



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Application No: 22/00466/REM

Name and address of applicant

Redrow Homes Limited
Redrow House, 14 Eaton Avenue
Matrix Office Park
Buckshaw Village
Chorley
PR7 7NA

Name and address of agent

Lichfields
Ship Canal House
98 King Street
MANCHESTER
M2 4WU

Date of Receipt: 1 August 2022

Date Valid: 3 August 2022

Address/Location Of Development

**Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And
Baileys Lane, Halewood**

Description of Development

**APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO
HYBRID PLANNING PERMISSION 19/00521/HYB FOR THE ERECTION OF 318 NO.
DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR LAYOUT,
SCALE, APPEARANCE AND LANDSCAPING.**

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

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

Reason: For the avoidance of doubt.

2. Prior to the occupation of the dwellings the recommendations as per the noise report, included with the application, by Hepworth acoustics, Report No. MEMO P22-268-M02v1 shall be fully implemented and retained in perpetuity.

Reason: To safeguard local residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

3. 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: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. Car parking provision shown within the curtilage of each dwelling shall be provided prior to first occupation of the dwelling to which it relates. The parking shall not be used for any other purpose other than the parking of vehicles.

Reason: In the interest of highway and pedestrian safety and to comply with Policies CS2, CS19, SUE2 and CS7 of the Knowsley Local plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

5. Notwithstanding the approved plans, prior to the occupation of any dwellings hereby permitted, full details of cycle parking to house plots with no garages shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any apartments hereby permitted, full details of cycle parking for the apartments shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable transport provision to encourage travel to/from the site by sustainable modes and to comply with saved policy T6 in the Knowsley Replacement Unitary Development Plan, adopted 2006.

6. All soft landscape works shall be carried out in accordance with the approved details outlined in Schedule 1 by virtue of condition 1. The works shall be carried out before any part of the development hereby approved is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. The approved landscaping shall be retained in thereafter. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of visual amenity to ensure the landscaped areas are satisfactorily maintained and to ensure the development complies with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

7. Notwithstanding the approved plans, details of the brick to be used for the boundary treatment shall be submitted to and approved in writing by the local planning authority prior to the erection of any boundary treatments. The development shall be carried out in full accordance with the agreed details and retained thereafter.

Reason: To ensure a satisfactory development.

8. Prior to the occupation of plots 408 and 409, the road and footpaths shall be constructed up to the boundary of the ownership of Redrow between plots 408 and 409 to facilitate future access to the land. Once constructed, the road and footpaths shall be retained in full thereafter.

Reason: To ensure the delivery of an allocation wide comprehensive development.

9. Notwithstanding the approved plans, a pedestrian footpath/cycleway (no more than 3 meters in width) shall be constructed up to the red line boundary with the land to the south of the north western development parcel (land opposite plots 456-457, 437-439, 344, 341-343) the details of which shall first be submitted to the Local Planning Authority to be agreed. The approved details shall be implemented in full prior to the first occupation of plots 456-457, 437-439, 344, 341-343 and retained for use thereafter.

Reason: To ensure the delivery of an allocation wide comprehensive development.

10. Prior to the first occupation of any dwelling hereby permitted, the LEAP sited on Drawing No. 4152-DSL-003 Rev B shall be provided in accordance with a timetable to be agreed. The LEAP shall be provided in accordance with the approved details and retained in full thereafter for the use of all persons.

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/08/2022	4152-LP-001	-	Location Plan
12/05/2023	4152-DSL-003	B	Detailed Site Layout 2
12/05/2023	4152-DSL-002	B	Detailed Site Layout
12/05/2023	4152-LDL-002	B	Land Disposal Layout
16/08/2023	4152-LDL-003	A	Land Disposal Layout
12/05/2023	4152-BTL-002	B	Boundary Treatment
12/05/2023	4152-BTL-003	B	Boundary Treatment
12/05/2023	20040-PH3-PL01	A	General Engineering Layout Sheet 1 of 2
12/05/2023	20040-PH3-PL02	A	General Engineering Layout Sheet 2 of 2
12/05/2023	20040-PH3-PL05	A	Proposed Extent of Adoption Plan Sheet 1
12/05/2023	20040-PH3-PL06	A	Proposed Extent of Adoption Plan Sheet 2
12/05/2023	20040-PH3-PL07	A	Proposed Drainage Strategy Plan Sheet 1
12/05/2023	20040-PH3-PL08	A	Proposed Drainage Strategy Plan Sheet 1
12/05/2023	20040-PH3-PL09		Proposed Highway Longitudinal Section Sheet 1
12/05/2023	20040-PH3-PL10		Proposed Highway Longitudinal Section Sheet 2

