



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00353/FUL

Name and address of applicant

Bowring Park & Golf Course
Bowring Park Golf Club
Roby Road
Roby
Knowsley
L36 4HD

Name and address of agent

Bowring Park & Golf Course
Roby Road
Huyton
Liverpool
L36 4HD

Date of Receipt: 28 June 2024

Date Valid: 8 November 2024

Address/Location Of Development:

**Bowring Park Golf Club
Roby Road
Roby
Knowsley
L36 4HD**

Description of Development:

**ERECTION OF PARK HOUSE, PROPOSED RECEPTION, GOLF SHOP AND
GOLF BUGGY STORAGE AREA AND EXTENSION TO EXISTING COACH HOUSE
(PART RETROSPECTIVE).**

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 (of the park house and reception) 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. Path Details - (Received 24/01/2025)
 - b. Existing Site Plan - (Received 04/10/2024)
 - c. Location Plan - Received 04/10/2024)
 - d. Proposed Site Plan - (Received 31/07/2024)

- e. Coach House - Proposed Plans - (Received 28/06/2024)
- f. Coach House - Proposed Elevations - (Received 28/06/2024)
- g. Coach House - Proposed Elevations 2 - (Received 28/06/2024)
- h. Reception - Proposed Plans - (Received 28/06/2024)
- i. Reception - Proposed Elevations - (Received 28/06/2024)
- j. Park House - Proposed Plans - (Received 28/06/2024)
- k. Park House - Proposed Elevations - (Received 28/06/2024)

Reason: For the avoidance of doubt.

3. Prior to the commencement of development of works on the park house and reception, a biodiversity gain plan must be submitted to the local planning authority. The plan must include the following:

- a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
 - b. the pre-development biodiversity value of the onsite habitat,
 - c. the post-development biodiversity value of the onsite habitat,
 - d. any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
 - e. any biodiversity credits purchased for the development, and
 - f. such other matters as the Secretary of State may by regulations specify.
- The plan will be informed by a landscaping scheme (see condition 5).
Development cannot commence until the biodiversity net gain plan has been approved by the local planning authority.

Reason: To comply with the Environment Act 2021.

4. Prior to commencement of development of works on the park house and reception, a Construction Environmental 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 trained Banksman (RoSPA or equivalent)
- 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. The location in a pedestrianised area subject to vehicular access restrictions from 10am - 5pm.
- i. Details of relevant pest control measures that will be in place, or will be put in place, should evidence of pests become apparent during the construction works.
- j. Measures to protect breeding birds
- k. Measures to protect terrestrial mammals
- l. Measures to protect amphibians

- m. Standard pollution control measures to protect all retained habitats, including woodlands.

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

- 5. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a. Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- b. hard surfaced areas and materials,
- c. planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work. This should include:
 - i. The planting of 4 new trees;
 - ii. Introducing 0.0165 ha of woodland wildflowers; and
 - iii. Enhancing the condition of 10 existing trees through deadwood removal.
- d. existing plants / trees to be retained
- e. A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates 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 and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 6. Prior to the occupation of the reception or Park House, details of bird and bat boxes (including their number, location and detailed specification as well as timing of installation) shall have been submitted to and have been approved by, the local planning authority. Evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition. All works shall be carried out in accordance with the approved details and retained as such hereafter.

Reason: In order to secure bird boxes on the site to improve biodiversity.

7. No construction work shall take place outside the hours of 08:00 - 18:00 hours Monday to Friday, 08:00- 13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: In order to avoid harm to amenity.

8. No top 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 from contamination.

9. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property. made available for use.

Reason: In order to protect residential amenity from excessive noise.

10. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building works 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 all buildings, trees, scrub, hedgerows and vegetation 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.

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

CS5 - Green Belt

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

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.

Informative

1. Based on the information available 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.

2. Crime Avoidance Measures - See attached Letter
3. United Utilities - See attached letter

4. Merseyside Fire and Rescue - See attached letter

A handwritten signature in black ink, appearing to read 'D. L. Smith', written in a cursive style.

