



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/02008/FUL

Name and address of applicant

HD001KIR Ltd
68 Gloucester Street
London
SW1V 4EF

Name and address of agent

Axis
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Date of Receipt: 25 July 2023

Date Valid: 27 July 2023

Address/Location Of Development:

Land At Coopers Lane
Knowsley Industrial Park
Kirkby
Knowsley
L33 7TT

Description of Development:

**PROPOSED DEVELOPMENT OF A BATTERY STORAGE FACILITY AND
ASSOCIATED INFRASTRUCTURE**

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. Notwithstanding the submitted drainage assessment, the development hereby permitted shall not be commenced until such time as a scheme to dispose of surface

water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. Notwithstanding the Fire Statement document reference B2468900_JAC_FIRE_01_FIRE_STATEMENT, no development shall take place until a Fire Prevention Plan has been submitted to, and approved in writing by the local planning authority. The Fire Prevention Plan must consider the design and permitting requirements for the management of used firewater / fire suppression foams and chemicals, to avoid release of pollutants to the environment.

Prior to completion of the proposed development, the Fire Prevention Plan shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To protect Controlled Waters (Groundwater) in the event of a battery fire.

5. Prior to first use of the development hereby approved a scheme for the provision of 10no. bird boxes and 6no. bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the boxes, where they would be sited and at what height they would be located. The boxes shall be implemented prior to first use and retained at all times that the development is in use.

Reason: In the interests of biodiversity and mitigation and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

6. Fixed plant and machinery associated with the development shall be designed to have a rating level that is at least 5dB(A) below the LA90 background noise level, during the relevant time period, as measured and assessed in accordance with BS4142: 2014.

Reason: To ensure that the occupiers of neighbouring properties do not suffer noise nuisance in the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006

7. Prior to commencement of development a Construction Environment Management Plan, including Pollution Risk Assessment and Method Statements, 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. Details of proposed temporary highway modifications to facilitate access into the site by construction vehicles, including adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
- h. 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.
- i. Protection of Surface and groundwater resources.
- j. Best Practice on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction; and
- k. A scheme for recycling/disposing of waste resulting from demolition and construction works.

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 prevent pollution of groundwater and ensure there is no contamination to public water supply during construction. To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Polic ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. Prior to commencement of development (including demolition, site clearance and any earth works), details of the means of ensuring the water main infrastructure within the site boundary is protected from damage shall be submitted to and approved by the Local Planning Authority in writing.

In the event that a diversion/diversions of the infrastructure or a build over agreement is required, the developer shall submit evidence to the Local Planning Authority that a diversion or build over has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to commencement of development, or in the event of a build over, that agreement has been reached with the relevant statutory undertaker prior to commencement of development.

Reason: In the interest of public health and to ensure protection of the public water supply.

9. 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 without the prior written permission of the Local Planning Authority.

Reason: In the interests of residential amenities of neighbouring properties and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

10. The development hereby permitted is granted for a temporary period of 40 years from the first export of electricity from the site. The development shall cease on or before expiry of this period and the site shall be decommissioned and restored in accordance with a previously submitted and approved scheme of decommissioning work (a Decommissioning Scheme) which shall include the details set out in condition 11. Written confirmation of date of first electricity export to the National Grid shall be provided to the Local Planning Authority within one month of the date of this taking place.

Reason: The development is granted for temporary period and to ensure appropriate decommissioning of the site at the end of the operation of the facility, in the interests of visual amenity and landscape character of the area and to enable the Local Planning Authority to re-assess the proposal on the expiry of the permission.

