



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

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

PLANNING PERMISSION

Application No: 22/00348/FUL

Name and address of applicant

Caddick Developments Ltd
C/O Agent

Name and address of agent

NJL Consulting
Origin, 6th Floor
70 Spring Gardens
Manchester
M2 2BQ

Date of Receipt: 9 June 2022

Date Valid: 7 July 2022

Address/Location of Development:

**Land Bounded by East Lancashire Road, Ormskirk Road and Knowsley Lane,
Knowsley, L34 9EY**

Description of Development:

**ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING
MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORS
TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE
PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE
INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO
PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE
INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER
PEDESTRIAN ACCESSIBILITY WORKS**

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 development hereby permitted shall be constructed entirely of materials details of which are shown on Drawing No. 19011-FRA-V1-XX-DR-A-20-0004 Rev P7 Unit 1 'Proposed GA Elevations', Drawing No. 19011-FRA-V2-XX-DR-A-20-0004 Rev P5 Unit 2 'Proposed GA Elevations' and Drawing No. 19011-FRA-V3-XX-DR-A-20-0004 Rev P5 Unit 3 'Proposed GA Elevations'

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.

4. No part of the development shall be brought into use until visibility splays of 4.5 metres by 160 metres, have been provided at the proposed (site access) junction with Ormskirk Road. 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 ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

5. Any B2 use of the building(s) hereby approved shall not be commence until the areas indicated on the submitted plans (in relation to that building) to be set aside for servicing and vehicle parking have been surfaced, drained and permanently marked out in accordance with the following specifications: Drawing No. 19011-FRA-AV-XX-DR-A-90-1001 Rev 12 'Proposed Site Plan' (with the additional flexible parking spaces within the service yard). The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation.

6. Any B8 use of the building(s) hereby approved shall not commence until the areas indicated on the submitted plans (in relation to that building) to be set aside for servicing and vehicle parking have been surfaced, drained and permanently marked out in accordance with the following specifications: Drawing No. 19011-FRA-AV-XX-DR-A-90-1001 Rev 12 'Proposed Site Plan' (without the additional flexible parking spaces within the service yard). The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation.

7. Prior to commencement of development a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:
 - a. Location and 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. 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.
- c. Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.
- d. Construction staff parking arrangements
- e. Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- f. Methods for dust control and suppression.
- g. A programme of works including phasing, if applicable.
- h. Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
- i. Vibration monitoring shall be completed once the development is in full operation, at the request of the local planning authority, should complaints be received from the nearby residents regarding vibration.
- j. 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.
- k. Details of the protection of surface and groundwater resources
- l. Best practice on the use and storage of fuels, oils, chemical, to remove the risk of causing pollution during construction;

All site works shall then be carried out in accordance with the approved Plan unless otherwise agreed in writing beforehand with the Local Planning Authority

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of the local environment and to comply with saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

- 8. Prior to first occupation of any building hereby permitted, the existing bus stop infrastructure to the eastern footway of Ormskirk Road shall be relocated in accordance with precise scheme details that have first been submitted to, and approved in writing by, the Council as Local Planning Authority.

Reason: To establish measures to encourage more sustainable non-car modes of transport and ensure that the development is sustainable.

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- 9. Within 3 months of any building being brought into use a Full Travel Plan for that building will be submitted by the occupier, to be approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:

- Involvement of employees.
- Information on existing transport policies, services and facilities, travel behaviours and attitudes.
- Access for all modes of transport.
- Targets for mode share.
- Resource allocation including Travel Plan Co-ordinator and budget.
- A parking and management strategy.

- A marketing and communications strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan, including a timetable for the implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as the building it relates to is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of each building for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policy T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

10. Prior to the first occupation of any building hereby permitted, a scheme illustrating the full detail of the electric vehicle charge points as detailed on the Proposed Site Plan 19011-FRA-AV-XX-DR-A-90-1001 P12 shall be submitted to and approved in writing by the Council as Local Planning Authority. The approved scheme shall be implemented in full and retained for use thereafter.

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.

11. Prior to the first occupation of each building hereby permitted, a scheme, detailing the specific noise mitigation measures associated with that building and service yard shall be submitted to the local planning authority for approval in writing.

The scheme shall follow the recommendations of the Apex Acoustics, Noise Impact Assessment, 7th September 2022, Revision C.

For the avoidance of doubt this scheme must include, but not necessarily be limited, to the following:

- Reversing alarm beepers will not be used during the night-time.
- The design of the acoustic barriers to control road traffic and commercial sound.
- The erection of the acoustic fences illustrated on Drawing No. 19011-FRA-AV-XX-DR-A-90-1001 Rev 12 'Proposed Site Plan'

The following noise levels shall be met after implementation of the scheme:

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

- For other operations on site the rating level of noise shall not exceed the existing background level at the positions described above. Measurement and assessment shall be made according to British Standard BS 4142:2014.

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed prior to the occupation of the building the measures relate to and the use of its associated service yard to the satisfaction of the Council as Local Planning Authority. Documentary evidence of the works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of each building. Any deviations from the recommendations in the report must be agreed in writing with the local planning authority before the changes are made.

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.

12. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health and the development shall be implemented in accordance with the agreed details.

Importation of Soil/Material

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

information. Should any material be imported, the agreed 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 safety, to prevent pollution of the local environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

13. Within six months of the commencement of development, details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation must be submitted to and approved in writing by the Council as Local Planning Authority. The approved scheme must be implemented in accordance with the timetable as submitted prior to the first occupation of any building.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

14. The mitigation measures as contained within section 7 of the Habitat Regulation Assessment Report (March 2022) shall be implemented in full and prior to the commencement of development. For the avoidance of doubt, the mitigation measures include:
 - Works likely to be of highest disturbance to wintering bird assemblages present using adjacent land are likely to be carried out and completed before the peak winter period starts. This is evidenced in a draft construction schedule;
 - The south eastern boundary of the site will partially be lined with fencing, ranging from 1.8m to 2.5m in height. This must be in place prior to commencement of works. Retained hedgerows and scrub will be enhanced with additional planting to provide more robust boundaries.
15. Prior to commencement of development, a site waste management plan or similar mechanism detailing the minimisation of waste production must be submitted to and approved in writing by the Local Planning Authority. The plan should also include and details of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal. The approved audit shall be implemented in full.

Reason: These details are required to be approved before the commencement of development to reduce and manage waste generated from the development in accordance 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.

16. The low carbon and renewable energy measures for each building including:
 - solar panels are to be incorporated into each unit, covering 10% of the usable roof space (which can be expanded by the owner/tenant of the unit)
 - air source heat pumps
 - are to be implemented as outlined within Design and Access Statement (19011_02_07_01 REV P6 01.06.22, May 2022, Fletcher Rae) and Sustainability Statement (Element Sustainability, May 2022, 2022.055) prior to the first occupation of the building they relate to.

Reason: To provide renewable energy sources and to ensure compliance with Policy CS22 of the Knowsley Local Plan Core Strategy adopted January 2016.

17. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) document to manage and mitigate the main

environmental effects during the construction phases of the proposed development must be submitted to and approved in writing by the Council as Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development and, amongst other things, should include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The CEMP must include the agreed method statements to mitigate or avoid adverse environmental impacts and provide detail of the following:

- Breeding birds- no tree or scrub removal between 1 March and 31 August inclusive, unless a survey for breeding birds has been undertaken and the results, together with a scheme of mitigation and protection measures has been submitted to and approved in writing by the Council as Local Planning Authority. Should grassland clearance, tree or hedgerow felling take place between the dates stated above, the agreed mitigation and protection measures shall be implemented in full and retained through the duration of the relevant works.
- A sensitive lighting strategy for retained habitats, avoiding unnecessary light spill during construction works;
- Reasonable Avoidance Measures for protection of hedgehog (Protected Species (NERC, 2006)); and
- Reasonable Avoidance Measures for protection of common amphibian species, including common toad (Protected Species (NERC, 2006)).
- Works likely to be of highest disturbance to wintering bird assemblages present using adjacent land are likely to be carried out and completed before the peak winter period starts. This can be evidenced in a draft construction schedule;
- Details of the temporary fencing to the south eastern boundary of the site to be submitted. The fence should be 1.8-2.5m high temporary fence and installed prior to the commencement of works.

