



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00317/FUL

Name and address of applicant

Mr Dale Kenningham
Wayside
Pex Hill
Cronton
Widnes
Knowsley
WA8 5QN

Name and address of agent

James Reid Partnership
The Willows
Bury Road
Rawtenstall
Lancs
BB4 6JS

Date of Receipt: 19 May 2025

Date Valid: 23 June 2025

Address/Location Of Development:

**Wayside
Pex Hill
Cronton
Knowsley
WA8 5QN**

Description of Development:

**DEMOLITION OF GRADE 2 LISTED BUILDING AND ERECTION OF 1NO. TWO
STOREY DWELLING**

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

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

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

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

Reason: For the avoidance of doubt.

3. The demolition of the listed building shall not take place until the Local Planning Authority has approved in writing:

(i) a certified copy of the executed redevelopment contract for the complete redevelopment of the site. The contract must include the scope of works, programme, and obligations necessary to secure the comprehensive redevelopment of the site and the Principal Contractor must be identified. Contracts limited solely to enabling works, site clearance, or investigations shall not satisfy this condition; and

(ii) evidence that funding required to deliver the redevelopment is in place, such as a lender's confirmation, funding agreement, or equivalent legally binding financial guarantee.

Following demolition the approved redevelopment shall be commenced within 6 months of the date of demolition, or as otherwise agreed by virtue of the timescale being within the contract of the carrying out of redevelopment works required to be submitted and agreed in writing pursuant to this condition, and thereafter such redevelopment works carried out only in accordance with planning permission 25/00317/FUL.

Reason: To ensure that demolition of the listed building structure is only undertaken where the approved redevelopment of the site is secured and implemented, in the interests of safeguarding the historic environment and visual amenity of the area in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

4. Prior to the commencement of any demolition, dismantling, or other works that would affect the fabric of the listed building structure, a programme of building recording must be carried out by a suitably qualified heritage specialist in accordance with a Written Scheme of Investigation (WSI) previously submitted to and agreed in writing by the Local Planning Authority.

The WSI must include:

- The level of recording to be undertaken (usually Historic England Level 1-4).
- Methodology for survey, photography and written description.
- Timetable for the recording work.
- Details of archive deposition in an appropriate local Historic Environment Record.

No demolition or other works to the listed building structure shall take place until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been met. A copy of the completed building structure record shall be submitted to the Local Planning Authority to be approved in writing and a copy deposited in the local Historic Environment Record before demolition commences.

Reason: To secure an appropriate level of historic building recording prior to the loss of any remaining significance arising from demolition in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF para. 208-210 and Saved Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. No part of the development hereby permitted, including any works of demolition, shall be commenced until a Demolition and Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Methods for dust control and suppression.
 - c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - d) Methods that can be put in place quickly, should odour control be required.
 - e) Methods for the control of pests if apparent on-site.
 - f) The areas for the storage of plant and materials.
 - g) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - h) Scheme for recycling/disposal of waste resulting from demolition and construction works
 - i) Adequate provision for addressing any abnormal wear and tear to the highway.
 - j) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).

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

Reason: In the interests of protecting the amenity of neighbouring occupiers, highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. Prior to the commencement of demolition and construction works a Construction Management Environmental Plan (CEMP), prepared by a suitably qualified competent person, should be submitted to and approved in writing by the Local Planning Authority. The CEMP should amongst other things, include details of ecological mitigation, pollution prevention and soil resource management. include the following:

Reasonable Avoidance Measures to prevent harm to wildlife in accordance with the following measures:

Amphibians

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.

Terrestrial Mammals

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

Breeding Birds

No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/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 to and agreed in writing by the Local Planning Authority prior to any works commencing.

Invasive Species

Rhododendron is present within the site boundary. This species is listed on Schedule 9 of the Wildlife and Countryside Act and national Planning Policy Guidance applies. The applicant should submit a method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plant.
- The method that will be used to prevent the plant/s spreading further, including demarcation.
- The method of control that will be used, including details of post-control monitoring.
- How the plants will be disposed of after treatment/removal.

Pollution

Standard pollution control measures to protect all retained habitats and the adjacent Local Wildlife Site.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures.

Reason: In the interests of pollution control, wildlife protection and control of invasive species and to comply with the NPPF, and Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and full specification of materials to be used externally on the dwelling 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 comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016, and the National Planning Policy Framework.

8. No development shall take place until a scheme identifying areas of parking for a minimum of three cars, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the details agreed. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

9. Prior to the commencement of development hereby permitted full details (including location, elevations and materials) of a bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin stores shall be constructed in accordance with the approved details prior to the first occupation of the building.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

10. Notwithstanding any submitted details prior to installation details of the timber gates at the vehicular access and the pedestrian access including drawings, stain details including colour and, with regards the vehicular access gates the opening mechanism, shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be installed in accordance with the agreed details.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

11. Notwithstanding any submitted details details of the boundary treatment for a minimum of 2m each side if the vehicular access shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this boundary treatment shall be visible through, such as railings, and details shall include drawings, colour and finish (e.g. powder coated, stained). The agreed boundary treatment shall be installed prior to first occupation of the building hereby permitted and shall be retained at all times thereafter.