Executive Director - Regeneration and Economic Development

Date: 14 March 2025

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



Commercial Development Crime Prevention Advice

The Merseyside Police Designing Out Crime Unit strongly advocate Commercial Developments in Merseyside be designed and constructed to Secured By Design security standards, using the Secured By Design 'Commercial 2023' Design Guide specifications [COMMERCIAL_GUIDE_2023_v4.pdf \(securedbydesign.com\)](#).

Further details about Secured By Design can be found at www.securedbydesign.com.

Independent academic research shows that SBD certified schemes experience less burglary, criminal damage, and vehicle crime.

Potential Risk Factors at Commercial Premises:

Burglary.	Criminal Damage To Buildings And Vehicles.	Theft Or, And From Vehicles.	Arson – To Vehicles, Property, And Buildings.
<u>Theft from the person.</u>	<u>Unauthorised access to restricted areas.</u>	<u>Anti-social behaviour.</u>	<u>Theft and criminal damage throughout the construction period.</u>

Burglary trends show that unobserved ground floor doors, shutters and windows are most vulnerable to criminal attack by prising them open with easily concealable hand and power tools, smashing glazing, 'snapping' euro-profile cylinder door locks and accessing commercial premises via the roof space or adjoining walls and properties. Valuable commercial items, equipment and tools can be attractive commodities to criminals, such as easily removable IT and electronic devices, hand and power tools, and vehicles, most of which can be easily removed for personal use or financial gain.

Therefore, it is most beneficial to address any crime and security issues as early as possible in the design process to allow crime prevention strategies and a layered approach to security to be effectively integrated into the final scheme. In existing developments, making minor changes to the design or layout of the development can help make it less attractive to potential intruders and can reduce harm and the fear of crime for users of the buildings, visitors, and the overall community.

Recommendations	
Secure Boundary	A secure boundary limits trespassers and will channel visitors into the site through the appropriate main entrance. A secure boundary will also frustrate the intruder intent on breaking into units and buildings and limit the quantity or type of goods that can be stolen. 2.4m high weld mesh fencing and matching post and gating systems are recommended along site perimeters; and be to LPS 1175: Issue 8 security standards, using a weld mesh that is of anti-climb and vandal resistant construction. Installation of these systems should consider the varying levels of terrain and be as close to the ground as possible to prevent access underneath.
Vehicle Access	Vehicular Access should be restricted and managed by security rated, automatic access-controlled gating systems or rising arm barriers with skirts to prevent unauthorised vehicular access. ANPR capability could be considered to identify vehicles entering and exiting sites to assist in surveillance and identification of offenders and vehicles travelling in convoy. Vehicle access routes should be clearly defined throughout commercial sites and direct visitors to appropriate car parks, delivery points and main reception areas via with as much overlooking occupation as possible such as offices which will provide good natural surveillance. Numbers of access points into and out of sites should be kept to a minimum to prevent excessively permeability.
Pedestrian Access	Pedestrian Access points should be kept to a minimum and designed so that people with no legitimate reason to be on site are inhibited from uncontrolled or unobserved access. People found wandering around the forecourts of commercial buildings will often use the excuse that they could not find their way to the