11. In the event that the site is no longer required for the purposes of electricity storage or ceases to operate for a continuous period of 12 months prior to the expiring of the 40 year period, a Decommissioning Scheme shall be submitted to and approved in writing by the Local Planning Authority no later than 6 months from the end of the 12 month cessation period. The Decommissioning Scheme shall include the following:

- The removal of the battery storage, ancillary equipment and structures;
- Works for the restoration of the site (including retention of landscape and ecological features);
- A traffic management plan
- Decommissioning management plan including a programme of implementation; and
- An environmental and ecological management plan to incorporate measures for protecting habitat and wildlife during decommissioning works. The decommissioning works shall be implemented in accordance with the approved scheme.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework

12. Notwithstanding the lighting details provided, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The lighting shall be installed and used in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016

13. Development shall not commence until a Battery Safety Management Plan (BSMP) has been submitted to and approved in writing by the Local Planning Authority. The BSMP shall incorporate best practice guidance as set out in the National Fire Chiefs Council 'Grid Scale Battery Energy Storage System planning - Guidance for FRS or its successor and demonstrate how the operator has consulted with the Fire and Rescue Service in prescribing and implementing the measures set out in the BSMP, which shall facilitate safety during the construction, operation and decommissioning of the battery storage facility, including the transport of new, used and replacement battery cells both to and from the development hereby permitted.

The BSMP shall be implemented as approved. Thereafter, an updated BSMP, incorporating best practice guidance, policy and/or regulation at that time, shall be submitted to the Local Planning Authority for written approval every five years throughout the lifetime of the development. The most up to date approved BSMP shall be fully implemented at all times.

Reason: In the interest of public safety in accordance with National Planning Policy Framework (2023).

14. 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,

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.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development in accordance with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

15. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type and colour of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/08/2023	2569-02-007	REV A	PROPOSED PLANS AND ELEVATIONS - SWITCH GEAR CONTAINER
08/08/2023	2569-02-008	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS - CONTROL ROOM
08/08/2023	2569-02-009	REV B	PROPOSED FENCING AND SECURING
08/08/2023	LIGHTING SEC	-	LIGHTING SPECIFICATION
25/07/2023	2569-02-005	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS - BATTERY STORAGE CONTAINERS
25/07/2023	2569-02-006	REV A	PROPOSED ELEVATIONS - INVERTER TRANSFORMER STATIONS
21/11/2023	2569-02-003	REV F	PROPOSED GENERAL ARRANGEMENT PLAN
08/02/2024	PRO-983-KIBY-XXXX	-	PROPOSED FIREWALL
10/11/2023	2569-02-012	-	PROPOSED SITE ACCESS ARRANGEMENT
25/07/2023	ARBTECH AIA 01	REV D	ARBORICULTURAL IMPACT ASSESSMENT
21/11/2023	B2468900	-	FIRE STATEMENT
10/11/2023	AXISI-043-003339	-	ECOLOGICAL ASSESSMENT REPORT
25/07/2023	ARBTECH TPP	-	TREE PROTECTION PLAN

	01		
25/07/2023	--	-	PLANNING STATEMENT - APPENDIX FII - ARB METHOD STATEMENT
01/08/2023	--	-	UPDATED NOISE IMPACT ASSESSMENT
12/12/2023	2569-02-002	REV B	STATUTORY PLAN
19/02/2024	KRS.0653.006.R. 0.01.B	-	DRAINAGE ASSESMENT

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:-

SD1 – Sustainable Development
CS2 - Development Principles
CS7 – Transport Networks
CS8 – Green Infrastructure
CS19 – Design Quality and Accessibility in New Development
SUE1 – Sustainable Urban Extensions and Safeguarded Land
SUE2 – Sustainable Urban Extensions – Development Principles
CS22 – Sustainable and Low Carbon Development
CS23 – Renewable and Low Carbon Infrastructure
EC2 – Sites Allocated for Employment Development
ENV2 – Noise and Vibration

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 (John Fleming on 0151 443 2216)

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.

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments.

