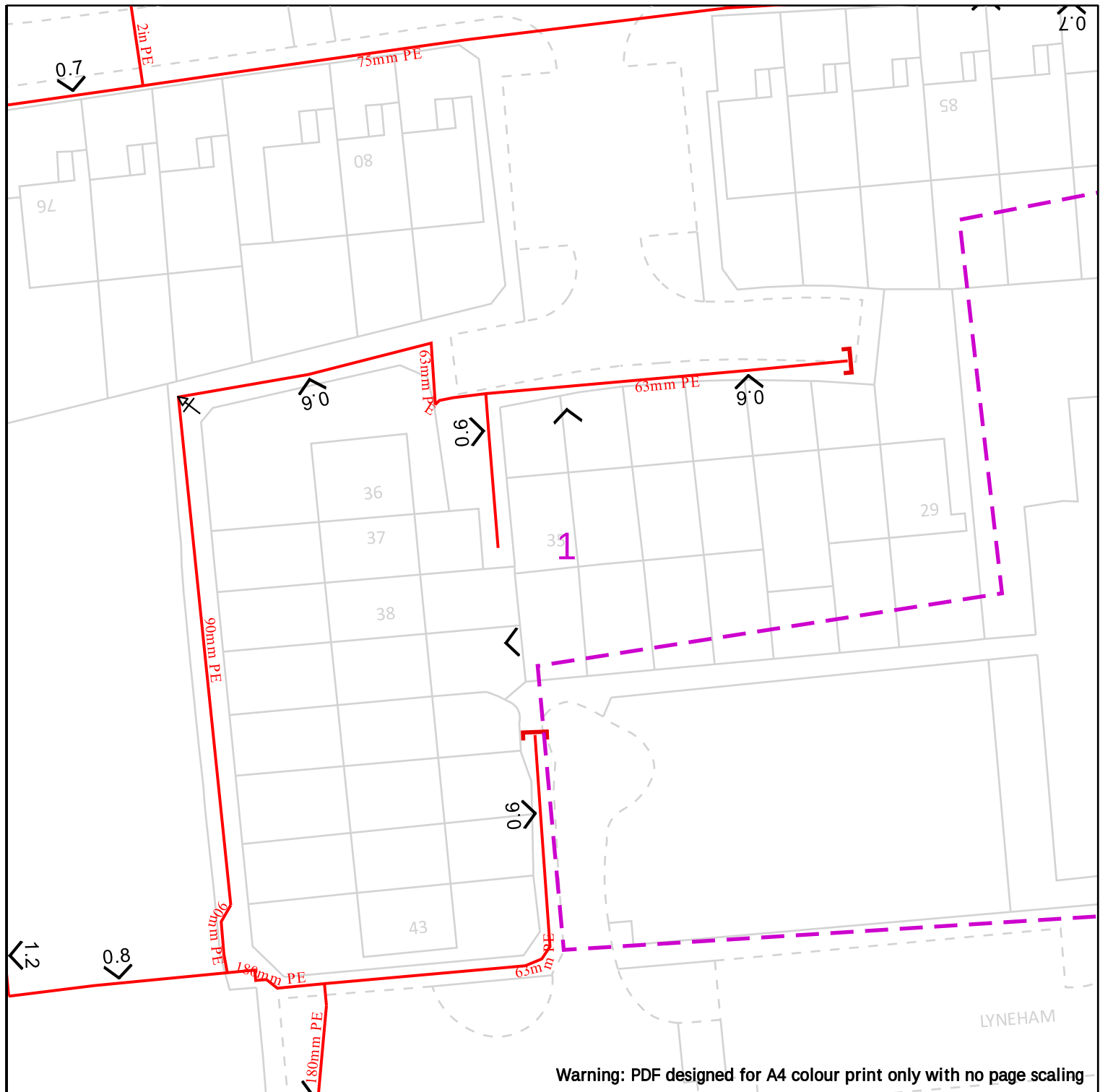
## IMPORTANT NOTICES

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: 1:1025 (When plotted at A4)