	reception and the presence of clear signs will go some way to dismiss this excuse and help capable guardians including security staff and the police establish the legitimacy of the claim. Likewise, signs that identify areas that are not open to public access can act as a reminder that unauthorised persons should be challenged.
Pedestrian Footpaths	Footpaths should not run to the rear of commercial units, rear yards, or neighbouring buildings as these have been proven to generate crime and provide hiding places for criminals out of plain sight of legitimate users. Private footpaths that serve as emergency exit routes at the rear or sides of commercial / industrial premises should be secured with gates with locking systems that restrict access but still facilitate emergency egress if required.
Secure External Areas	Service and delivery areas, along with designated secure areas (such as storage areas) should be protected with a gate or barrier that is operated by an access control system. The design, height and construction of lockable pedestrian gates or vehicle access control systems within a perimeter fencing system should match that of the adjoining fence so that the boundary is not compromised.
Defensible Spaces	Defensible Spaces should be created in open plan developments where buildings are immediately available to public areas, footpaths, and roads. Ideally, no part of a commercial building should border these areas, and defensible spaces should be created to prevent vehicle borne attacks to penetrate walls, doors or windows or prevent high sided vehicles parking close enough to a building to allow climbing to upper floor windows or roofs. These can be introduced using high kerbs, low level walls and soft and hard landscaping solutions.
Anti-Ram Bollards	Anti-ram bollards certified to PAS68 and installed to PAS69 standards or IWA14 should be installed to protect vulnerable areas e.g. main entrance doors, roller shutters, pedestrian walkways etc.
Parking Facilities	Parking facilities (Including those for HGVs) should be designed to the National Safer Parking 'Park Mark' specifications. The specific security measures and standards recommended within this Scheme can help to reduce crime, anti-social behaviour, and the fear of crime, to ensure the safety of people and vehicles. Further information about the Scheme, security measures, standards and security rated products can be found at www.parkmark.co.uk .
Two-Wheeled Motor Vehicle Parking	Two-wheeled motor vehicle external parking should be located close to and in view of main buildings and be provided with secure anchor points certified to a minimum of Sold Secure Silver Standard. Further details can be found at www.soldsecure.com .
Bicycle Storage	Bicycle storage should be certified to LPS 1175: issue 8 SR 1/2 or Sold Secure SS314 Bronze standard. Such a structure should facilitate the locking of both wheels and the crossbar and be located close to supervised areas of the building. It should be roofed and with walls open to surveillance using materials such as welded mesh grilles or polycarbonate glazing. When in use, the structure should be well lit after dark using vandal resistant light fittings such as compact fluorescent. Further information about secure cycle parking can be found at www.bikeoff.org/design_resource .
Landscaping	Landscaping and planting on the site should not impede opportunities for natural surveillance, and care should be taken to avoid the creation of potential hiding places. Plant growth above 1m and tree overhangs below 2m should be absent to provide a window of surveillance, this does not preclude the use of hedging plants and feature shrubs and trees, providing surveillance opportunity is maintained. Plant growth in car park areas should be below 500mm to deter against vehicle interference, and the planting of new trees should be considered in tandem with the installation and the operational requirement of any specified CCTV system. Likewise, new trees should not reduce directed light from lamps or provide climbing aids over boundaries or onto buildings. Species selection of trees and shrubs should take account of their future maintenance, with a maintenance plan implemented from the outset.
External Lighting Scheme	External lighting schemes should be sufficient to cater for lawful activities after dark and comply with BS 5489-1:2020. The lighting scheme should support both formal and informal surveillance by evenly distributing light i.e. not create dark shadows, provide good colour rendition, and not cause glare or light pollution. Each unit façade that contains a door or window should be illuminated using dedicated vandal resistant LED light fittings.
Waste / Recycling Areas	External waste and recycling bins should incorporate lockable lids and be secured in place to prevent them being stolen, especially those with wheels that can be used to transport stolen goods and act as informal climbing aids. Waste bin storage areas should be well lit, and any boundary treatments should allow natural surveillance into the area, to reduce the risk of them being targeted for burglary, damage, or nuisance. These