12/05/2023	20040-PH3-PL11	A	Adoptable Highway Construction Details Sheet 1
12/05/2023	20040-PH3-PL12	A	Adoptable Highway Construction Details Sheet 2
12/05/2023	20040-PH3-PL13	A	Adoptable Highway Construction Details Sheet 3
12/05/2023	20040-PH3-PL21	A	Swept Path Analysis Refuse Vehicle Sheet 1
12/05/2023	20040-PH3-PL22	A	Swept Path Analysis Refuse Vehicle Sheet 2
12/05/2023	20040-PH3-PL23	A	Swept Path Analysis Fire Tender Sheet 1
12/05/2023	20040-PH3-PL24	A	Swept Path Analysis Fire Tender Sheet 2
12/05/2023	4152-ML-002	B	Materials Layout
12/01/2023	4152-ML-003	A	Materials Layout
12/05/2023	4152-AFH-002	B	Affordable Homes Layout
12/01/2023	4152-AFH-003	A	Affordable Homes Layout
12/05/2023	4152-PL-001	B	Parking Layout
12/01/2023	4152-PL-002	A	Parking Layout
12/05/2023	6412.24	B	Landscape Proposal Sheet 1 of 11
12/05/2023	6412.25	B	Landscape Proposal Sheet 2 of 11
12/05/2023	6412.26	B	Landscape Proposal Sheet 3 of 11
12/05/2023	6412.27	B	Landscape Proposal Sheet 4 of 11
12/05/2023	6112.28	B	Landscape Proposal Sheet 5 of 11
12/05/2023	6412.29	B	Landscape Proposal Sheet 6 of 11
12/05/2023	6412.30	B	Landscape Proposal Sheet 7 of 11
12/05/2023	6412.31	B	Landscape Proposal Sheet 8 of 11
12/05/2023	6412.32	B	Landscape Proposal Sheet 9 of 11
12/05/2023	6412.33	B	Landscape Proposal Sheet 10 of 11
12/05/2023	6412.34	B	Landscape Proposal Sheet 11 of 11
12/05/2023	6412.	B	Landscape Proposal (South RM2) Masterplan
12/01/2023	4152-LEAP-001	A	LEAP Layout
01/08/2022			Halewood Apartments Plots 459-467 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 459-467 Sheet 2 of 5

01/08/2022			Halewood Apartments Plots 459-467 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 459-467 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 459-467 Sheet 5 of 5
01/08/2022			Halewood Apartments Plots 468-491 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 468-491 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 468-491 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 468-491 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 468-491 Sheet 5 of 5
01/08/2022			Halewood Apartments Plots 492-506 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 492-506 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 492-506 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 492-506 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 492-506 Sheet 5 of 5
01/08/2022			Halewood Apartments Plots 507-515 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 507-515 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 507-515 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 507-515 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 507-515 Sheet 5 of 5
16/08/2022	EF_BB4_M.1		Bakewell/Buxton
16/08/2022	EF_CAMB_DM.9	B	Cambridge (brick)
16/08/2022	EF_CAMB_DM.9	B	Cambridge (render)
16/08/2022	EF_CANT_DM.7	B	Canterbury (elevations)
16/08/2022	EF_CANT_DM.7	C	Canterbury (floorplans)

16/08/2022	EF_CHTR_DM.1	A	Chester (brick)
16/08/2022	EF_CHTR_DM.1	A	Chester (render)
16/08/2022	EF_HARR_DM.9		Harrogate
12/01/2023	EF_HARR_DM.9		Harrogate (Plots 206/215/344/437/456 only)
16/08/2022	EF_HENL_DM.6	A	Henley (elevations)
16/08/2022	EF_HENL_DM.6	A	Henley (floorplans
16/08/2022	EF_LETC_SM.5	B	Letchworth (elevations)
16/08/2023	EF_LETC_SM.5	C	Letchworth (floorplans)
16/08/2022	EF_MARO_DM.3		Marlow
16/08/2022	EF_OXFO_DM.5	B	Oxford (brick)
16/08/2022	EF_OXFO_DM.5	B	Oxford (render)
12/01/2023	EF_OVER_DM.1		Overton
12/01/2023	EF_WARW_DM.6	B	Warwick (corner) Heritage Collection F Series
16/08/2022	EF_WARW_DM.6	B	Warwick (brick)
16/08/2022	EF_WARW_DM.6	B	Warwick (render)
16/08/2022	EF_WINS_DM.5		Windsor (render)
16/08/2022	EF_WINS_DM.5		Windsor (brick)
16/08/2022	EF_STRA_DM.8	C	Stratford (render)
16/08/2022	EF_STRA_DM.8	C	Stratford (render)
16/08/2022	EF_SHAF_DM.8		Shaftesbury
12/05/2023	20040-PH3/PL03	A	Proposed FFLS Sheet 1 of 2
14/07/2023	20040-PH3/PL04	B	Proposed FFLS Sheet 2 of 2
12/05/2023	EBC00987-001	P3	Site Setting Out & Proposed Levels
16/08/2022	EBC00987-300	P1	General Arrangement Plan (Setting Out) For 33kV Switchroom
12/05/2023	EBC00987-302	P3	Proposed Elevations for 33kV Switchroom
12/05/2023	4152-WML-002	B	Waste Management Layout
12/01/2023	4152-WML-003	A	Waste Management Layout
12/05/2023	4152-RHP-003		Road Hierarchy Plan

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Reserved Matters has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

T5 – Location of Major Traffic Generating New Development.