1. Based on the information available to this division 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. This permission does not entitle the developer to obstruct or carry out works within the Adopted Highway or across a Public Right of Way whatsoever. Any proposed temporary closure or works affecting either will require consent which must be obtained from the Streetworks team. Please email NRSA.TeamDRES@knowsley.gov.uk for further information.
3. Appendix A - Grid Scale Battery Energy Storage System planning and design considerations as given in The National Fire Chiefs Council (NFCC) guidance - Grid Scale Battery Energy Storage System planning (Version 1.0 November 2022), published 21/04/23 - <https://nfcc.org.uk/wp-content/uploads/2023/10/Grid-Scale-Battery-Energy-Storage-System-planning-Guidance-for-FRS.pdf> Please note: This guidance relates specifically to grid scale (typically 1 MW or larger) BESS in open air environments, using lithium-ion batteries. System design, construction, testing and decommissioning: Information is required as early as possible from the applicant / developer / designer / manufacturer etc., to allow an initial appraisal of the BESS to be made. This information should be provided to the Fire & Rescue Service (via the Local Authority Planners in the first instance), with appropriate evidence provided to support any claims made on performance, and with appropriate standards cited for installation. Access: Site access Suitable facilities for safely accessing and egressing the site should be provided. Designs should be developed in close liaison with the local FRS as specific requirements may apply due to variations in vehicles and equipment. This should include:
 - o At least 2 separate access points to the site to account for opposite wind conditions/direction.
 - o Roads/hard standing capable of accommodating fire service vehicles in all weather conditions. As such there should be no extremes of grade.
 - o A perimeter road or roads with passing places suitable for fire service vehicles.
 - o Road networks on sites must enable unobstructed access to all areas of the facility.
 - o Turning circles, passing places etc. size to be advised by FRS depending on fleet.
 For information - current MFRS fire appliance maximum dimensions: Pump appliance maximums: Width: 2.54 m (mirrors closed) / Width: 3.2 m (mirrors open) / Height: 3.25 m / Length: 9.41 m Weight: 17 tonnes High reach appliance maximums: Width: 2.6 m (mirrors closed) / Width: 6.2 m (extended) / Height: 3.6 m / Length: 10.4 m Weight: 26 tonnes Access between BESS units and unit spacing In the event of a fire involving a BESS unit, one of the primary tactics employed will be to prevent further

unit to unit fire spread. Suitable access for firefighters to operate unimpeded between units will therefore be required. This should allow for the laying and movement of hose lines and, as such, access should be free of restrictions and obstacles. The presence of High Voltage DC Electrical Systems is a risk, and their location should be identified. Exclusion zones should be identified. A standard minimum spacing between units of 6 metres is suggested unless suitable design features can be introduced to reduce that spacing. If reducing distances a clear, evidence based, case for the reduction should be shown. Any reduction in this separation distance should be design based by a competent fire engineer. There should be consideration for the fire separation internally and the total realistic load of fire. Proposed distances should be based on radiant heat flux (output) as an ignition source. The NFCC does not support the stacking of containers/units on top of one another on the basis of the level of risk in relation to fire loading, potential fire spread, and restrictions on access. Distance from BESS units to occupied buildings & site boundaries Individual site designs will mean that distances between BESS units and occupied buildings/site boundaries will vary. Proposed distances should take into account risk and mitigation factors. However, an initial minimum distance of 25 metres is proposed prior to any mitigation such as blast walls. Reduction of distances may be possible in areas of lower risk (e.g. rural settings). Where possible buildings should be located upwind. Site Conditions Sites should be maintained in order that, in the event of fire, the risk of propagation between units is reduced. This will include ensuring that combustibles are not stored adjacent to units and access is clear and maintained. Areas within 10 metres of BESS units should be cleared of combustible vegetation and any other vegetation on site should be kept in a condition such that they do not increase the risk of fire on site. Areas with wildfire risk or vegetation that would result in significant size fires should be factored into this assessment and additional cleared distances maintained as required.