	areas should be covered by the CCTV system. In addition, to remove the risk of arson the waste bins should be stored away from flammable materials and the building.
Climbing Aids	External downpipes can be used as informal climbing aids to access low roofs and upper floor windows and should be contained within a wall cavity to reduce this risk. If this is not possible, they should be either square or rectangular in section, flush fitted against the wall or housed within secure 2.4m high anti-climb metal shrouding. Bends in pipes and horizontal runs should be minimized as they can also create climbing platforms. Accessible pipework should be of a fire-resistant material. In addition, careful consideration should be given to the location of waste and salt bins, handrails, low walls, or other external furniture, which may facilitate easy access to upper floors and roofs.
Walls and Roofs	Commercial and Industrial units in areas where activity at night and over the weekends is reduced, can become prone to criminal attack such as burglary and criminal damage etc through the walls and roofs. Therefore, the walls and roofs should be designed to withstand such attacks and materials resistant to manual attack or damage should be used to ensure the initial provision of security. However, where lightweight construction is being considered, for example the use of insulated sheet cladding, a reinforced lining such as welded steel mesh can enhance the security of the building fabric and should be considered to mitigate the risk to crime.
Intruder Alarm System	Early detection and warning of unauthorised entry into buildings is imperative i.e. before the building envelope is breached. All commercial buildings should have a bespoke wireless or hardwired and monitored Intruder Alarm system installed to EN50131 (Grade 1-4) and comply with the National Police Chiefs Council Policy 'Guidelines on Police Requirements and Response to Security Systems'. The alarm installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB), as both organisations promote high standards of service within the security community. A risk assessment should identify whether the design of the alarm system incorporates a combination of internal passive infrared detectors, magnetic door and window contacts, break glass acoustic or vibration detectors, wall or ceiling sensor cable and personal attack facilities.
Roller Shutters	Roller Shutters should be fitted to external doors and windows (including service/loading areas) and should be tested and certified to LPS 1175: Issue 7/8 security standards and linked to the intruder alarm system. Roller Shutters assist in frustrating and preventing easy access to premises by offenders and should be fully secured when the business is not in use. Commercial premises in Merseyside are at an increased risk of being targeted for burglary and damage offences where roller shutters are not fitted.
Windows	Ground floor and other easily accessible windows including vulnerable sky lights should meet the requirements of LPS 1175 Issue 7/8, PAS 24:2022 (or equivalent/higher security standard), incorporate laminated glazing certified to BS EN 356 2000 rating P1A, and be fitted with 'restrictors' to prevent 'sneak-in' type offences.
Doors	As a minimum, all external door sets and those high-risk internal doors e.g. storerooms housing valuable items, CCTV equipment or cash etc. should be certified to LPS 1175 issue 8, SR2: PAS 24:2022; STS 201 or STS 202: Issue 3, BR2 or other equivalent/higher security standard. Glazing must include one pane of laminated glass that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A.
Emergency Exits	Emergency exit doors and stairwells can be vulnerable to intruder attack, anti-social behaviour, and criminal damage. Emergency door exit release devices, such as door panic latches and 'pad-bars' on doors that provide an important aid to egress in the event of an emergency have proven to be abused, rendering some buildings insecure for long periods of time. Therefore, these door sets should be free from external hardware, kept clear at all times and be illuminated to promote natural surveillance. Stairwells should ideally be restricted in accordance with local fire authority advice, well lit and covered by CCTV to maximise surveillance opportunities.
Video Surveillance / CCTV	To complement target hardening products and other security systems, commercial developments should include more formal surveillance, such as a monitored and recorded HD digital 1080p Video Surveillance System (as a minimum standard) installed to BS EN 62676 series guidance. CCTV cameras must be capable of capturing clear facial and full body images and must cover buildings, door sets, loading and storage areas, car parking areas, and vehicles entering or leaving the site or building. Any captured images must be clearly marked with the time, date, and camera location to aid detection should an offence occur. Digital Video

