



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING PERMISSION

Application No: 23/00009/OUT

Name and address of applicant

Mr Mike Leary
Foxhill Farm
Foxhill Lane
Halewood
Knowsley
L26 4XG

Name and address of agent

PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Date of Receipt: 12 January 2023

Date Valid: 7 February 2023

Address/Location Of Development

The Bungalow
Foxhill Lane
Halewood
Knowsley
L26 4XG

Description of Development

**HYBRID APPLICATION COMPRISING.
FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING BUNGALOW,
BARN AND PART DEMOLITION OF FOXHILL FARMHOUSE
OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 3NO. DWELLINGS
AND RENOVATION OF EXISTING 2NO. DWELLINGS (ACCESS, LAYOUT AND
SCALE TO BE CONSIDERED) - APPEARANCE AND LANDSCAPING RESERVED
FOR FUTURE APPROVAL**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Outline 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):

STANDARD CONDITION(S)

- Conditions 1-3 shall apply only to the full part (Demolition) and not the outline part
- Conditions 4- 16 shall only apply to the reserved matters and not to the full part of the application (Demolition).
- Conditions 17 - 20 shall apply to both outline and full parts.

FULL CONSENT (Demolition)

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The demolition shall be carried out in accordance with the following documents:

- a. Demolition and Environmental Management Plan - (Received 17/10/23)
- b. Phase 1 - Preliminary Risk Assessment - (BEK-23134-1 Rev. A) (Received 17/10/23)

Reason: For the avoidance of doubt.

3. Prior to the commencement of the demolition phase of development,
 - a. All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2005, and in accordance with the approved Tree Protection Plan and Arboricultural Impact Assessment Overview (prepared by Bowland Tree Consultancy Ltd dated December 2022), to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction.
 - b. No fires shall be lit within the spread of branches or upwind of the trees and other vegetation; and
 - c. No materials or equipment shall be stored within the spread of the branches or Root Protection Areas of the trees or other vegetation.

Reason: To protect and enhance the appearance and character of the site and locality.

4. Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely (the appearance and landscaping).

Reason: The application is in outline form only.

5. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

6. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: -

- a. Bungalow Floorplan (received 20/07/2023).
- b. Dwellings Floorplan (received 07/07/2023).
- c. Location Plan - (received 09/06/2023)
- d. Existing and Proposed Plans - Revised (received 09/06/2023)

Reason: For the avoidance of doubt.

7. At reserved matters stage, an Arboricultural Method Statement shall be provided which sets out the following:
- Site Protection measures for T10, (a Weeping Willow) during construction
 - Details of fences to protect T10.

Works shall then be carried out in accordance with the approved documents.

Reason: To ensure the protection of existing trees.

8. 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.

The 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 (were 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.

E. 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.

F. 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.

Reason: In order to protect human health and avoid contamination.

9. No part of the development hereby permitted shall be commenced until a Construction / Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following: -

- a. Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
- b. Methods for dust control and suppression.
- c. Details of wheel washing facilities including location and type.
- d. The areas for the storage of plant and materials.
- e. Location of site compound.
- f. Details of relevant pest control measures during demolition
- g. Pollution control measures that will be implemented on site to prevent pollution of the woodland (e.g. storage of materials away from the woodland boundary, provision of spill kits etc.).
- h. Methods to minimise any construction impacts on wildlife.

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. This information is required before development commences because without an appropriate plan harm may be caused to amenity or highway safety.

10. Prior to commencement of development a plan shall be submitted to and agreed in writing by the Local Planning Authority to detail the provision of a suitable number and location of passing places along Foxhill Lane.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

11. Prior to commencement of development, a scheme for replacement tree planting shall have been submitted to and approved by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis. The scheme should include the location, size and species of the replacement trees. The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. 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.

The submitted scheme shall be implemented prior to occupation of any dwellings and maintained as such thereafter.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

12. The development hereby permitted shall not be occupied until details of bird boxes to include number, type, and location on an appropriately scaled plan as well as timing of installation, has been provided for approval. The development shall be implemented in accordance with those details.

Reason: In order to ensure habitats for birds as part of the development.

