



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 20/00688/FUL

Name and address of applicant

Regal Estates Ltd.
PO Box 437
1st Floor Kensington Chambers
46/50 Kensington Place
Jersey
JE4 0ZE

Name and address of agent

Building Design (Northern) Ltd.
Salvus House
Aykley Heads
Durham
DH1 5TS

Date of Receipt: 19 November 2020

Date Valid: 10 February 2021

Address/Location Of Development:

**Land Bounded By Acornfield Road, Draw Well Road And Ashcroft Road
Knowsley Industrial Park
Kirkby
Knowsley
L33 7BJ**

Description of Development:

THE ERECTION OF 3 NO. INDUSTRIAL/WAREHOUSE UNITS (USE CLASSES B2/B8) WITH ANCILLARY OFFICE SPACE TOGETHER WITH THE CONSTRUCTION OF NEW ACCESSES, HARD AND SOFT LANDSCAPING AND 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 full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type and colour of the materials and can be in the form of manufacturers specifications/brochure. The development shall be carried out using only the agreed materials.

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

4. Notwithstanding any submitted details prior to the commencement of development existing and proposed sections across the site including the proposed buildings and contour levels plans shall be submitted to and agreed in writing by the Local Planning Authority. The sections and levels details shall indicate existing and proposed ground levels together with floor levels of the buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties and land. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the satisfactory development of the site in the interests of protecting the amenity of neighbouring occupiers and the amenity of the area and to comply with the NPPF and Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. Notwithstanding any submitted drawings/documents the development hereby permitted shall not be commenced until a scheme for the provision and implementation of a surface water regulation system to manage the risk of flooding from both overland flow and from the sewer network, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include hydraulic calculations for a 1 in 30yr storm and a 1 in 100yr storm with 30% climate change. The agreed scheme shall be implemented prior to the first occupation of the development.

For the avoidance of doubt, surface water must drain in accordance with the rates set out in the 'Flood Risk Assessment & Drainage Statement (C1324-2020001 version Rev C dated 11 February 2020) - Table 6.5'. No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. The surface water drainage scheme should be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy January 2016.

6. Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) A schedule for on-going inspections relating to performance and condition.

b) Details for planned maintenance and a mechanism for remedial and urgent repair works.

c) Means of access for inspection and maintenance purposes.

The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development and to comply with the NPPF and Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (where relevant):

(i) a survey of the extent, scale and nature of contamination.

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

B. 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.

C. 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.

D. 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.

Reason: In the interests of the environment and human health and safety and to comply with the NPPF and Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

8. 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 do not result in increased risk to the environment or human health.

Reason: In the interests of the environment and human health and safety and to comply with the NPPF and Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

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

Reason: In the interests of the environment and human health and safety and to comply with the NPPF and Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

10. A scheme to permanently close off the existing vehicular accesses onto Acornfield Road and Draw Well Road (and the re-provision of the footway) shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first use of any building hereby permitted.

Reason: To limit the number of access points to, and maintain proper construction of the highway, in the interests of road safety and to comply with the NPPF and Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

11. Notwithstanding the submitted Proposed Site Layout plan, prior to the first occupation of any building hereby permitted cycle parking provision shall be installed in accordance with a cycle parking scheme previously submitted to and approved in writing by the Local Planning Authority. The scheme shall include cycle parking provision in accordance with the Council's current cycle parking standards and shall be covered and offer a means to secure the cycles. The implemented scheme shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site in the interests of sustainable transport and to comply with the NPPF and Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

12. No building shall be brought into first use until the areas indicated on the submitted Proposed Site layout plan referenced S2317 - 02 REV R to 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 for that relevant building coming into use and shall be permanently retained as such thereafter.

Reason: To ensure there is adequate onsite parking and servicing space in the interests of highway safety and to comply with the NPPF and Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

13. Notwithstanding the approved Proposed Site Layout plan, no gates or barriers shall be placed on the site access roads as follows:

- between the adopted highway and car parking space no.14 of car park C;
- between the adopted highway and car parking space no.14 of car park B; and
- at car park A1.

Reason: To ensure that there is no obstruction of the highway caused by waiting vehicles in front of closed gates or barriers and to maintain the free flow of traffic on the adopted highway in the interests of road safety and to comply with the NPPF and Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

14. Within 3 months of the first use of a building hereby permitted a Travel Plan for that building shall be submitted to and approved in writing by the 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 any part of the relevant building is occupied and in use.

An annual report shall be submitted to the Local Planning Authority no later than 1 month following the anniversary of the first occupation of the relevant 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, to ensure that the development is sustainable and to comply with the NPPF and Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted

15. No building shall be occupied until the parking area for that building has been provided with outdoor, weatherproof electric vehicle charging point readily accessible from dedicated parking spaces, the numbers and siting to have been submitted to and previously agreed in writing by the Local Planning Authority.

All charge points shall be:

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

unless otherwise agreed in writing by the Local Planning Authority.