Water Supplies: Water supplies will depend on the size of the installation. In the majority of cases, initial firefighting intervention will focus on defensive firefighting measures to prevent fire spread to adjacent containers. As a result, proposals for water supplies on site should be developed following liaison with the local fire and rescue service taking into account the likely flow rates required to achieve tactical priorities. This should also take account of the ability of/anticipated time for the fire and rescue service to bring larger volumes of water to site (for example through the provision of High-Volume Pumps). IP ratings of units should be known so that risks associated with boundary cooling can be understood. As a minimum, it is recommended that hydrant supplies for boundary cooling purposes should be located close to BESS containers (but considering safe access in the event of a fire) and should be capable of delivering no less than 1,900 litres per minute for at least 2 hours. Fire and rescue services may wish to increase this requirement dependant on location and their ability to bring supplementary supplies to site in a timely fashion. Water supply for any automatic suppression system will be covered by the relevant standard/design depending on which system chosen as appropriate for the risk. For manual water, amounts should come from performance-based requirement rather than a reference to a code, unless it can be proven that the code specifically covers BESS. Regarding water storage tanks, volumes will again need to be informed on a performance-based need. Isolation points should be identified. Any static water storage tanks designed to be used for firefighting must be located at least 10 metres away from any BESS container/cabinet. They must be clearly marked with appropriate signage. They must be easily accessible to FRS vehicles and their siting should be considered as part of a risk assessed approach that considers potential fire development/impacts. Outlets and connections should be agreed with the local FRS. Any outlets and hard suction points should be protected from mechanical damage (e.g. through use of bollards). Consideration should be given, within the site design, to the management of water run-off (e.g. drainage systems, interceptors, bunded lagoons etc).

Signage: Signage should be installed in a suitable and visible location on the outside of BESS units identifying the presence of a BESS system. Signage should also include details of:

- o Relevant hazards posed
- o The type of technology associated with the BESS
- o Any suppression system fitted
- o 24/7 Emergency Contact Information

Signs on the exterior of a building or enclosure should be sized such that at least one sign is legible at night at a distance of 30 metres or from the site boundary, whichever is closer.

10. Adherence to the Dangerous Substances (Notification and Marking of Sites) Regulations 1990 (NAMOS) should be considered where the total quantity of dangerous substances exceeded 25 tonnes.

Emergency Plans: Site operators should develop emergency plans and share these with the Fire and Rescue Service. These include:

- o A Risk Management Plan should be developed by the operator, which provides advice in relation to potential emergency response implications including:
- o The hazards and risks at and to the facility and their proposed management.
- o Any safety issues for firefighters responding to emergencies at the facility.
- o Safe access to and within the facility for

emergency vehicles and responders, including to key site infrastructure and fire protection systems.

- o The adequacy of proposed fire detection and suppression systems (eg., water supply) on site.
- o Natural and built infrastructure and on-site processes that may impact or delay effective emergency response. An Emergency Response Plan should be developed to facilitate effective and safe emergency response and should include:
 - o How the fire service will be alerted
 - o A facility description, including infrastructure details, operations, number of personnel, and operating hours.
 - o A site plan depicting key infrastructure: site access points and internal roads; firefighting facilities (water tanks, pumps, booster systems, fire hydrants, fire hose reels etc); drainage; and neighbouring properties.
 - o Details of emergency resources, including fire detection and suppression systems and equipment; gas detection; emergency eyewash and shower facilities; spill containment systems and equipment; emergency warning systems; communication systems; personal protective equipment; first aid.
 - o Up-to-date contact details for facility personnel, and any relevant off-site personnel that could provide technical support during an emergency.
 - o A list of dangerous goods stored on site.
 - o Site evacuation procedures.
 - o Emergency procedures for all credible hazards and risks, including building, infrastructure and vehicle fire, grassfire and bushfire.

Environmental impacts: Suitable environmental protection measures should be provided. This should include systems for containing and managing water runoff. System capability/capacity should be based on anticipated water application rates, including the impact of water based fixed suppression systems. Sites located in flood zones should have details of flood protection or mitigation measures.

Recovery: The operator should develop a post-incident recovery plan that addresses the potential for reignition of ESS and de-energizing the system, as well as removal and disposal of damaged equipment.

Appendix B - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B 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 firefighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more). Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed). Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows: Buildings with fire main - hydrant within 90m of dry fire main inlet; Buildings without fire main - hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix C - Guidelines on flow requirements for firefighting The following flows represent the ideal requirements on new developments and during permanent system changes. Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development. Transportation Lorry/coach parks - multi-storey car parks - service stations. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the

complex. Industry The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter - o Up to one hectare 20 litres per second. o One to two hectares 35 litres per second. o Two to three hectares 50 litres per second. o 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.

Executive Director - Regeneration and Economic Development

Date: 30 April 2024

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. 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.