13. No dwelling shall be occupied until an outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided for the dwelling.

All chargepoints shall be:

- a. A minimum of 7KW, and
- b. at Least Mode 3 or equivalent,
- c. 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 in any home welcome pack.

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 112.

14. No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 114.

15. Prior to the installation of any lighting, a lighting scheme shall have been submitted to and been approved by the local planning authority. The lighting shall be installed in accordance with the approved plans and retained hereafter.

Reason: In order to prevent harm to wildlife from inappropriate lighting.

16. For the protection of water vole in relation to predation by domestic cats - the provision of a homeowners' information pack is required highlighting this issue and identifying mitigation measures is required. The information pack shall be submitted and have been approved by the Local Planning Authority prior to occupation of any dwellings.

Reason: In order to reduce risk of predation of Water Voles by cats.

17. During any construction work, the following measures should be taken to reduce potential harm to wildlife.

Bats

- a. Before any work proceeds, all contractors should be made aware of the possible presence of bats and the signs to look for.
- b. Prior to works commencement, a bat box (Schwegler, Habibat or similar) will be installed on a suitable mature tree close to the site to provide an appropriate roosting features in case any bats are unexpectedly found during the works (see below);
- c. Where possible, demolition should be carried out over winter between 1st October and 1st March, when hibernating bats are highly unlikely to be present.
- d. Contractors will ensure the careful hand removal of all potential roosting features (e.g., fascia boards; roof tiles; and roof lining) with a suitably qualified bat ecologist on call; and
- e. If bats are unexpectedly encountered, all works within that area will cease

temporarily. The ecologist will attend site and carefully move the bat(s) wearing gloves, check for injuries and place the bat(s) within a suitable container before relocating the bat(s) to a bat.

Terrestrial Mammals

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

Reason: To avoid harm to wildlife during construction.

18. No tree felling, scrub clearance, vegetation management or building works 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 buildings, trees, scrub 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 and shall be implemented to the satisfaction of a suitably qualified person before those works begin.

Reason: In order to protect the habitats of breeding birds.

19. No construction work, 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;

08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

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

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension shall be erected to any of the dwelling hereby approved without the express consent of the local planning authority.

Reason: In order to prevent inappropriate development in the Green Belt.

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant Outline 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

SD1 - Sustainable Development

CS2 - Development Principles

CS3 - Housing Supply, Delivery and Distribution

CS5 - Green Belt

CS7 - Transport Networks

CS8 - Green Infrastructure

CS15 - Delivering Affordable Housing

CS17 - Housing Sizes and Design Standards

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

CS22 - Sustainable and Low Carbon Development

CS24 - Managing Flood Risk

CS27 - Planning and Paying for New Infrastructure

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

DQ4 - Trees and Development

DQ2 - Security in the Built Environment

ENV5 - Contaminated Land

This informative is only intended as a summary of the reason(s) for the granting of Outline planning permission. Should you require any further details relating to the decision please contact the relevant case officer (on 0151 443 2204)

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.

Informative

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. Overhead Power Lines

The applicant is reminded of their obligations to consider overhead power cables and in this regards a GS6 survey may be required.

3. See attached letter form Mersey Fire and Rescue

4. United Utilities' Property, Assets and Infrastructure

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

5. European Protected Species (Bats)

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.

Executive Director - Regeneration and Economic Development

Date: 21 November 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

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

Appeals to the Secretary of State

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

Knowsley 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: 23/00009/OUT

Our ref: 00442727/1031753/AH/LC

Date: 26th May 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 23/00009/OUT
PROPOSAL: OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING
BUNGALOW BARN AND PART DEMOLITION OF FOXHILL FARMHOUSE AND THE
ERECTION OF 3NO. DWELLINGS AND RENOVATION OF EXISTING 2NO.
DWELLINGS (ACCESS LAYOUT AND SCALE TO BE CONSIDERED) - APPEARANCE
AND LANDSCAPING RESERVED FOR FUTURE APPROVAL
ADDRESS: THE BUNGALOW FOXHILL LANE HALEWOOD L26 4XG

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.