The approved 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. The approved measures must be implemented prior to the construction of the development and retained throughout the course of the construction period.

Reason: To safeguard local wildlife and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

18. No development shall take place until a scheme of temporary measures to provide physical protection to all trees, hedges and shrubs shown to be retained on the submitted plans, has been submitted to and agreed in writing by the Council as Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of development and shall be retained for the duration of the construction phase.

The submitted details must show the provision of total exclusion zones to not less than the minimum standard contained in British Standard BS5837 (2005). The areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of the construction phase. The LPA shall be given five working days notice before the commencement of works to enable an inspection of the tree protection measures to be undertaken.

Reason: In the interests of local amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

19. Prior to the commencement of development, further details regarding the drainage design proposal shall be submitted to and approved in writing by the Council as Local Planning Authority. The following information is specifically required:
- i. Demonstrate that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved. In this case that an industrial yard is proposed, water quality risk to surface water bodies and groundwater should be assessed (screening risk or detailed risk assessment) and mitigation measures to be adopted to ensure that risk to both surface water bodies, and groundwater are effectively managed (see Table 26.1 of the SUDS Manual).
 - ii. An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure. This will also inform the maintenance plan with regards to corrective actions needed should a failure occurs.
 - iii. Plan showing overland exceedance routes in the event of a failure of the drainage system or storm event in excess of the 1 in 100 + 40% CC storm event. Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design scenario. The impact of exceedance flows from and on adjacent land should also be considered. The duration of flooding, maximum depth and the route of flood flows shall be established and managed so as to mitigate the flood impact to people and property. For the assessment of an exceedance event impact, it would be expected to consider the 1 in 200 rainfall event plus climate change.

In addition, as the discharge destination is an ordinary watercourse, an Ordinary Watercourse Consent will also be required.

The approved schemes shall also be in accordance with the Non-Statutory Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement of National standards).

Prior to the occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

20. Prior to the occupation of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Council as Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by the occupiers management company; and

- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
- c. Details for planned maintenance and a mechanism for remedial and urgent repair works
- d. Means of access for inspection and maintenance purposes

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

21. Except for site clearance and remediation no development shall commence until a scheme for the design and construction of highway improvement works, including timetable for implementation, has been submitted to and approved in writing by the Council as Local Planning Authority. For avoidance of doubt, the works shall include:
- i. Widening of the carriageway of Ormskirk Road to facilitate new deceleration lane, junction radii and footway provision to the principles of Drawing No. P20066-001L 'Proposed Access Strategy.'
 - ii. Resurfacing of footway of Ormskirk Road contiguous with the development site frontage to provide a continuous palette of material
 - iii. Replacement/upgrade of street lighting necessary as part of the detailed design.
 - iv. Drainage works necessary to facilitate the highway works.

The approved scheme shall include Road Safety Audit and subsequently be implemented prior to first occupation of the development hereby approved.

Reason: To ensure that the sufficient measures are taken such that the highway network can accommodate the development and that the traffic generated does not exacerbate unsatisfactory highway or transportation conditions.

22. The landscaping scheme shown in drawing numbers
UG45_LAN_GA_DRW_06 Rev P08
UG45_LAN_GA_DRW_07 Rev P08
UG45_LAN_GA_DRW_08 Rev P08
UG45_LAN_GA_DRW_09 Rev P08
shall be implemented in full prior to occupation of the final unit of the scheme hereby approved.

Should the development be brought forward in phases the landscaping proposals relevant to each individual unit will be agreed in writing with the Local Planning Authority.

Any planting which within a period of 5 years of implementation dies, is removed, or becomes seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the Council as Local Planning Authority gives written consent to a variation.

Should replacement planting be necessary, the Council shall be notified in writing at least 7 days prior to the planting taking place. Notification shall include details of the problem with the implemented scheme and the specification and timing of the replacement planting.

The Biodiversity Enhancement Management Plan management plan states that habitats will be maintained by a management company for a minimum period of 30 years, with full condition assessments each five years to inform ongoing maintenance.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

23. No development shall commence (including any earthworks) until details of the means of ensuring the water main that is laid within the site boundary are protected from damage as a result of the development have been submitted to and approved in writing by the Council as Local Planning Authority. The details shall include a survey of the exact location of the water main and outline potential impacts on the water main from construction activities and the impacts post completion of the development and identify mitigation measures to protect and prevent any damage to the water mains both during construction and post completion of the development. Any mitigation measures shall be implemented in full accordance with the approved details.

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

24. The proposed lighting scheme for the completed development will be brought forward in accordance with the following:

- External Lighting Strategy for Planning, Crookes Walker Consulting, Ref 2553-R001, Date:01.04.22
- External Lighting Strategy Plan, Crookes Walker Consulting, Ref 2553-EX-6301

Should the development be brought forward in phases, a lighting strategy for that particular phase will be submitted to approved in writing by the Council Local Planning Authority and the approved scheme shall be implemented prior to the occupation of that phase of development.

Reason: To protect residential amenity and to comply with Policy H5 of the of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09.06.2022	410.0542.00007	1.0	AIR QUALITY ASSESSMENT
23.11.2022	UG45-BS5837	Rev 03	ARBORICULTURAL IMPACT ASSESSMENT (NOVEMBER 2022)
09.06.2022	UG45-BSR	Rev 03	BAT ACTIVITY SURVEY REPORT (MAY 2022)
23.11.2022	UG45-BEMP	Rev 04	BIODIVERSITY ENHANCEMENT AND MANAGEMENT PLAN (SEPTEMBER 2022)
23.11.2022	UG45-BNG	Rev 08	BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

09.06.2022	UG45-BBSR	Rev 02	BREEDING BIRD SURVEY REPORT (MAY 2022)
09.06.2022	MB/1853		DAYLIGHT AND SUNLIGHT ASSESSMENT
09.06.2022	2553-R001	Rev P1	EXTERNAL LIGHTING PLANNING STATEMENT
09.06.2022	2553-EX-6301	Rev P2	EXTERNAL LIGHTING STRATEGY
09.09.2022	UG45-HRA	Rev P2	HABITAT REGULATIONS ASSESSMENT REPORT (SEPTEMBER 2022)
09.06.2022	UG45-LVA	Rev P03	LANDSCAPE AND VISUAL APPRAISAL (MAY 2022)
09.06.2022	UG45_45_LAN_ LSN_DRW_10	Rev P01	LANDSCAPE SUPPORTING NOTES
15.09.2022	8199.1	Rev C	NOISE IMPACT ASSESSMENT (SEPTEMBER 2022)
13.10.2022	----	----	PLANTING STRATEGY AND VISUAL IMPACT – ADDITIONAL INFORMATION
09.06.2022	UG45-PEA	Rev 02	PRELIMINARY ECOLOGICAL APPRAISAL (MAY 2022)
09.06.2022	2022.055	Version 1.0	SUSTAINABILITY STATEMENT (MAY 2022)
22.06.2022	19.00-FRA-AV- XX-DR-A-90- 0002	Rev P3	TOPOGRAPHICAL SURVEY
09.06.2022	19011-FRA-AV- XX-DR-A-90- 0001	Rev P4	SITE LOCATION PLAN
22.06.2022	19011-FRA-AV- XX-DR-A-90- 1001	Rev P12	PROPOSED SITE PLAN
23.11.2022	UG45_LAN_SL_ DRW_06	REV P08	SOFT LANDSCAPE PLAN SHEET 1/4
23.11.2022	UG45_LAN_SL_ DWG_07	REV P08	SOFT LANDSCAPE PLAN SHEET 2/4
23.11.2022	UG45_LAN_SL_ DRW_08	REV P08	SOFT LANDSCAPE PLAN SHEET 3/4