	Recorders should be of a high quality to ensure clear images are captured, easily retrieved, and reviewed. Cameras must not be located where they can be easily disabled or tampered with e.g. by cutting wires, attacking camera lenses etc. If they can, they must be housed within vandal resistant housing (which should not negatively affect the images) to reduce their risk to damage. In addition, cameras could include 'tamper detection' capabilities and/or mounted onto dedicated 'anti-climb 'poles' to reduce this risk; however, care must be taken to ensure they do not just capture the tops of heads where mounted in high positions. A growing trend shows that offenders are stealing, damaging, or deleting recorded images from on-site CCTV recording equipment to avoid identification. Therefore, any image storage equipment should be stored within a steel lockable cabinet certified to LPS 1175 SR1 or STS 202 BR1, in a secure and alarmed room and only accessed by authorised trained staff. In addition, it is advisable to store recorded camera images on a secure Cloud server. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. Each camera must be checked on a regular basis to ensure they are always clean and in good working order. The CCTV system should be annually serviced, maintained, and reviewed, to ensure it remains 'fit for purpose'. Adequate clear signage should be erected across the site to inform users that a monitored and recorded CCTV system is in operation, to act as a deterrent and be in accordance with GDPR. The site should ideally ensure their CCTV systems have the capability to upload and share CCTV footage electronically with the police to speed up investigations and identify offenders. The NICE system allows such functionality, and the below links provide information regarding the system, its benefits and how to register cameras with Merseyside Police. Can your CCTV transfer digital evidence to police? (nbcc.police.uk) NICE Investigate - Digital Evidence Management for Businesses (nbcc.police.uk)
CCTV Display Monitors	CCTV Display Monitors should be mounted on view at main entrance points of accessible buildings so that all visitors can see themselves on screen and are aware they are being monitored by CCTV, this is an excellent deterrent to crime and helps to modify offender behaviour.
Capable Guardians	Reception or Security Staff should act as capable guardians in commercial developments and be located within security hubs and/or main entrance foyers behind a lectern or reception desk. They should be able to remotely provide access to areas of the site from this point and maintain electronic and physical visitors book records for audit trail and safety and security purposes. Capable Guardians should conduct regular site security assessments both internally and externally to identify vulnerabilities and ensure positive management and maintenance which can help to deter crime.
Internal Reception / Service Areas	Any reception / service desk areas should be of a high and wide design with restricted access to reduce instances of visitors reaching over the counter to intimidate or assault staff or steal items. Service and payment areas should be covered by CCTV and staff should have access to a personal attack facility linked to the intruder alarm. Staff should have clear views of all public areas; however, where this is not feasible, the area must also be covered by CCTV, capable of being monitored by staff and not obscured by the room layout e.g., wall partitions etc. A physical barrier operable by staff or electronic fob or card should be located within any main reception areas to channel visitors to the correct places within the site and prevent unlawful access.
Access Control	Access control arrangements should be in place on 'private' entrance doors and on internal door sets to prevent unauthorised access into parts of the building deemed as private e.g. Offices, staff rooms, etc. The associated doors must incorporate an electronic access control system, with an electronic lock release or keypad 'Digi-locks' (pin codes should be changed on a regular basis). This is crucial in areas where high value items such as CCTV recording equipment, IT/computers and cash may be stored. This reduces the risk of opportunist crimes when the building is open and slows down offender movement within areas of the buildings when closed, so the opportunity for theft is reduced.
Property Marking	Internally, high value and easily removable property, such as computer, tablets, laptops, etc. should be property marked with permanent solutions e.g., permanent marker or DNA based products such as SmartWater/SelectaDNA etc. Signage and stickers can be utilised in conjunction on marked property, walls, notice boards and windows etc to advise of DNA property marking. This helps to deter against crime by

	reducing the payoff for offenders due to the risk of apprehension increasing. An inventory and/or photographs and serial numbers of valuable property should be taken and stored in a secure place.
Key Security	To minimise the type or quantity of goods that could be stolen, keys to doors, windows and vehicles should be kept within an insurance and security rated safe/key safe e.g., LPS 1175 Issue 7/8 which has been robustly fixed to the fabric of the building, in accordance with the manufacturer's instructions, within an alarmed room or stored in a secure off-site location.
Cash	Cash should be 'banked' on a regular basis and ideally not stored overnight on-site; however, if stored on-site for short periods, it should be kept within an insurance and security rated safe attached to the fabric of the building in an alarmed room. Ideally, cash should be collected by a cash handling company or by at least two trained members of staff (vary route, times, and days), using a dedicated cash carrying bag and personal attack alarm.
Construction Site Security	The site should be secured throughout the construction phase with security measures, including a; robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates; a monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored; and a monitored and/or recorded HD digital colour CCTV system, accredited with either National Security Inspectorate (NSI) or Security Systems & Alarm Inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin. Full Construction Site Security advice can be found at; https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

