



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

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

PLANNING PERMISSION

Application No: 22/00263/FUL

Name and address of applicant

Alderley Group 2019 Ltd
167-169 Great Portland Street
5th Floor
London
W1W 5PF

Name and address of agent

Cheshire Planning Solutions Ltd
Park View House
Burgess Lane
Norley
Frodsham
WA6 8PA

Date of Receipt: 29 April 2022

Date Valid: 26 May 2022

Address/Location Of Development:

Land Adjacent Greenhill
The Orchard
Huyton
Knowsley
L36 5UZ

Description of Development:

**ERECTION OF A PART TWO STOREY/PART THREE STOREY APARTMENT
BLOCK FOR OVER 55'S COMPRISING OF 40 NO. APARTMENTS WITH
JULIETTE BALCONIES AND COMMUNAL AREAS TOGETHER WITH
VEHICULAR ACCESS, CAR PARKING 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 following plans:

- a. Proposed Materials - 40 - Rev D (Received 22/08/2022).
- b. Proposed Elevations - 30 - Rev G (Received 15/08/2022).
- c. Proposed Long Elevations 31 - Rev F (Received 15/08/2022).
- d. Proposed Site Plan - 10 - Rev J (Received 10/08/2022).
- e. Proposed Floor Plans - 20 - Rev G (Received 10/08/2022).
- f. Proposed Outbuilding Details - 35 - Rev A (Received 25/07/2022).
- g. Access Wall Statement (Received 25/07/2022).
- h. Swept Path Analysis - 0133 - SP03- Rev B - (Received 21/07/2022).
- i. Proposed Access Details - 17 - Rev B - (Received 10/08/2022).
- j. Drainage Strategy Calculations - Rev 01 - (Received 26/05/2022).
- k. Location Plan - 00 - Rev A - (Received 26/05/2022).
- l. Proposed Balcony Details 41 - Rev A- (Received 26/05/2022).
- m. Illustrative Images of Juliette Balconies (Received 29/04/2022).
- n. Design and Access Statement (Received 29/04/2022).
- o. Energy and Sustainability Statement (Received 29/04/2022).
- p. Tree Survey - 19115/A2_AIA AMS - rev A (Received 29/04/2022).
- q. GroundSure Risk Screening Report (Received 29/04/2022).
- r. Parking Statement (Received 29/04/2022).
- s. Planning Statement (Received 29/04/2022).
- t. Heritage Statement (Received 29/04/2022).
- u. Preliminary Ecological Appraisal (Received 29/04/2022).
- v. Transport Note (Received 29/04/2022).

Reason: For the avoidance of doubt.

3. 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 (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. 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.

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

Reason: To prevent contamination in the interests of human health in accordance with Core Strategy policy CS19 and Policy ENV5 of the Unitary Development Plan. This information is required before development commences because work without an appropriate strategy could result in pathways for contaminated ground to leave the site.

4. 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:-
 - a) Layout of the site compound including identification of areas for the storage of plant and materials, loading/unloading and turning areas for delivery vehicles [for each phase as necessary].
 - b) Management of deliveries including prevention of waiting/layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements

which may be necessary during periods of construction. Note reversing on the highway is not permitted without a Banksman.

- c) Construction staff parking arrangements
- d) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
- e) Methods for the mitigation of noise and vibration from building works also from the operation of any temporary power generation or pumping plant which will operate overnight.
- f) Methods for dust control and suppression.
- g) A programme of works including phasing, if applicable.
- h) Adequate provision for addressing any abnormal wear and tear to the highway, if applicable.
- i) 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.
- k) Details of the timing of construction traffic (Peak times in relation to the nursery located on The Orchard will need to be avoided, with no construction traffic or deliveries to arrive before 0900 or between 1445 and 1600).
- l) Evidence to demonstrate that the developer has contacted the owner responsible for the locked gate on the Orchard to enquire about accessing the development from St Marys Road via this gate and details of any access agreements made.