23.11.2022	UG_45_LAN_SL _DRW_09	REV P08	SOFT LANDSCAPE PLAN SHEET 4/4
23.11.2022	UG_45_LAN_GA _DRW_01	REV P09	GENERAL ARRANGEMENT PLAN
07.09.2023	19011-FRA-AV- XX-DR-A-90- 1002	Rev P5	CONSTRAINTS PLAN
31.08.2022	P20066-001I		PROPOSED ACCESS STRATEGY
31.08.2022	P20066-002B		SWEPT PATH ANALYSIS – SITE ACCESS
31.08.2022	P20066-003B		SWEPT PATH ANALYSIS – INTERNAL LAYOUT
31.08.2022	P20066-004		SWEPT PATH ANALYSIS – BUILDING 2
01.09.2022	P20066-005A		SWEPT PATH ANALYSIS – BUILDING 3
22.06.2022	19011-FRA-AV- XX-XX-DR-A-20- 1008	REV P2	TYPICAL EXTERNAL FENCING
20.06.2022	UG_45_LAN_HL _DRW_02	REV P05	HARD LANDSCAPE PLAN SHEET 1/4
20.06.2022	UG_45_LAN_HL _DRW_03	REV P05	HARD LANDSCAPE PLAN SHEET 2/4
20.06.2022	UG_45_LAN_HL _DRW_04	REV P05	HARD LANDSCAPE PLAN SHEET 3/4
20.06.2022	UG_45_LAN_HL _DRW_05	REV P05	HARD LANDSCAPE PLAN SHEET 44
09.06.2022	19011-FRA-V1- XX-DR-A-20- 0004	REV P7	UNIT 1 PROPOSED GA ELEVATIONS
09.06.2022	19011-FRA-V1- ZZ-DR-A-20- 0002	REV P3	UNIT 1 PROPOSED OFFICE GA PLANS
09.06.2022	19011-FRA-V1- 00-DR-A-20-0001	REV P3	UNIT 1 PROPOSED GROUND FLOOR GA PLAN
09.06.2022	19011-FRA-V2- XX-DR-A-20- 0004	REV P5	UNIT 2 PROPOSED GA ELEVATIONS

09.06.2022	19011-FRA-V2-ZZ-DR-A-0002	REV P3	UNIT 2 PROPOSED OFFICE GA PLANS
09.06.2022	19011-FRA-V2-00-DR-A-0001	REV P3	UNIT 2 PROPOSED GROUND FLOOR GA PLAN
09.06.2022	19011-FRA-V2-R1-DR-A-20-0003	REV P2	UNIT 2 PROPOSED ROOF PLAN
09.06.2022	19011-FRA-V3-XX-DR-A-20-0004	REV P5	UNIT 3 PROPOSED GA ELEVATIONS
09.06.2022	19011-FRA-V3-ZZ-DR-A-0002	REV P3	UNIT 3 PROPOSED OFFICE GA PLANS
09.06.2022	19011-FRA-V3-00-DR-A-20-0001	REV P3	UNIT 3 PROPOSED GROUND FLOOR GA PLAN
09.06.2022	19011-FRA-V3-R1-DR-A-20-0003	REV P2	UNIT 3 PROPOSED ROOF PLAN
09.06.2022	09011-FRA-AV-XX-DR-A-20-1009	REV P1	PROPOSED CONDENSER COMPOUND
09.06.2022	19011-FRA-AV-XX-DR-A-90-1005	REV P2	PROPOSED CYCLE SHELTERS DETAILS
09.06.2022	5570-JPG-SW-XX-DR-C-1301 S2	REV P04	PROPOSED EARTHWORKS – CUT AND FILL ANALYSIS
09.06.2022	5570-JPG-SW-XX-DR-C-1300 S2	REV P03	PROPOSED FINISHED FLOOR LEVELS
09.06.2022	19011-FRA-AV-XX-DR-A-90-1003	REV P6	PROPOSED SITE SECTIONS SHEET 1
09.06.2022	19011-FRA-AV-XX-DR-A-90-1004	REV P4	PROPOSED SITE SECTIONS SHEET 2
09.06.2022	19011-FRA-AV-XX-DR-A-90-1007	REV P2	PROPOSED SUBSTATION ENCLOSURE
09.06.2022	19011-FRA-AV-XX-DR-A-90-1006	Rev P4	PROPOSED WASTE COMPOUND ENCLOSURE

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 Replacement Unitary Development Plan (Saved Policies, 2006)

EC2 – Site Allocated for Employment Development
T5 – Location of Major Traffic Generating New Development.
T7 – New Development and Walking & Cycling Routes
T8 – Transport Assessments
T9 – Travel Plans
DQ2 - Security in the Built Environment
DQ3 – Gateway Sites and Corridors
DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS7 - Transport Networks
CS8 – Green Infrastructure
SUE1 – Sustainable Urban Extensions and Safeguarded Land
SUE2 – Sustainable Urban Extensions – Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 – Design Quality and Accessing New 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

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Adding Social Value to Development: Employment and Skills SPD (2018)

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 (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.

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 Combined S38 and S278:
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>
- 2 Please see attached consultation response from the Environment Agency dated 22nd November 2022.
- 3 Please see attached consultation response from United Utilities dated 19th August 2022.
- 4 Please see attached letter from Merseyside Fire & Rescue Service.

Executive Director - Regeneration and Economic Development

Date: 12 May 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- 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 Metropolitan Borough Council
Development Control
PO Box 26
Huyton
Liverpool
L36 9FB

Our ref: SO/2022/122678/01-L01
Your ref: 22/00348/FUL
Date: 22 November 2022

Dear Jo Sheridan

ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE, AND WELFARE FLOORSPACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS.

LAND BOUNDED BY EAST LANCASHIRE ROAD, ORMSKIRK ROAD AND KNOWSLEY LANE, KNOWSLEY, L34 9EY.

Thank you for consulting us on the above application, on 04 November 2022.

Environment Agency Position

We have no objection in principle to the proposed development but take this opportunity to provide the following comments.

We would advise the applicant to ensure that appropriate pollution prevention measures are put in place during the construction phase to prevent silt run off to surface waters.

Environmental permit - advice to applicant

The nearby watercourse Knowsley Brook is designated as a main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal)
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- On or within 16 metres of a sea defence
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/topics/flood-risk-management/flood-risk-activities-environmental-permits) or contact our National Customer Contact Centre on 03708 506 506.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Informatives

Further to the above, please see outlined below informatives which should be used to inform and advise development going forward.

Storage of materials/chemicals/oil likely to cause pollution

Any fuel stored on the site for use by plant during construction must be adequately bunded with appropriate security measures in place.

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.

We advise that polluting materials and chemicals are stored in an area with sealed drainage.

We recommend that all pesticide sale and supply/distribution stores meet the recommendations of the Code of Practice for suppliers of pesticides to agriculture, horticulture and forestry and where appropriate membership of the BASIS government recognised inspection scheme.

Please contact our National Customer Call Centre (Tel: 03708 506 506) for further information and guidance.

Additional information and guidance is available at:

- [Oil storage regulations for businesses - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- [Yellow code.pdf \(hse.gov.uk\)](http://hse.gov.uk)
- [BASIS | Schemes \(basis-reg.co.uk\)](http://basis-reg.co.uk)

Development involving the discharge of trade effluent

Effluent discharged from any premises carrying on a trade or industry and effluent generated by a commercial enterprise where the effluent is different to that which would arise from domestic activities in a normal home is described as trade effluent.

If you are not able to discharge effluent it will be classed as waste and you must then comply with your duty of care responsibilities.

If proposing to discharge to non-mains:

If you wish to discharge effluent after appropriately treating it to groundwater or surface water please contact the Environment Agency (Tel: 03708 506 506) as a permit under the Environmental Permitting Regulations will be required.

If proposing to discharge to mains:

A trade effluent consent or a trade effluent agreement with your water and sewerage company must be obtained before you discharge trade effluent to a public foul sewer or a private sewer that connects to a public foul sewer.

