



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00075/FUL

Name and address of applicant

McCarthy and Stone Retirement
Lifestyle Ltd
C/o The Agent
1 Cardale Park
Harrogate
HG3 1RY

Name and address of agent

Planning Potential Ltd
Suite 19, 1 Cardale Park
Beckwith Head Road
Harrogate
HG3 1RY

Date of Receipt: 15 February 2023

Date Valid: 17 February 2023

Address/Location Of Development:

Land At Former Ambulance / Fire Station
Huyton Lane
Huyton
Knowsley
L36 7XG

Description of Development:

**ERECTION OF 53NO. RETIREMENT LIVING APARTMENTS (USE CLASS C3)
TOGETHER WITH LANDSCAPING, CAR PARKING AND ALL OTHER
ASSOCIATED 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. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: To preserve the character and appearance of the local area and in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. Prior to above ground works, a scheme shall be submitted that details the specific noise mitigation measures that will be installed throughout the development. The scheme shall follow the recommendations of the Acoustic Consults Limited Noise Impact Assessment for the proposed residential development - Former Ambulance and Fire Station, Huyton. Reference 9975/SL: Revision A, dated 03/02/23. Any changes from the recommendations in the report must provide equivalent protection or greater. The development shall be implemented in accordance with the agreed scheme.

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.

5. No part of the development hereby permitted shall be commenced until a Construction Management Plan has been 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:

- No work for the construction of these developments, including demolition and deliveries to and from the site shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays.

In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

- 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.
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading, and turning areas for delivery vehicles.
- Details of relevant pest control measures during construction
- Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Trained Banksman (RoSPA or equivalent).
- Construction staff parking arrangements

- Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.

All site works shall then proceed only in accordance with the approved management plan.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

6. **A. Submission of Remediation Scheme**

No development shall take place until a detailed remediation scheme, written in accordance with the findings of the approved Patrick Parsons Phase I Site Appraisal, Phase II Site Appraisal and Final Gas Risk Assessment Reports, 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.

B. 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.

C. 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.

D. 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.

E. 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. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reasons: In the interests of safety, to prevent pollution of the environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

7. Prior to above ground works, a scheme for the provision of cycle and motorcycle parking, in accordance with the Council's current standards, shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

8. The development shall not be brought into use until the areas indicated on Site Plan Drawing 1002 Rev P1 be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

9. Within 6 months of the development reaching 50% occupation, a review of the travel plan approved as part of this permission shall be submitted to and approved in writing by the Council as Local Planning Authority. The travel plan shall be implemented in accordance with the timetables and targets contained therein and shall continue to be implemented subject to any modifications agreed by the Local Planning Authority in writing as part of an annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

10. Prior to above ground works, an external lighting scheme shall be submitted to the Council as Local Planning Authority which seeks to ensure that its impacts on the foraging and commuting of bats is minimised. The approved scheme shall be fully implemented prior to the occupation of the building and retained thereafter.

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

11. Prior to above ground works, a scheme for enhancement measures for bats and birds (bat and bird boxes) shall be submitted to the Council as Local Planning Authority. The scheme shall include the number, type and location on an appropriately scaled plan as well as timing of installation. The approved scheme shall be fully implemented prior to the occupation of the building and retained thereafter.

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

12. No tree felling, scrub clearance, hedgerow removal, is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are

present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

13. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on hedgehogs which are a priority species:

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

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

14. Notwithstanding the approved landscaping plans, prior to the first occupation of any part of the building hereby permitted, a scheme for the management and maintenance of the landscaped areas shall be submitted to and approved in writing with the local planning authority. The scheme shall include the following:

- Ameliorant/ Conditioner: UK origin mycorrhizal fungi including bio-additives. Mycorrhizal fungi component to contain spores, mycelium, dried plant root containing mycelium and attapulgite clay, colonised by mycelium. Product should not contain fertilisers. Additives should be proven to enhance mycorrhizal colonisation.
- Details of the frequency and scope of maintenance visits
- Watering regime whilst plants are establishing.
- Tree ties need to be removed from 3 years on, but will depend upon the firmness of the root take.