Reason: In the interests of highway and pedestrian safety, visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

12. Prior to first use of the building hereby permitted visibility splays of 2 metres by 2 metres shall be provided at the vehicular site access. The depth shall be measured from the back of footway/verge into the site and the width measured outward from the edges of the access. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide adequate inter-visibility in the interests of highway and pedestrian safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

13. Prior to the first use of the development hereby permitted, the Electric Vehicle Charging Points shown on the approved drawings shall all have been provided; the charge points shall be:

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

and retained at all times unless otherwise agreed in writing by the Local Planning Authority.

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.

14. The applicant or their agents should secure the implementation and submission of a report on a programme of archaeological monitoring and recording (watching brief) to be undertaken during any development works including demolition/dismantling. That programme of archaeological works should be undertaken in accordance with a Project Design which has been submitted to and approved in writing by the Local Planning Authority prior to any works including demolition taking place. The Project Design must include the following five steps:

- A phased programme and methodology of site investigation and recording.
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest.
- Provision for appropriate publication and dissemination of the archaeology and history of the site.
- Provision for archive deposition of the report, finds and records of the site investigation.
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design.

Reason: To secure an appropriate level of archaeological recording prior to the erection of the building hereby permitted in accordance with NPPF para. 208 and Saved Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016.

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

Reason: In the interests of the protection and protection of human health and the pollution of the water environment and to comply with the National Planning Policy Framework (2023), Policies CS2 and CS19 of the Knowsley Local Plan Core:

16. Prior to the installation of any external lighting on the application site, a lighting scheme shall have first been submitted to and been approved by the Local Planning Authority. The details shall include, but not be limited to:

- A detailed description and precise details of the type of lighting;
- Positioning details;
- Details of proposed luminance which shall be designed to protect ecology and does not result in excessive light spill onto habitats and have regard to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

The scheme shall subsequently be implemented in accordance with the agreed details prior to the dwelling first being occupied and / or a timetable to be agreed and shall be retained as agreed thereafter.

Reason: In order to minimise the effect of lighting on protected species, in the interests of biodiversity in the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policies DQ2 and ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

17. Notwithstanding any submitted details prior to the commencement of above ground construction works a landscape scheme shall be submitted to and agreed in writing by the Local Planning Authority detailing both soft and hard landscaping.

The scheme should include a detailed regime for the establishment and ongoing and longer-term maintenance of all soft landscaping.

The landscape scheme shall include details of bat and bird boxes which shall include location and height from ground level together with specifications and drawings of the boxes.

The approved landscaping works shall be implemented and completed prior to the occupation of the house thereby permitted or the first available planting season if the dwelling is completed outside the planting season (which is October - March).

Any trees, shrubs or hedgerow planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees, shrubs or hedgerow 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, to comply with BNG and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

18. The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority and take into account the landscape scheme required pursuant to Condition 17 of this planning permission. The biodiversity gain plan must include :

- (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 and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the permitted development coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 a) - b), d) - f) or any amendments made to that Order, shall not apply:

- i. no extensions (including porches) shall be carried out to the dwelling.
- ii. no additional storeys shall be constructed.
- iii. no dormer extension shall be added to the dwelling.
- iv. no buildings, enclosures, swimming pool or other pool or container for fuel storage shall be erected within the curtilage of the dwelling.
- v. no additional hard surface shall be laid out within the curtilage of the dwelling.

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

Reason: To protect the residential and visual amenities of the area, safeguard the character of the development and the area, to protect the openness of the Green Belt and to comply with the National Planning Policy Framework (2023); Policies CS2, CS5 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy G7 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/06/2025	-	-	THE LOCATION PLAN
18/06/2025	WAY-001	-	PROPOSED FLOOR PLANS AND ELEVATIONS
18/06/2025	WAY-002	-	EXISTING FLLOR PLAN AND ELEVATIONS
18/06/2025	WAY-003	-	PROPOSED SITE PLAN
19/05/2025	9137-ADS-XX-XX-RP-S-001	-	STRUCTURAL ENGINEERS REPORT (ADS CONSULT)

19/05/2025	19-AC-3748A	-	STRUCTURAL ENGINEERS REPORT - ADDENDUM REPORT (ADS CONSULT)
19/05/2025	-	-	HERITAGE DESIGN AND ACCESS STATEMENT (SIMON HOLLIS LTD - MAY 2025)

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
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees

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

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt
ENV2 - Noise and Vibration
ENV3 - Light Pollution

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 (Lee Osborne on 0151 443 2395)

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 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 3 Based on the information available to the Council, the Council is not aware of any land contamination issues on this site. However, the responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site. The applicant/developer is requested to contact the Council's Environmental Protection Service (Tel: 0151 443 2859/4267) as soon as is practicable should contamination be encountered during the development of the site.
- 4 Upon completion of the development, the applicant shall ensure that any damage to the Public Right of Way (PRoW) as a result of the construction works will be repaired and reinstated in liaison with the Council's Public Rights of Way team.
- 5 The applicant, their advisers and contractors should be aware that if any European Protected Species are found, then as a legal requirement, work must cease and advice must be sought from an ecologist .
- 6 Merseyside Fire and Rescue Service



Executive Director - Regeneration and Economic Development

Date: 19 December 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.

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: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00317/FUL

Our ref: 00459997/1330306/DS/LM

Date: 4th July 2025

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 25/00317/FUL
PROPOSAL: DEMOLITION OF GRADE 2 LISTED BUILDING AND ERECTION OF
1NO. TWO STOREY DWELLING
ADDRESS: Wayside Pex Hill Cronton

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

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

Access for Fire 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 fire fighting', 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,

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

David Shawcroft

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.