Further guidance is available at: [Pollution prevention for businesses - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/pollution-prevention-for-businesses)

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Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Planning Advisor

Liz.Willow@environment-agency.gov.uk

Knowsley Council
By email

Your ref: 22/00348/FUL
Our ref: DC/22/2486
Date: 19-AUG-22

Dear Planning Team

Location: Land Bounded By East Lancashire Road, Ormskirk Road And Knowsley Lane, Knowsley, L34 9EY

Proposal: ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8) INCLUDING MEZZANINE FLOOR, ANCILLARY OFFICE AND WELFARE FLOORSPEACE TOGETHER WITH SERVICE YARD, LOADING BAYS, CAR AND CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS, DRAINAGE INFRASTRUCTURE AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN ACCESSIBILITY WORKS

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

GROUNDWATER PROTECTION ZONE

The site overlies the sandstone rock, in a Groundwater Source Protection Zone (SPZ) 2. This forms an aquifer, abstracted at depth by United Utilities for public drinking water supply at the nearby Knowsley boreholes. The applicant should follow best practise on their use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction.

On review of the submitted documents, United Utilities requests confirmation of the measures that will be taken to prevent the contamination of the abstracted aquifer, present at depth below the site, from potential hydrocarbon contamination arising from use of the site as an industrial site and car park.

There is a lack of impermeable superficial deposits on site providing protection to the underlying abstracted aquifer. The proposed development will likely result in a number of vehicle movements and increased parking on site. We request that the applicant submit proposals to mitigate and manage any resulting hydrocarbon leaks or spills into the surface water attenuation system, and prevent migration of contaminants to ground.

Should the Local Planning Authority (LPA) deem the proposal acceptable, we request the following condition be attached to the Decision Notice:

Condition - Construction Environment Management Plan (CEMP)

No development shall take place, including any works of demolition, until a Construction Environment Management Plan, including Pollution Risk Assessments and Method Statements, has been submitted to, and approved in writing by the local planning authority.

The Statement shall provide for:

- i) Protection of surface and groundwater resources;***
- ii) Best practise on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction;***
- iii) the parking of vehicles of site operatives and visitors;***
- iv) loading and unloading of plant and materials;***
- v) storage of plant and materials used in constructing the development;***
- vi) wheel washing facilities; and***
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works,***

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To prevent pollution of groundwater and ensure there is no contamination to public water supply during construction.

DRAINAGE

Following our review of the submitted drawing of Drainage Strategy, ref: 5570-JPG-SW-XX-DR-D-1401 P02, dated 24.05.22, **the plans are not acceptable to United Utilities**. This is because it does not show the outfall of the foul drainage. Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***

- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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

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.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the 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 work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. You may find the condition below a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance

plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

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

According to our records there is an easement in the vicinity the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 01/11/1971 UU Ref: w53 has restrictive covenants that must be adhered to. It is the applicant's responsibility to obtain a copy of the easement document, available from United Utilities Legal Services or Land Registry. The applicant must comply with the provisions stated within the document.

Water pipelines

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

A water main crosses the site. It must not be built over, or our access to the pipeline compromised in any way. The Water Industry Act 1991 affords United Utilities' specific rights in relation to maintenance, repair, access and protection of our water infrastructure. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines' guidance, a copy of which accompanies this letter. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period. It also includes advice regarding landscaping in the vicinity of pipelines.

Given the size and nature of the pipeline concerned, we strongly recommend that if they have not already done so, the applicant contacts our Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction. See Contacts section below.

Should the Council deem this application suitable for approval we request the following condition is included in the subsequent Decision Notice to afford appropriate protective measures for this asset:

CONDITION

No development shall commence (including any earthworks) until details of the means of ensuring the water main/s that is/are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall include a survey of the exact location of the water main/s and outline the potential impacts on the water main/s from construction activities and the impacts post completion of the development and identify mitigation measures to protect and prevent any damage to the water mains both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

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

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).

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

Standard Conditions for Works Adjacent to Pipelines

Document Ref. 90048

Issue 3.1 July 2015

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AMENDMENT SUMMARY

Amendment No. Date	Brief Description and Amending Action	Owner	Verifier
3.1 July 2015	'Easement Area' defined and legal clarifications made.	Neil Sixsmith	Jim Tresnan
3.0 March 2015	Full review and update	Neil Sixsmith	Jim Tresnan
2.0 May 2014	Full review and update. Appendix 1 incorporated to provide guidance on tree roots and planting. Improvements to document around vibration monitoring and discolouration	Peter Tucker	Nick Preston
1.2 October 2007	Alterations into Distribution Manual	Richard Duckett	
1.1 August 2007	Alteration to Guideline number 12	Paul Gough	Tony Conway
1 July 2003	First issue in standard format	Phil Hayden / Ian Skilling	Peter Womersley

HISTORY OF THE DOCUMENT

The following table details the task team involved in the full review of the Standard Conditions:

Date and Issue Number	Task Team members
3.0 March 2015	Peter Tucker – UU Engineering Nick Preston – UU Engineering Jim Tresnan – UU Engineering Neil Sixsmith – UU Water Services (Network) Owen Newton - UU Engineering Mike Taylor – UU Water Services (Network)

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1. SCOPE

This document sets out United Utilities Ltd (UU) standard conditions for work carried out over, under or adjacent to a UU Pipeline which can include multiple UU Pipelines laid adjacent to each other.

It is UU company policy not to allow any building over UU Pipelines or water mains. Any such building / structure would compromise UU's obligation to maintain a constant water supply and, in particular, would obstruct UU's ability to respond in the event of a failure of the Pipeline. Building over mains also has potential risks to the health and safety of anyone who might be affected by a failure, including the occupants of the building.

2. DEFINITIONS

Term	Definition
Pipeline	Means any aqueduct, trunk main, water distribution main, multiple pipes laid adjacent to each other or non-potable main vested in UU as water undertaker.
Easement Area	Means the easement specified in any relevant document, e.g. conveyance, transfer or deed of grant with such widths as specified therein.
Easement Width	Means the Easement Width for any Pipeline laid under statutory powers. For large diameter Pipelines, unless otherwise specified, the Easement Width shall extend 5 metres to each side of the Pipeline from its centreline (10 metres total width). For small single Pipelines of up to and including 300mm diameter, unless otherwise specified, the Easement Width shall extend 3 metres to each side of the Pipeline from its centreline (6 metres total width) Contact UU for specific Easement Width limits and conditions.
Street	The whole or part of any highway, any road, lane, footway, alley or passage, square or court, whether or not a thoroughfare. A Street can therefore be a footpath, cycle track, bridleway or full vehicular highway. Where a Street passes over a bridge or through a tunnel these are included as part of the Street.
PPV	Peak Particle Velocity
Shall or Must	Mandatory requirements are adopted through the use of 'shall' or 'must' or are otherwise specifically stated. The document also contains information and guidance that is not mandatory but is provided for consideration.
Stopping up Order	An order authorising the stopping up (removal of public rights of way) of any highway, if the Secretary of State is satisfied to do so, to allow development to be carried out in accordance to a valid and relevant planning permission granted under the Town and Country Planning Act 2008 as amended or re-enacted from time to time.
Promoter	Any utility company, self-lay organisation, developer, Highway Authority, Local Authority or any other organisation wishing to work adjacent to or cross over or under a UU Pipeline.

3. GUIDELINES

3.1. General Guidelines

3.1.1. The Standard Conditions are issued for the guidance of Promoters and others to reduce the risk of damage to the Pipeline and the consequent liability for such damage. They do not replace or alter any powers or rights exercisable by, or protection afforded to UU by virtue of: -

- a) Its ownership of the Pipeline or any rights or privileges in relation thereto;
- b) Any conveyance, lease, deed or grant, easement (see Figure 1 Easement Widths), licence, wayleave or other legal document relating to the Pipeline;
- c) Any statutory provision (including any provision in subordinate legislation) including but not limited to: -
 - i. The Water Industry Act 1991 as amended or re-enacted from time to time, will also apply.
 - ii. Any local statutory provision relating to a Pipeline and to any work of any other body or person which regulate, either generally or in relation to any specific crossing or work, the relations between UU and such other body or person, including any agreement or other document referred to in or incorporated with any such statutory provision.