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 highway safety in accordance with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policies CS2 and CS7 of the Local Plan Core Strategy. This condition is required before development commences because works without the mitigation measures in place may cause harm to amenity or highway safety.

5. No part of the development hereby permitted shall be commenced until details for the controlled removal of the following have been submitted to and been approved by the local planning authority.
 - a. Cotoneaster plant(s) and root systems.
 - b. Japanese Knotweed.

The invasive species shall be removed in accordance with the approved details, prior to any works commencing above slab level and a survey (which has been carried out by a suitably qualified person) shall be submitted to the Local Planning Authority confirming that there has been no regrowth of either plant 12 months after the approved removal scheme has been implemented. If there has been any regrowth a further removal plan shall be submitted to, agreed in writing with the local planning authority and then implemented.

Reason: In order to prevent the spread of an invasive species. In accordance with core strategy Policy CS8

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

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

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

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

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

7. No development shall commence other than as may be required in relation to site clearance and remediation until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority. This shall include information of the height of the building, gardens and fences in relation to neighbouring dwellings. The development shall be carried out in accordance with the approved details.

Reason: To ensure an acceptable visual appearance to the development and to protect the outlook and privacy of neighbours.

8. The development shall be carried out in accordance with the proposed Materials plan 40 (Revised F) - (received 17/02/2023) and the Materials Schedule Document (received 17/02/2023) and retained hereafter.

Reason: In the interest of good design and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

9. Five working days written notice shall be given to the Arboricultural Officer before the tree protection fencing is erected. The fencing shall be erected prior to construction and be in place as long as construction work is ongoing.

Reason: In order to protect trees on site in accordance with Core Strategy policy CS21.

10. Prior to the occupation of any dwellings a landscape scheme shall be submitted to and have been approved in writing by the local planning authority. The scheme shall be implemented prior to occupation of any dwellings and shall include the following:

- o Tree Planting to reduce the visibility of the building from The Orchard ;
- o The total replacement tree planting shall ensure that replacement trees are provided on a 2:1 basis at 12-14cm girth with 2 trees planted for every one lost;
- o 'hedgehog homes' located within the retained woodland area;
- o Retention of woodland on the northeast of the site;

- oReplacement tree planting with locally native tree species as recommended in Table 6 of the Preliminary Ecological Assessment;
- oMitigation for loss of semi improved grassland comprising sowing of a locally native wildflower mix within retained woodland and landscaped areas on site; and
- oEcological improvements which enhance biodiversity.

Reason: In order to reduce the visual impact of the development, mitigate for tree loss and to improve biodiversity on site in accordance with Core Strategy Policy CS8.

11. Prior to the occupation of any apartment hereby approved or the erection of any lighting an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall be designed so that it protects ecology and does not result in excessive light spill onto habitats in line with the Bat Conservation Trust's guidelines: <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>. Only external lighting in accordance with the agreed lighting scheme shall be installed.

Reason: In order to avoid harmful effects from lighting on bats habitats.

12. The development shall not be brought into use until a Car Park Management Plan has been submitted to and agreed by the Local Planning Authority. For the avoidance of doubt, the plan shall set out the frequency and extent of the monitoring regimes with details of how the management will inform the occupiers of the limited parking available and the potential penalties for inconsiderate parking. The plan shall be implemented thereafter.

Reason: To ensure a satisfactory regime of car parking management to prevent excessive car parking on the highway. In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016

13. No apartment hereby permitted shall be occupied until cycle parking spaces have been provided in accordance with scheme details, that have first been submitted to and approved in writing by the Council as the Local Planning Authority. The cycle storage so provided shall thereafter be made available for such purposes at all times that the apartments are occupied. For the avoidance of doubt, the long stay cycle parking for one cycle per dwelling must be covered and offer a means to secure the cycles. Six secure cycle structures such as Sheffield stands for visitors must be set out on the site, these can be uncovered but overlooked.

Reason: In the interest of sustainable transport provision to encourage travel to/from the site by sustainable modes. To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policies CS7 and CS19 of the Core Strategy, adopted January 2016.