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

15. All soft landscape works shall be carried out in accordance with the approved details outlined in Schedule 1 by virtue of condition 2. The works shall be carried out before any part of the development hereby approved is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. The approved landscaping shall be retained in thereafter. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

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

16. Prior to the commencement of development, a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority. The tree protection

measures shall be carried out as described and approved and shall be maintained until the development is completed.

Reason: To ensure that the proper protection of trees 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 saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

17. Notwithstanding the submitted Landscape Masterplan, prior to above ground works, a plan illustrating the hard surfacing materials shall be submitted to and approved in writing by the local planning authority. The approved plan shall be implemented in full prior to the occupation of any part of the building hereby permitted and retained thereafter.

Reason: To preserve the character and appearance of the local area and in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

18. Prior to above ground works, full details of the photovoltaic installation shall be submitted to the Local Planning Authority. The details shall include full plans and specifications. The agreed details will be implemented prior to the first occupation of any part of the development hereby permitted and maintained and retained thereafter.

Reason: To reduce carbon emissions in accordance with Knowsley Local Plan Core Strategy Policies CS2, CS11 and CS22.

19. Prior to the commencement of development, a method statement for the treatment and/or removal of Japanese Knotweed must first be submitted to and approved in writing by the Local Planning Authority. The report must be prepared by a competent persona and include the following information:

- A plan showing the extent of the Japanese Knotweed.
- The method(s) that will be used to prevent the Japanese Knotweed spreading further including demarcation.
- The method(s) of control that will be used, including details of post-control monitoring; and
- How the Japanese Knotweed will be disposed of after treatment/removal.
- The approved details shall be implemented in full.

Reason: These details are required to be approved before the commencement of development to prevent the spread of invasive species and protect local biodiversity

20. Prior to the occupation of any part of the development, a validation report confirming the Japanese Knotweed remediation treatment has been carried out and that the site has been free of the invasive species for 12 consecutive months shall be submitted to the Local Planning Authority.

Reason: To ensure the invasive species has been adequately dealt with.

21. Prior to above ground works a Landscape and Habitat Management Plan which covers the management of the site for 30 years shall be submitted to the Local Planning Authority and agreed in writing. The Plan should be prepared in accordance with the Biodiversity Metric Assessment, Biodiversity Metric 3.1 and Landscape Masterplan and should include the following:

- Description and evaluation of the features to be managed.
- Ecological trends and constraints on site which may influence management; Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation for a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan.
- Confirmation of funding and ownerships; and
- Details of a programme of monitoring and remedial measures

The approved works shall be carried out to the agreed timetable.

Reason: To comply with the Environment Act 2021.

22. Prior to the commencement of development, details for the protection of the highway retaining wall within the site shall be submitted to the Local Planning Authority. The approved details shall remain in place throughout the construction phase of the development.

Reason: These details are required to be approved before the commencement of development to ensure the preservation of the highway retaining wall in the interests of highway safety.

23. 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 scheme must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Policy 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). For the avoidance of doubt, no surface water shall drain directly or indirectly into the combined sewer. In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5l/s;
 - 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 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.

24. Prior to the first 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 management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company
- 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.

Reason: To ensure 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.

25. The development hereby permitted shall not be occupied until outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space are provided at a rate of at least one for every two communal parking bays and are ready to use.

All charge points shall be:

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

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome pack/travel planning advice

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 and NPPF Para 110.

26. There shall be no plant or machinery located on the roof of any part of the building hereby permitted (as confirmed by the applicant by email dated 23/03/2023).

Reason: To preserve the character and appearance of the local area and in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/02/2023	1000	REV P1	Location Plan
15/02/2023	1001	REV P1	Existing Site Plan
12/07/2023	1002	REV P1 B	Proposed Site Plan
15/02/2023	1010	REV P1	Close Boarded Fence Details
15/02/2023	-	-	Travel Plan
15/02/2023	-	-	Flood Risk & Drainage Impact Assessment
15/02/2023	-	-	Energy and Sustainability Statement
15/02/2023	29652/104	REV B	External Levels
15/02/2023	2037-KC-XX-YTREE-TTP01	REV 0	Tree Protection Plan
15/02/2023	2037-KC-XX-YTREE-	REV 0	Tree Survey and Impact Assessment