In the event of any inconsistency between the provisions of these Standard Conditions and those of any document or statutory provision mentioned above, the latter shall prevail unless capable of variation by agreement and the substitution of the relevant provisions of these Standard Conditions is expressly agreed.

- 3.1.2. The Standard Conditions apply to all Pipeline(s). In the case of Pipeline(s) located in streets, the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, as amended or re-enacted from time to time, will also apply.
- 3.1.3. No work of any description shall take place on or within the Easement Area or Easement Width before full agreement has been reached with UU regarding the manner in which the work shall be carried out and consent to the same has been given in writing. At least 28 days' notice shall be given of any intention to carry out works in the Easement Area or Easement Width.
- 3.1.4. No vehicle, plant or machinery is to stand, operate or travel within the Easement Area or Easement Width of the Pipeline except as agreed by United Utilities.
- 3.1.5. UU reserves the right to supervise any work carried out on or within the Easement Area or Easement Width and to recover the costs incurred.
- 3.1.6. No buildings / structures of any description shall be erected within the Easement Area or the Easement Width.
- 3.1.7. No service shall cross the Pipeline at less than 1 metre in front of a socket face or at less than 300mm behind it. (See Figure 2)
- 3.1.8. No materials including spoil shall be placed on or stored within the Easement Area or Easement Width.
- 3.1.9. Access to and along the Easement Area or Easement Width shall be kept clear and unrestricted at all times. See Section 7, 'Easement Infringements'.

- 3.1.10. Sanitary arrangements approved by UU shall be provided for persons working on or within the Easement Area or Easement Width. Precautions shall be taken to avoid spillage of fuels, oils, paints, solvents or any other substance, which may damage the Pipeline or its protection.
- 3.1.11. Where construction of a new structure / building is proposed within 1m of the edge of the Easement Area or Easement Width, its foundations shall be designed to ensure that load from the structure / building is not transferred onto the Pipeline. The design shall also ensure that UU has full access to the lowest point of the bedding of the Pipeline for maintenance or construction purposes
- 3.1.12. No alteration to the existing ground levels or surface use of the Easement Area or Easement Width shall be made without prior written consent from UU. At least 28 days notice shall also be given of any proposal to alter ground levels or the surface of land adjoining the Easement Area or Easement Width. This includes increasing the ground level above the Pipeline by placing material to form a landscaping bund or road (or other) embankment, as this has the potential to cause settlement to the Pipeline that could damage it.
- 3.1.13. Persons or their Promoters working on or within the Easement Area or Easement Width shall be required to indemnify UU for the full cost of any damage caused to its Pipelines and for any costs, charges and expenses resulting from these operations.
- 3.1.14. In an emergency, contact shall be made immediately using the following telephone number:

The UU Response Manager is available on-

07713887302 and this number shall be used for EMERGENCIES ONLY

e.g. if the UU Pipeline is damaged / burst the UU response Manager must be contacted immediately.

Please supply the UU Response Manager with the following information:

Who you are (name and company)?

What is your contact number?

Exactly where you are (in order to quickly identify which main is damaged and potential risks to UU)?

What is the damage?

Is it causing flooding?

Is flood water entering a watercourse?

4 ISSUES AFFECTING A PIPELINE DURING CONSTRUCTION ACTIVITIES

4.1. Temporary Access

- 4.1.1. Movement of vehicles and plant with a total weight exceeding 6 tonnes across the unprotected Pipeline is forbidden. The repetitive movement of vehicles or plant of any weight over the unprotected Pipeline in the same position is forbidden. Where temporary or permanent access is required, the Promoter must consult with UU prior to gaining access.
- 4.1.2. Each proposed temporary crossing point of a Pipeline shall be considered on an individual basis. The Promoter shall submit the design of the proposed crossing point

to UU for acceptance. Work to construct the temporary crossing point shall not commence without prior written consent from UU.

- 4.1.3. The Promoter shall design any temporary crossing point such that the load from any vehicle or any item of construction plant that will use the crossing point creates a suitably factored bearing pressure of not more than 8.5kN/m² at the crown of the UU Pipeline. (N.B. *This load is approximately equivalent to the loading on a Pipeline with 900mm of cover when a 6 tonne excavator crosses above it.*) In order to achieve this, the Promoter may use substantial timber baulks, reinforced concrete slabs or proprietary ground protection systems (e.g. Eve Trakway). Where it is not possible to distribute the surcharge load from the plant to less than 8.5kN/m² at the crown of the Pipeline, then the design of the temporary crossing point shall consist of a suspended crossing which bridges over the Pipeline.
- 4.1.4. Temporary crossing points shall only be used to allow vehicles and plant to traverse across a Pipeline. Temporary crossing points are not to be used as working platforms for construction plant. Plant shall not be allowed to operate above a UU Pipeline unless specific written consent is given by UU. Any request by a Promoter for them to site working plant above a UU Pipeline must demonstrate that the platform which their plant is to be sited on has been designed as a working platform and will ensure that the maximum surcharge load from that plant is distributed to less than 8.5kN/m² at the crown of the Pipeline, or bridges over the Pipeline.
- 4.1.5. All parts of a temporary crossing point must be removed when the work is complete, unless written consent is obtained from UU for the crossing to be left in place. The design and construction of the temporary crossing point shall be such that it permits for its removal (and the reinstatement of the ground beneath it) without exposing the Pipeline to undue loading, vibration or risk.

4.2. Temporary Fencing

- 4.2.1. Fencing shall be erected by the Promoter when they are working in and around the Easement Area or the Easement Width to demarcate its location, to regulate vehicle movements and to confine the crossing of the Pipeline only to approved crossing points. The fencing shall be of substantial construction. It shall be adequately maintained at all times to the satisfaction of United Utilities.

4.3. Excavations within an Easement Area or Easement Width

- 4.3.1. Prior to general excavation, trial holes shall be dug by hand to determine the precise location of the Pipeline. UU reserves the right to carry out such excavations. The cost of all such excavations shall be borne by the Promoter.
- 4.3.2. Excavations shall be fully supported and shall be backfilled to the satisfaction of UU. All work shall be carried out during normal working hours, which shall have been previously agreed with UU. UU reserves the right to stop all work on or within the Easement Area or Easement Width which, in the opinion of its officers, places the Pipeline at risk. As a consequence of such action, UU shall not accept any claims for financial loss.
- 4.3.3. All excavations within the Easement Area or Easement Width shall be carried out by hand or may be carried out by mechanical excavator if under the supervision of UU personnel. Excavation within 1 metre of the Pipeline(s) must be carried out by hand and great care must be exercised to ensure that any protective wrapping is not damaged.
- 4.3.4. If a thrust block is discovered within any excavation adjacent to a Pipeline(s), then work shall be stopped and the excavation backfilled as soon as possible.