All EV charging points shall be clearly marked as such and their purpose explained to new employees within their staff orientation programme.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with the NPPF Para 110 and Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

16. No part of the development hereby permitted shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:

- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- b) Methods for dust control and suppression.
- c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- d) Methods for the control of pests if apparent on-site.
- e) The areas for the storage of plant and materials.
- f) A programme of works, including phasing
- g) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
- h) Scheme for recycling/disposal of waste resulting from construction works
- i) Adequate provision for addressing any abnormal wear and tear to the highway.
- j) 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.
- k) Incorporation of good practice measures identified within the Air Quality Report - E3P Reference:12-969, August 2020.

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

Reason: To ensure the satisfactory development of the site and in the interests of highway safety and protecting the amenity of neighbouring occupiers and the local

area in general and to comply with the NPPF and Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

17. No construction works shall take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

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

18. The development shall be carried out only in accordance with the approved soft landscaping scheme and shall be completed by the end of the first planting and seeding seasons following the substantial completion of the development works. Notwithstanding any submitted details prior to implementation of the planting scheme, establishment and maintenance details shall be submitted to and agreed in writing by the Local Planning Authority, and the planting scheme shall be established and maintained in accordance with those agreed details. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: To ensure that the landscaping is implemented and maintained in the interests of visual amenity and to comply with the NPPF and Policies CS19 and CS21 of the Knowsley Replacement Unitary Development Plan adopted January 2016.

19. Notwithstanding any submitted details shown on the approved drawings, no part of the development shall be occupied until full details of the hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall relate to all land surfaces not built upon or to be planted upon and shall include:
 - a) land-levels and gradients resulting in the formation of any banks, terraces or other earthworks.
 - b) hard surfaced areas and materials; and
 - c) all boundary treatments or means of enclosure within the site.

The approved hard landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates.

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

20. Prior to the first use of the development hereby permitted a scheme for the provision of bat and bird boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include numbers and types of bat and bird boxes, where they will be sited and the height they will be set at. The agreed bat and bird boxes shall be installed prior to the first use of the development hereby permitted and retained at all times thereafter and replaced as necessary.

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

21. Prior to the first occupation of each building details of recycling / refuse bin numbers and recycling / refuse bin store details shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented for the relevant building prior to first use of that building and retained thereafter.

Reason: In the interests of visual amenity and to ensure that parking / servicing is not compromised and to comply with the NPPF and Policies CS2, CS7, CS19 and CS26 of the Knowsley Local Plan Core Strategy adopted January 2016.

22. No work shall be carried out outside the confines of the buildings hereby permitted on the site.

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

23. No raw materials finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site except as agreed pursuant to Condition 18 of this planning permission.

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

24. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and as amended 1 September 2020, the buildings hereby permitted shall be limited to Class E(g), B2 and B8 uses only and for no other uses, including any other uses falling within Class E of the Schedule to that Order or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further change of use, whether or not it falls within the same Use Class and to comply with Policies CS2, CS4, CS7 and CS11 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/10/2021	2317-00	D	Location plan
09/08/2021	2317-02	R	Site Plan - As Proposed
10/02/2021	2317-03	G	Building A - Plans
30/04/2021	2317-04	H	Building A - Elevations
10/02/2021	2317-05	G	Building B - Plans
14/05/2021	2317-06	H	Building B - Elevations
10/02/2021	2317-07	G	Building C - Plans
14/05/2021	2317-08	H	Building C - Elevations
09/08/2021	1289_100	B	Landscape Strategy

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS7 - Transport Networks
CS8 - Green Infrastructure
CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees
CS24 - Managing Flood Risk
CS27 - Planning and Paying for New Infrastructure

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

ENV2 - Noise and Vibration
ENV5 - Contaminated Land

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Lee Osborne on 0151 443 2395)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.

- b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.

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

- 1) 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 Mason Steele, t: 0151 443 2204, email: mason.steele@knowsley.gov.uk to discuss the matter further.

Prior to the commencement of the development, a joint inspection between the applicant and the Council as Local Highway Authority of the condition of the existing footways/carriageways in the vicinity of the site should be carried out. The applicant is advised to contact Mason Steele, t: 0151 443 2204, email: mason.steele@knowsley.gov.uk to discuss the matter further.

- 2) Please see attached comments from Merseyside Fire and Rescue Service
- 3) Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.



Executive Director - Regeneration and Economic Development

Date: 27 October 2021

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.

Directorate of Regeneration and
Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton,
Knowsley
Merseyside
L69 9BF

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

Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 4000 (Calls may be recorded)

Inspecting Officer: P Armstrong

Email: planningandbuildingregulationteam@merseyfire.gov.uk

Fax: 0151 296 4594 Office Hours

Web Site: www.merseyfire.gov.uk

Your ref: 20/00688/FUL

Our ref: CFP/42/02391/PA/CS

Date: 13th January 2021

Dear Sir,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NO: 20/00688/FUL

**PROPOSAL: ERECTION OF 3 INDUSTRIAL/ WAREHOUSE UNITS WITH ANCILLARY
OFFICES TOGETHER WITH NEW ACCESS AND LANDSCAPING**

**ADDRESS: KNOWSLEY INDUSTRIAL ESTATE-LAND BOUNDED BY ACORNFIELD, DRAW
WELL AND ASHCROFT ROADS**

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 fire-fighting 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.

*** Industry**

- * 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,



Mr. Armstrong
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire & 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.