14. Prior to the occupation of any apartment, details of bird nesting boxes shall have been submitted to and been approved by the local planning authority (e.g. number, type and location on an appropriately scaled plan) and timing. These shall be installed prior to occupation of any apartment and retained hereafter in accordance with the approved details.

Reason: In order to provide habitats for wildlife.

15. Prior to the first occupation of any apartment, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- o The 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.
- o A schedule for on-going inspections relating to performance and condition.
- o Details for planned maintenance and a mechanism for remedial and urgent repair works.
- o Means of access for inspection and maintenance purposes.

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

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy.

16. No apartment shall be occupied until 11 outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space have been installed to serve the dwellings and are operational.

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 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 and NPPF Para 110.

17. No apartment hereby approved shall be occupied until a full fibre broadband connection to the apartment has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 112.

18. No tree felling, scrub clearance, vegetation management or building works are 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 must be submitted for approval to the local planning authority and the agreed mitigation measures must be implemented prior to the undertaking of any works.

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

19. During construction works the following measures shall be undertaken to reduce the potential impact on hedgehogs:

- o Any trenches dug during the course of construction works must provide a means of escape (e.g., a ramp);
- o Materials used during the construction works should be stored away from mammal pathways; and

oAny hedgehog found during construction works should be relocated to the retained woodland area on the northeast of the site.

Reason: In the interests of protecting hedgehogs in accordance with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

20. No gates or other means of obstruction shall be erected across the vehicular access formed as part of this development.

Reason: In the interests of highway safety to prevent vehicles waiting on the adjacent highway and to comply with Policies CS7 and CS19 of the Core Strategy, adopted January 2016.

21. 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.

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

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 Housing
CS16 - Specialist and Supported Accommodation
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure

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

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

H5 - Development within Primarily Residential Areas
DQ4 - Trees and Development
DQ5 - Development in Conservation Areas

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 (Andrew Hunt 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.

- 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

- 2 Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets - DeveloperServicesWater@uuplc.co.uk

Wastewater assets - WastewaterDeveloperServices@uuplc.co.uk

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.

- 3 Merseyside Fire Authority
- 4 The applicant, their advisers and contractors should be made aware that if any bat species are found, then as a legal requirement, work must cease, and advice must be sought from a licensed specialist.
- 5 The proposed drainage scheme shall incorporate measures to avoid drainage impacts on neighbouring properties.
- 6 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The developer will be required to enter into an agreement with the Council to enable the works to be carried out.
- 7 If any Japanese Knotweed is on site they must be appropriately treated and disposed of in accordance with the Wildlife and Countryside act. <https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading>
- 0 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments;

Executive Director - Regeneration and Economic Development

Date: 28 February 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
Planning & Building Regulations Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Rachel Holland
Email: planningandbuildingregulationsteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 22/00263/FUL

Our ref: NG000526/916500/

Date: 23rd June 2022

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00263/FUL
PROPOSAL: ERECTION OF A PART TWO STOREY/PART THREE STOREY
APARTMENT BLOCK FOR OVER 55'S COMPRISING OF 40 NO. APARTMENTS WITH
JULIETTE BALCONIES AND COMMUNAL AREAS TOGETHER WITH VEHICULAR
ACCESS CAR PARKING AND OTHER ASSOCIATED WORKS
ADDRESS: LAND ADJACENT GREENHILL THE ORCHARD HUYTON

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.
- * Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

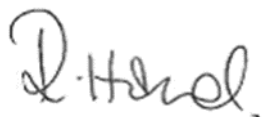
* **Housing**

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

- * The premises should comply with Section 55 of the County of Merseyside Act 1980

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

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'R. Holland'.

Rachel Holland

Authorised Fire Safety Inspecting Officer

And on behalf of Merseyside Fire and Rescue Authority

Guidelines on flow requirements for firefighting

The following flows represent the ideal requirements on new developments and during permanent system changes.

Housing

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

Transportation

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

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

Industry

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

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

Shopping, offices, recreation and tourism

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

Education, health and community facilities

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

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

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