4.4. Ground Vibration

- 4.4.1. No blasting shall be carried out within 300 metres of the Pipeline(s) without prior written consent from UU, unless it can be demonstrated that ground vibration from such activities shall not exceed a peak particle velocity (PPV) of 5mm/s in any plane at the closest point of the Pipeline(s) to the blast.
- 4.4.2. Demolition, piling, tunneling or any other construction technique which induces significant vibration (not exceeding a peak particle velocity of 5mm/s) shall be permitted up to 10 metres away from the Pipeline(s). Permission will be granted by UU provided that the Promoter has accurately established the position of the Pipeline(s) and this has been verified by UU and a written statement of the precautions to be taken to ensure the safety of the Pipeline(s) has been submitted by the Promoter and received and consented to by UU prior to works being undertaken.
- 4.4.3. Should demolition, piling, tunneling or any other construction technique which induces significant vibration be proposed within 3.5 - 10 metres of the Pipeline(s) this shall be subject to seismic monitoring in order to prevent damage to the Pipeline(s). The Promoter shall accurately establish the position of the Pipeline(s). Seismograph readings shall be taken by the Promoter's specialist organisation on the line of the Pipeline at locations to be agreed with UU. Vibration monitoring shall be done under the supervision of a specialist organisation which has significant experience of similar monitoring work. The identity of the specialist organisation shall be proposed by the Promoter and approved by UU. This approval should not be unreasonably withheld or delayed. The cost of the seismic monitoring shall be borne by the Promoter. Vibration shall be measured in terms of peak particle velocity (PPV) and the Promoter shall employ suitable methods of construction in carrying out its works such that the PPV does not exceed 5mm/s. If the measured PPV does exceed 5mm/s then work shall cease immediately and a review of the monitoring data shall be undertaken between the Promoter and UU Engineering staff. If necessary UU shall notify the Promoter of any reasonable mitigation measures to protect the Pipeline(s) that it requires the Promoter to carry out. The Promoter shall comply with these reasonable mitigation measures in carrying out its works. A written statement of the precautions to be taken to ensure the safety of the Pipeline(s) shall be submitted by the Promoter and received and approved by UU prior to works being undertaken.
- 4.4.4. If UU identify that there is a risk of discolouration of the potable water supply the Promoter shall not excavate within 1m of the Pipeline(s) in any plane. Given the fact that there shall be significant excavation by hand, it may be more economical for the Promoter to consider directional drilling or another form of trenchless technique. UU would prefer this as an alternative construction technique.
- 4.4.5. Where practical, and when requested by UU due to the risk of discolouration, downstream turbidity monitoring should be undertaken for potable water Pipelines irrespective of Pipeline diameter. If UU reports to the Promoter that the turbidity levels measured in the main are very close to or exceeding the regulatory standards then work shall cease immediately and a review of the monitoring data shall be undertaken between the Promoter and UU Engineering staff. If necessary UU shall notify the Promoter of any reasonable mitigation measures to protect the Pipeline(s) that it requires the Promoter to carry out. The Promoter shall comply with these reasonable mitigation measures in carrying out its works.

5 ISSUES PERMANENTLY AFFECTING A PIPELINE OR EASEMENT

5.1. Permanent Access

- 5.1.1. Any proposed crossing of the Pipeline shall be considered on an individual basis. Any permanent access crossing the Easement Area or Easement Width shall be designed

and constructed by the Promoter to prevent any damage to the Pipeline. This may typically consist of mass concrete filled trenches constructed on either side of the Pipeline(s) with reinforced concrete slabs spanning between them. The Promoter shall submit the design of the proposed crossing point to UU for acceptance. Work to construct the permanent crossing point shall not commence without prior express written consent from UU.

5.2. Permanent Fences and Boundaries

- 5.2.1. Fences or other boundaries structures crossing the Easement Area or Easement Width shall be as near as possible perpendicular to the line of Pipeline and in no case shall be made at an angle of less than 45 degrees. Proposals for any new fences or other boundary structures shall be submitted to UU for approval. Where necessary a lockable gate shall be provided for UU for their sole use.

5.3. Installation of New Services within the Easement

- 5.3.1. Any pipes, drains, electricity cables or sewers crossing unmade ground over or under the Pipeline shall be laid in steel conduit or ductile iron pipe ideally unjointed (or similar UU approved material) and adequately supported so as to be self-supporting over any subsequent excavation which may have to be carried out i.e. they should extend well into the undisturbed ground at each side of the Pipeline trench and shall cross as near as possible to 90 degrees to the Pipeline.
- 5.3.2. In no case shall any crossing be made at an angle of less than 45 degrees.
- 5.3.3. Provided that ground conditions are suitable, pipes crossing below the Pipeline shall be constructed by an approved tunneling method, and agreed by UU. The Promoter shall demonstrate that the predicted - and actual - ground settlement at the level of the invert of the Pipeline as a result of their pipes crossing below the Pipeline is not more than 20mm.
- 5.3.4. For UU Pipelines up to and including 300mm diameter, any pipes drains, electricity cables or sewers laid adjacent to the Pipeline must have a minimum clearance of 300mm from it. For UU potable water Pipelines over 300mm diameter (or for smaller diameter Pipelines where UU network operations have highlighted a risk of discoloration), there shall be a clearance between the pipes, drains, electricity cables or sewers and the Pipeline that is greater than or equal to the diameter of the Pipeline (ideally at least 1m clearance if possible to reduce the risk of discoloration). These clearances shall apply to crossings above or below the Pipeline, and include pipes, drains, electricity cables or sewers laid adjacent to the Pipeline.
- 5.3.5. The Promoter shall exercise suitable care when selecting and placing backfill material for any excavation dug within the Pipeline Easement to ensure that it is adequately compacted, provides sufficient support to the Pipeline and will not cause damage to the Pipeline. Reference should be made to the current version of 'Civil Engineering Specification for the Water Industry' (CESWI).

5.4. Cathodic Protection of Pipelines

- 5.4.1. Where cathodic protection is proposed for the Promoter's works, or where it exists in connection with UU's Pipeline, the Promoter shall take all necessary steps to ensure that the integrity of the system is maintained during the construction of the works. Where cathodic protection exists on UU's Pipeline, or is to be installed by the Promoter on his apparatus, interference tests shall be carried out on completion of the works at the Promoter's expense. Where such tests indicate that UU's Pipeline may be at risk, then the Promoter, at his own expense, must install suitable remedial measures, to be agreed by UU. UU must be consulted in the case of installation of electric tramways over Pipelines.

5.5 Mains Adjacent to Buildings in Streets

- 5.5.1 Water mains may be laid in a Street or an Easement Area. Sometimes this is immediately adjacent to a building. In the case of an Easement Area, new buildings and their foundations may not be built within 2.5m of an existing water main (5m for mains > 300mm). This is to facilitate repair and maintenance.

5.6. New Roads, Communal Parking and Driveways

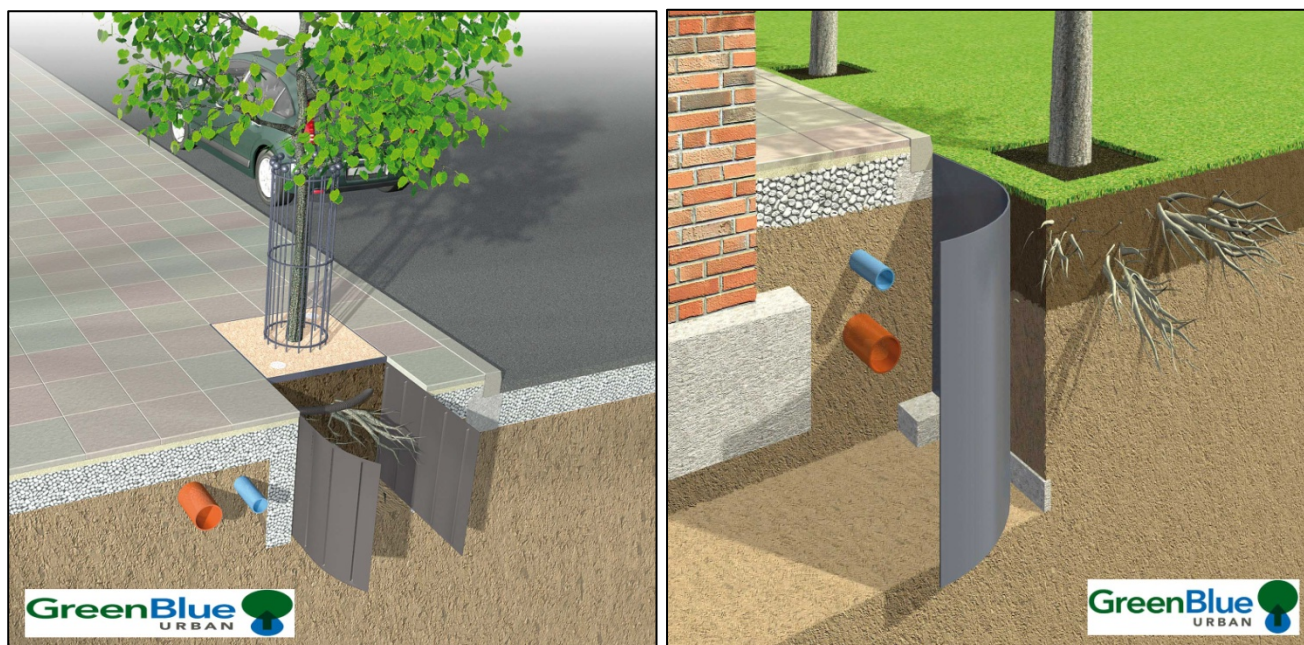
No alteration to the surface use of the Easement Area or Easement Width for the purpose of constructing a road, communal parking or private driveways (except for vehicular crossings at >45degrees) shall be made without prior written consent being obtained from UU.