T7 – New Development and Walking & Cycling Routes

T8 – Transport Assessments

T9 – Travel Plans

T10 – Access for the Less Mobile

DQ2 – Security in the Built Environment

DQ3 – Gateway Sites and Corridors

DQ4 – Trees and Development

ENV2 – Noise and Vibration

ENV 4 – Hazardous Substances

ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development

CS1 – Spatial Strategy for Knowsley

CS2 - Development Principles

CS3 – Housing, Supply, Delivery and Distribution

CS7 - Transport Networks

CS8 – Green Infrastructure

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE2 – Sustainable Urban Extensions – Development Principles

SUE2b – Sustainable Urban Extension – East of Halewood

CS15 – Delivering Affordable Homes

CS17 – Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Boroughs Historic Environment

CS21 – Green Spaces and Trees

CS22- Sustainable and Low Carbon Development

CS24 - Managing Flood Risk.

CS26 – Waste management

CS27 – Planning for and Paying for New Infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management

WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

East of Halewood SPD (2020)

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Trees and Development SPD (2016)

Developer Contributions SPD (2016)

Amended New Residential Development (2018)

Adding Social Value to Development: Employment and Skills SPD (2018)

Masterplans

East Halewood Masterplan

This informative is only intended as a summary of the reason(s) for the granting of Reserved Matters. Should you require any further details relating to the decision please contact the relevant case officer (Jo Sheridan on 0151 443 2376)

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.

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.

Informatives

1. Commuted sum will be applicable to S38/S278 highway agreements as determined by S38/S278 Engineer.
2. 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 offered for adoption (or where the Council determines that these areas are potentially adoptable), unless a Road Adoption Agreement under Section 38 of the Act has been concluded, or the street has been declared a private road. Failure to deposit or secure monies with the Local 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.

3. 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 does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under S38 and S278 of the Highways Act 1980 (for roads proposed for adoption and connection of off-site highway works onto the existing adopted highway respectively). The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees applicable for a combined S38/S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>
4. Please see letter from United Utilities dated 27th September 2022 and 11th July 2023.
5. Please see letter from Merseyside Fire and Rescue Service 23/08/2022

Executive Director - Regeneration and Economic Development

Date: 26 July 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Knowsley Council
By email

Your ref: 22/00466/REM
Our ref: DC/22/2866
Date: 27-SEP-22

Dear Planning Team

Location: Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood.

Proposal: Application For Approval Of Reserved Matters - Approval Sought For Layout, Scale, Appearance And Landscaping.

United Utilities wish to make the following comments regarding the proposal detailed above.

It should be noted that we have previously commented on the Outline Application (Planning Ref: 19/00521/HYB) to which the above application relates. Our previous response (Our Ref: DC/19/4171) is available from the Local Planning Authority.

DRAINAGE

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the surface water should drain in the most sustainable way.

Further to our review of the recent drainage documents, proposing surface water discharging into watercourse, we can confirm the proposals are acceptable in principle.

If the applicant intends to offer the site drainage forward for adoption to United Utilities, they should be aware that the proposals submitted within this application do not currently meet with our adoptions criteria.

The applicant can discuss the above with Developer Engineer, **Josephine Wong**, by email at wastewaterdeveloperservices@uuplc.co.uk.

United Utilities will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Water pipelines

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

Wastewater pipelines

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. This will only be reviewed in exceptional circumstances. *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 (see our website for further details).*

Three rising mains (public sewers operating at high pressure) cross this site and they must not be built over. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The applicant should determine the precise location, depth and condition of each pipeline as this can influence the required stand-off distance from any structure. Further advice is available from our Developer Services team. See Contacts section below.

The applicant is aware that a critical sewer crosses (over 1000mm diameter) this site and it must not be built over. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The applicant should determine the precise location, depth and condition of the pipeline as this can influence the required stand-off distance from any structure. Further advice is available from our Developer Services team. See Contacts section below.

According to our records there is an easement in the vicinity affected by the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 16/07/1971 **UU Ref: W372c** may have restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry, and to comply with the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access. The applicant is strongly advised to contact PropertyGeneralEnquiries@uuplc.co.uk to understand any obligations the easement may impose as restrictive covenants must be adhered to.

Advice relating to both water and wastewater infrastructure

It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

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. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that a diversion application is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, 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. This would include earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. This includes United Utilities' assets which may be located outside the applicant's red line boundary.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. Please see 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - **0345 072 6067**

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

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

Email:
dcconsultations@knowsley.gov.uk

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

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: planningandbuildingregulationsteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 22/00466/REM

Our ref: NG000304/930305/AH/CS

Date: 23rd August 2022

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00466/REM
PROPOSAL: APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT
TO HYBRID PLANNING PERMISSION 19/00521/HYB FOR THE ERECTION OF 318
NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR LAYOUT
SCALE APPEARANCE AND LANDSCAPING.
ADDRESS: PLOT 3 - LAND TO SOUTH OF RAILWAY LINE BOUNDED BY LOWER
ROAD FINCH LANE AND BAILEYS LANE HALEWOOD

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 Approved Document B5 of the Building Regulations.
- * 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.

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.

- * The premises should comply with Section 55 of the County of Merseyside Act 1980

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

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

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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.