The above security comments and recommendations are made in order to **keep people safe and feeling safe and to prevent crime and disorder in accordance with-**

- Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area, (c) reoffending in its area, and (d) serious violence in its area.

Crime Prevention advice is given without the intention of creating a contract. Neither the Home Office nor the Police Service accepts legal responsibility for the advice given. Fire Safety advice, Occupiers Liability Act, Health & Safety Regulations and Safe Working Practices always take precedence over any Crime Prevention issue.

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: Stephen Williams
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your Ref: 24/00353/FUL Our Ref: 00462321/1243119/SW/LM Date: 3rd December 2024

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 24/00353/FUL
PROPOSAL: ERECTION OF PARK HOUSE PROPOSED RECEPTION GOLF SHOP
AND GOLF BUGGY STORAGE AREA AND EXTENSION TO EXISTING COACH
HOUSE (PART RETROSPECTIVE)
ADDRESS: Bowring Park Golf Club Roby Road Roby

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 Fighting

- 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 Provision

- Water supplies for firefighting purposes 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.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for firefighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

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

Stephen Williams
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.

Planning Ref: 24/00353/FUL

Location: ERECTION OF PARK HOUSE, PROPOSED RECEPTION, GOLF SHOP AND GOLF BUGGY STORAGE AREA AND EXTENSION TO EXISTING COACH HOUSE (PART RETROSPECTIVE). / Bowring Park Golf Club Roby Road Roby Knowsley L36 4HD

Please find below relevant information for the applicant.

United Utilities has no further comment on this application.

United Utilities' Property, Assets and Infrastructure

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development.

We recommend the applicant visits our website for further information on how to investigate the existence of water and wastewater pipelines and what to do next if a pipeline crosses or is close to their red line boundary: [Working near our pipes - United Utilities](#)

United Utilities will not allow building over or in close proximity to a water main.

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities.

Any construction activities in the vicinity of United Utilities' pipelines, including pipelines that may be outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines' which can also be found on our website: [standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf \(unitedutilities.com\)](#)

The level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

DRAINAGE

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments

can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

CONTACT DETAILS FOR ANY QUERIES WHICH MAY RESULT FROM THIS EMAIL:

For applicants / developers:

Drainage / wastewater infrastructure: SewerAdoptions@uuplc.co.uk

Water supply / water infrastructure: DeveloperServicesWater@uuplc.co.uk

Local planning authorities / Planning Officers: Planning.Liaison@uuplc.co.uk

To enable us to answer enquiries as quickly as possible, we request enquiries are not sent to multiple mailboxes – this will delay our response.

The information contained in this e-mail is intended only for the individual to whom it is addressed. It may contain legally privileged or confidential information or otherwise be exempt from disclosure. If you have received this Message in error or there are any problems, please notify the sender immediately and delete the message from your computer. You must not use, disclose, copy or alter this message for any unauthorised purpose. Neither United Utilities Group PLC nor any of its subsidiaries will be liable for any direct, special, indirect or consequential damages as a result of any virus being passed on, or arising from the alteration of the contents of this message by a third party.

United Utilities Group PLC, Haweswater House, Lingley Mere
Business Park, Lingley Green Avenue, Great Sankey,
Warrington, WA5 3LP
Registered in England and Wales. Registered No 6559020

www.unitedutilities.com

www.unitedutilities.com/subsidiaries