6 PLANTING NEAR TO PIPELINES

- 6.1 Written consent must be obtained from UU before any tree or shrub planting is carried out. Any consent is subject to UU retaining the right to remove, at any time, all trees or shrubs that in its opinion becomes a danger or nuisance to the pipeline or asset.
- 6.2 Selection and planting of tree species should be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape. Recommendation.
- 6.3 Planting of shallow rooted hedge plants, domestic soft fruiting bushes and ornamental shrubs shall be permitted however these shall not be permitted to develop as shrub trees and shall be maintained by the Promoter / Owner to a maximum height of 1.5m.
- 6.4 There shall be strictly no planting of Populus ssp. or Salix ssp. within 10 metres of a Pipeline.
- 6.5 Restrictions apply to all Easement Areas and Easement Widths see Appendix 1 for details. This includes a non-exhaustive list of trees and recommended planting distances.



- 6.6 United Utilities will consider the provision of specific tree root barriers where there is a need to establish trees closer to Pipeline(s) than would normally be acceptable best practice. Vertical or horizontal barriers can be effective and acceptable so long as they are professionally specified and installed following manufacturer's instructions and a suitable distance from the tree trunk to ensure tree stability at maturity. See the figures below for typical examples of these methods. These barriers shall be 1 – 2mm thick semi rigid type and be fitted by either a specialist installer or by very closely following the manufacturer's guidance. Further advice about root barriers can be found in BS8545.



Images supplied by GreenBlue Urban

- 6.7 A useful publication that can assist with planting near to utilities is “*NJUG Guidelines for the Planting, Installation and Maintenance of Utility Apparatus in Proximity to Trees*”

7 EASEMENT INFRINGEMENTS

- 7.1 UU acknowledges that there are situations where structures have been erected either directly above the Pipeline, or within an Easement Area or Easement Width. These encroachments should be assessed and recorded and appropriate actions taken. The assessment shall consider the potential risks to both UU's asset and the structure upon it.
- 7.2 The options available to UU are:-
- Notify owner of risks
 - Notify owner and consider mains diversion at owners cost with any required legal documentation to entered into
 - UU may take legal action to obtain a court order to instruct removal of the structure at the owners cost.

The key factors to be considered when selecting one of these options are:-

- a) Security of supply
- b) Health and safety
- c) Cost benefit
- d) Company reputation
- e) Probability of Pipeline failure and likely consequences. These will vary with the Pipeline material, diameter, depth below foundation, ground conditions and the operating regime of the Pipeline

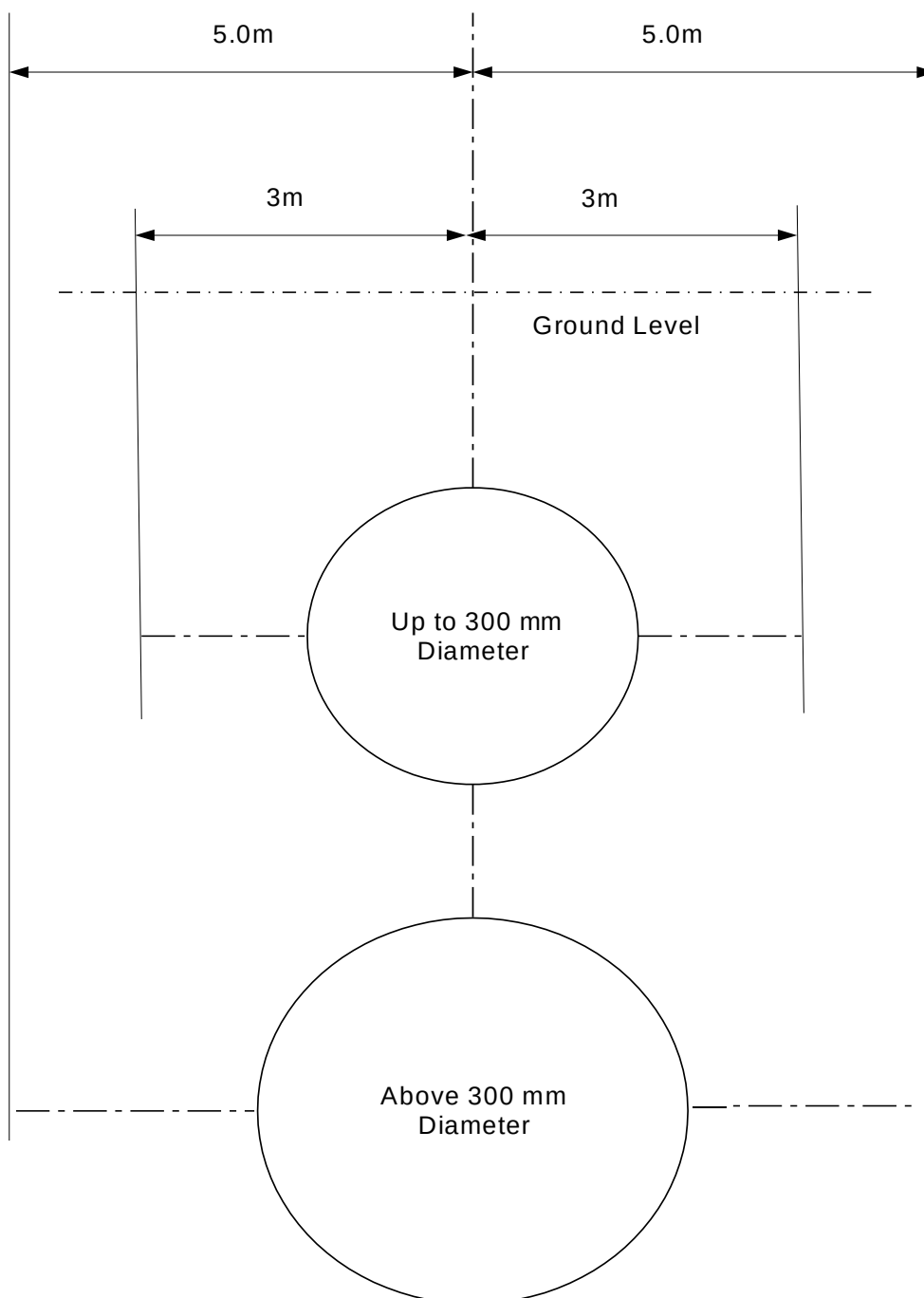
- 7.3 The notification given to the owner of the building shall state that, notwithstanding our Statutory Rights and those contained in any deed, UU shall not be liable for any costs whatsoever if damage is occasioned to the structure whilst carrying out our works.
- 7.4 In the case of structures of a temporary or easily removable character consent to such structures may after consideration be given by UU strictly on a case by case basis and the decision of UU being final. UU's access to any Easement Area or Easement Width should not be obstructed or impeded in any way

8 STOPPING UP ORDERS

- 8.1 UU has no objection to a Stopping up Order, provided that access remains for repair and maintenance of the network within the area affected.
- 8.2 If the proposed development will impede clear access, then the water main must be abandoned or diverted at the applicants cost.
- 8.3 Typically, there would be no objection if the water main remains within a Street to which there is vehicular access sufficient for UU to perform its statutory duties. It is not necessarily a problem if the Street is within a gated enclosure, e.g. alley gates are not a problem.
- 8.4 If the main does not remain within a Street, the developer must provide an easement according to UU standard conditions. Detailed information is available from the United Utilities Website
- 8.5 The following is specifically not permitted in relation to easements.
 - a) Any alteration to ground level which leaves the water main at a depth less than 900mm (750mm for PE pipes), or more than 1200mm.
 - b) Any building over the main, or within the Easement Area or Easement Width, such that an excavation of the main would threaten the stability of the building.
 - c) Planting of large trees (detailed information available in Appendix 1). This shows the distances that various trees and shrubs can be planted away from Pipelines and water mains. Root barriers can be used when planting closer to the mains; however trees root barriers need to be deep enough to stop roots from penetrating under the barrier.