	TREESURVEY- AND- IMPACTASSESS MENT-		
21/04/2023	1004	REV P1 A	Proposed Ground Floor Plan
21/04/2023	1005	REV P1 A	Proposed Upper Floors Plan
21/04/2023	1006	REV P1 A	Proposed Roof Plan
21/04/2023	29652/110	REV A	Proposed Sections Through
21/04/2023	2000	REV P1 A	Proposed Elevations (sheet 2) (southwest and south east elevation) (illustrating additional windows to the south east elevation)
21/04/2023	2001	REV P1 A	Proposed Elevations (sheet 1) (northeast and north west elevation)
23/03/2023	2004	REV P1 A	Proposed Buggy Store/Cycle Store
23/03/2023	3000	REV P1 A	Existing & Proposed Site Section AA
23/03/2023	3001	REV P1 A	Existing & Proposed Site Section BB
23/03/2023	EV-2873-04-AC- 3000-14-G	REV 1	Material Details Section & Elevation
13/07/2023	1012	REV P1	Low Dwarf Wall & Bow Top Metal Fence Details (illustrating a 600mm high wall with raining above)
14/07/2023	1007	REV P1	Boundary Treatment (illustrating 600mm high wall with railing above along Huyton Lane and Lathom Road)
14/07/2023	R/2671	REV 1H	Landscape Masterplan
14/07/2023	R/2671	REV 3D	Landscape details Shrubs S1 - S15
14/07/2023	R/2671	REV 4C	Landscape details Shrubs S16 - S27

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)

T5 – Location of Major Traffic Generating New Development.

T7 – New Development and Walking & Cycling Routes

T8 – Transport Assessments

T9 – Travel Plans

T10 – Access for the Less Mobile

DQ2 – Security in the Built Environment

DQ3 – Gateway Sites and Corridors

DQ4 – Trees and Development

ENV2 – Noise and Vibration

ENV 4 – Hazardous Substances

ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development

CS1 – Spatial Strategy for Knowsley

CS2 - Development Principles

CS3 – Housing, Supply, Delivery and Distribution

CS7 - Transport Networks

CS8 – Green Infrastructure

CS15 – Delivering Affordable Homes

CS17 – Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Boroughs Historic Environment

CS21 – Green Spaces and Trees

CS22- Sustainable and Low Carbon Development

CS24 - Managing Flood Risk.

CS26 – Waste management

CS27 – Planning for and Paying for New Infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management

WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

Huyton Village Masterplan

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Trees and Development SPD (2016)

Developer Contributions SPD (2016)

Amended New Residential Development (2018)

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

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.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

2. 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 will require the developer to enter into an agreement under s278 of the Highways Act 1980 with the Council. The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.
3. Please be aware that if any European protected species (e.g., bats) are found during construction, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.
4. To aid in the submission of condition 10 (lighting scheme) it is advised that you refer to Bat Conservation Trust website <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>
5. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
6. Please see letter from Merseyside Fire and Rescue Service dated 13th March 2023.
7. This site contains a structure which supports the adopted highway (retaining wall). The applicant/developer is reminded that the Highway has a right of support under Common Law, and therefore nothing should be done which could undermine its structural integrity. Highways must be consulted in advance of any proposed works which affect said structure or which may have an impact on the highway, in order to prevent any damage.

Executive Director - Regeneration and Economic Development

Date: 26 July 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. 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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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

Email:
dcconsultations@knowsley.gov.uk

**Merseyside Fire & Rescue Authority
Community Fire Protection**

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

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

Your ref: 23/00075/FUL

Our ref: SHQ00045/997700/AH/LC

Date: 13th March 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 23/00075/FUL
PROPOSAL: Erection of 53no. Retirement Living Apartments (Use Class C3)
together with landscaping car parking and all other associated works
ADDRESS: Land At Former Ambulance / Fire Station Huyton Lane Huyton Knowsley
L36 7XG

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 Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- * In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- * Water supplies for firefighting purposes (Appendix B) 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.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:
<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully



Alison Harrison

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority



Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.



Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

Appendix B - 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.