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25m

Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



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**Cadent**  
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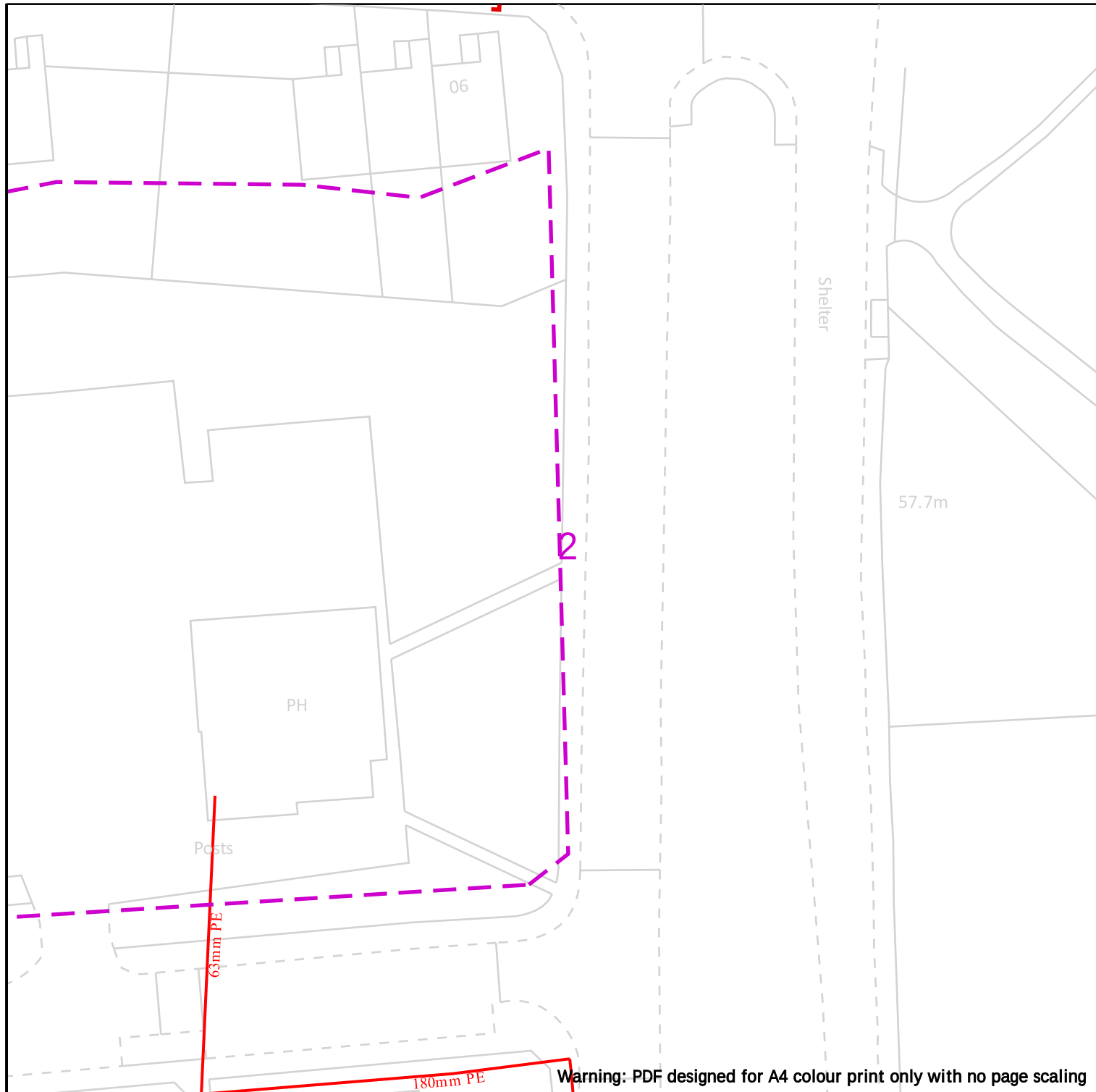
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**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)

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