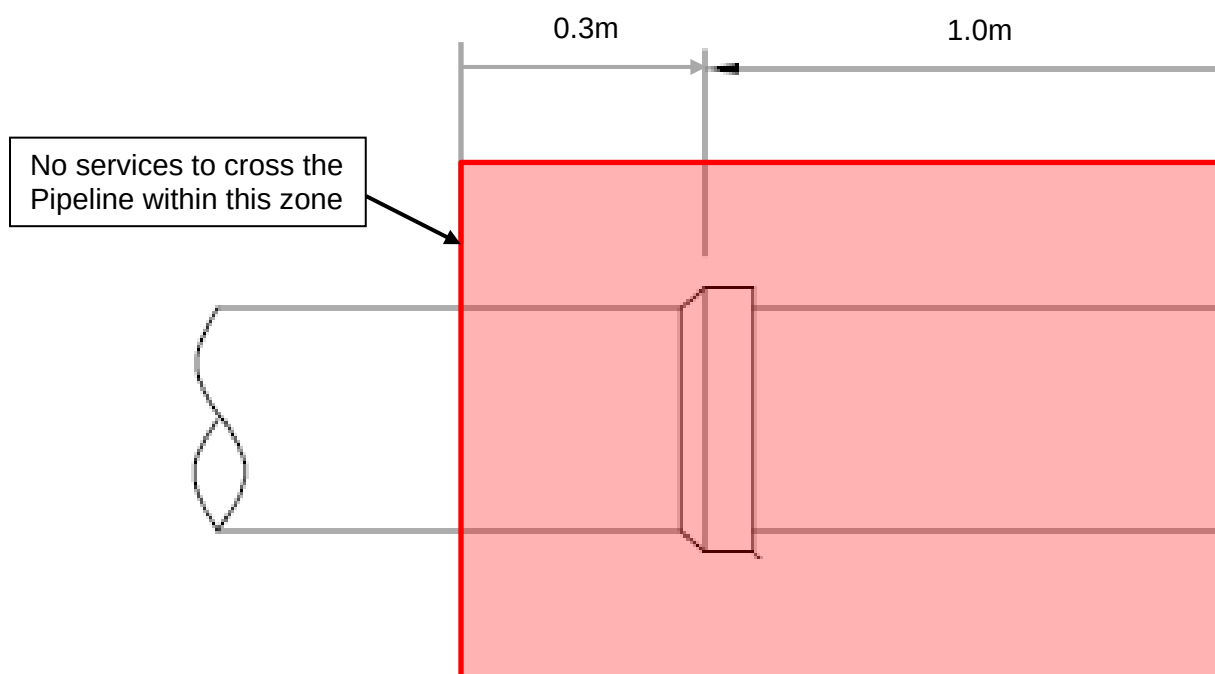
9 DRAWINGS

Figure 1: Easement Widths for Single Pipes



Note: This sketch is issued for guidance only (not to scale)

Figure 2: Service Crossing Restrictions in relation to Pipeline Sockets



**APPENDIX 1: PLANTING NEAR
TO PIPELINES**

Latin Name	Common Name	Tree or shrub planting maintained as hedge (no higher than 1.5m height)	Individual trees planted from 3 metres of underground asset or pipe	Individual trees planted from 6 metres of underground asset or pipe	Group trees planted from 10 metres of underground asset or pipe
<i>Acer campestre</i>	Field Maple	Yes	Yes	Yes	Yes
<i>Aesculus hippocastanum</i>	Horse chestnut	✗	✗	✗	Yes
<i>Carpinus betulus</i>	Hornbeam	Yes	✗	✗	Yes
<i>Castanea sativa</i>	Sweet Chestnut	✗	✗	✗	Yes
<i>Corylus avellana</i>	Hazel	Yes	Yes	Yes	Yes
<i>Crateagus monogyna</i>	Hawthorn	Yes	Yes	Yes	Yes
<i>Fagus sylvatica</i>	Beech	Yes	✗	✗	Yes
<i>Ilex aquifolium</i>	Holly	Yes	Yes	Yes	Yes
<i>Larix decidua</i>	Larch	✗	✗	✗	Yes
<i>Ligustrum vulgare</i>	Privet	Yes	Yes	Yes	Yes
<i>Malus domestica</i>	Apple	✗	Yes	Yes	Yes
<i>Malus sylvestris</i>	Crab Apple	✗	Yes	Yes	Yes
<i>Pinus nigra</i>	Black pine	✗	✗	✗	Yes
<i>Pinus sylvestica</i>	Scots Pine	✗	✗	✗	Yes
<i>Platanus acerifolia</i>	London Plane	✗	✗	✗	Yes
<i>Prunus avium</i>	Wild Cherry	✗	Yes	Yes	Yes
<i>Prunus cerasifera</i>	Plum	✗	Yes	Yes	Yes
<i>Prunus lusitanica</i>	Laurel	Yes	Yes	Yes	Yes
<i>Prunus padus</i>	Bird Cherry	✗	Yes	Yes	Yes
<i>Prunus spinosa</i>	Blackthorn	Yes	Yes	Yes	Yes
<i>Pyrus communis</i>	Pear	✗	Yes	Yes	Yes

Latin Name	Common Name	Tree or shrub planting maintained as hedge (no higher than 1.5m height)	Individual trees planted from 3 metres of underground asset or pipe	Individual trees planted from 6 metres of underground asset or pipe	Group trees planted from 10 metres of underground asset or pipe
<i>Sambucus nigra</i>	Elder	Yes	Yes	Yes	Yes
<i>Sorbus aria</i>	Whitebeam	X	X	X	Yes
<i>Sorbus aucuparia</i>	Rowan	X	X	Yes	Yes
<i>Taxus baccata</i>	Yew	Yes	X	X	Yes
<i>Tilia cordata</i>	Lime	X	X	X	Yes
<i>Ulmus glabra</i>	Wych Elm	X	X	Yes	Yes

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

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: Rachel Holland

Email: planningandbuildingregulationsteam@merseyfire.gov.uk

web Site: www.merseyfire.gov.uk

dcconsultations@knowsley.gov.uk

Your ref: 22/00348/FUL

Our ref: NG000734/921834/RH/BOC

Date: 15th July 2022

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00348/FUL
PROPOSAL: ERECTION OF 3 NO. COMMERCIAL UNITS (USE CLASS B2 OR B8)
INCLUDING MEZZANINE FLOOR ANCILLARY OFFICE AND WELFARE
FLOORSPACE TOGETHER WITH SERVICE YARD LOADING BAYS CAR AND CYCLE
PARKING ELECTRIC VEHICLE CHARGING POINTS DRAINAGE INFRASTRUCTURE
AND LANDSCAPING TOGETHER WITH IMPROVEMENTS TO PUBLIC RIGHTS OF
WAY LINKING ORMSKIRK ROAD AND KNOWSLEY LANE INCLUDING THE
DIVERSION OF THE PUBLIC RIGHT OF WAY AND OTHER PEDESTRIAN
ACCESSIBILITY WORKS
ADDRESS: LAND BOUNDED BY EAST LANCASHIRE ROAD ORMSKIRK ROAD AND
KNOWSLEY LANE KNOWSLEY L34 9EY

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,

Rachel Holland

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.

Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Transportation

Lorry/coach parks - multi-storey car parks - service stations.

All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any single hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.
One to two hectares 35 litres per second.
Two to three hectares 50 litres per second.
Over three hectares 75 litres per second.

Shopping, offices, recreation and tourism

Commercial developments of this type should have a water supply capable of delivering a minimum flow of 20 to 75 litres per second to the development site.

Education, health and community facilities

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

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.