



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 23/00051/FUL

Name and address of applicant

HMS Ltd
4 Corporation Street
St. Helens
WA9 1LD

Name and address of agent

BTP Architects Ltd
486 Didsbury Road, Elizabeth House
Heaton Mersey
Stockport
Cheshire
SK4 3BS

Date of Receipt: 7 February 2023

Date Valid: 24 February 2023

Address/Location Of Development:

**Land Adjacent To 13 Brookside Road And To Rear Of 2-16 Brookside Close
(Silcock Field)
Prescot
Knowsley**

Description of Development:

**VARIATION OF CONDITION NO. 2 (APPROVED PLANS) AND NO. 3
(MATERIALS) ATTACHED TO PLANNING PERMISSION 19/00682/FUL
(ERECTION OF 2 NO. BLOCK OF AFFORDABLE RENT APARTMENTS
CONTAINING 24 NO. DWELLINGS TOGETHER WITH ASSOCIATED ACCESS,
PARKING AND LANDSCAPING) TO ALLOW FOR CHANGES TO MATERIAL
SCHEDULE FOR MAIN ENTRANCE DOOR CANOPY**

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. The facing materials to be used externally of the buildings shall be in accordance with the submitted materials schedule ref 3347 23.02.02 received 07.02.2023.

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

3. The approved landscaping works shall be implemented and completed in accordance with the details approved pursuant to condition 4 attached to planning permission 19/00682/FUL.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the Construction Management Plan approved pursuant to condition 5 attached to planning permission 19/00682/FUL.

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

5. The remediation scheme approved pursuant to condition 6 attached to planning permission 19/00682/FUL shall be fully implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reporting of Unexpected Contamination.

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

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 the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006. These details are required before development commences because once development commences contaminated land may be disturbed and it is important that this is managed in a way that protects human health and the water environment.

6. The scheme for the bird boxes approved pursuant to condition 7 attached to 19/00682/FUL shall be implemented in accordance with the approved details prior to the first occupation of the buildings hereby permitted and they shall be retained at all times thereafter.

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

7. The surface water drainage scheme approved pursuant to condition 8 attached to planning permission 19/00682/FUL shall be implemented prior to the first occupation of the development.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with saved Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy, adopted January 2016. The drainage details are required before development commences because they go to the heart of the development and could affect the phasing of development.

8. The drainage management and maintenance plan approved pursuant to condition 9 attached to planning permission 19/00682/FUL shall be implemented and completed in accordance with the agreed timescales contained within the plan.

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 January 2016.

9. The bin store details approved pursuant to condition 10 attached to planning permission 19/00682/FUL shall be constructed and finished in accordance with the approved details.

Reason: In the interests of visual amenity and ensure compliance with policy CS19 in the Local Plan Core Strategy.

10. The full fibre broadband infrastructure approved subject to condition 11 attached to planning permission 19/00682/FUL shall be installed prior to occupation and made available for use immediately on occupation of any dwelling in accordance with the approved details.

Reason: To ensure that every dwelling has a full fibre broadband connection in accordance with paragraph 112 of the National Planning Policy Framework.

11. No apartment shall be occupied unless and until electric vehicle charging points at a rate of 1 per 10 parking spaces have been installed and are operational in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The approved infrastructure shall be permanently retained thereafter.

All chargepoints shall be:

- a) A minimum of 7KW, and

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

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

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

12. The boundary treatment details approved pursuant to condition 13 attached to planning permission 19/00682/FUL shall be erected prior to the first occupation of the buildings hereby permitted.

Reason: In the interests of visual and residential amenity and to comply with CS19 in the Knowsley Local Plan, Core Strategy.

13. Prior to the construction of the pedestrian links from the application site to the Whiston Greenway / Cycleway full construction details of the links and pedestrian gates shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian links and gates shall be constructed in accordance with the approved details, and any gates retained thereafter.

Reason: - In the interest of visual amenity and to ensure no damage is caused to the adjacent greenspace and to comply with Policy CS19 in the Knowsley Local Plan Core Strategy.

14. The development hereby permitted shall be undertaken only in accordance with the Reasonable Avoidance Measures (RAMS) approved pursuant to Condition 15 attached to planning permission 19/00682/FUL.

Reason: In the interests of protecting priority species and to ensure compliance with Policy CS21 in the Knowsley Local Plan Core Strategy.

15. The design and layout of the site access shall be implemented in accordance with the scheme approved pursuant to condition 16 attached to planning permission 19/00682/FUL. The access shall be made available prior to the first occupation of the development.

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.

16. Notwithstanding the details submitted prior to the first occupation of the development a scheme for the provision of cycle and motorcycle parking, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. This should include design, materials, and colour finishes. The cycle/motorcycle parking shall be implemented in accordance with the approved scheme before any part of the development is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles; motorcycle bays also require a secure anchor point.

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

17. The car park management plan approved pursuant to condition 18 attached to planning permission 19/00682/FUL shall be in operation at all times that the development hereby permitted is in use.

Reason: To ensure a satisfactory regime of car parking management to prevent 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

18. Prior to first occupation of the development details of a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of how measures to promote and encourage alternative modes of transport to the single-occupancy car would be communicated to new residents. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:

- a) Production and distribution of an information pack for residents detailing travel.
- b) options and information on all modes of transport.
- c) Information on existing transport policies, services and facilities, travel behaviour and attitudes.
- d) Access for all modes of transport.
- e) Advice on appropriate measures and actions to reduce car dependency and encourage sustainable travel.

The approved Travel Plan shall be issued to new residents on initial occupation of each dwelling.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan,

19. The development shall be implemented only in complete accordance with the details contained within the submitted 'Supporting Statement - Scheme for the Provision of Affordable Housing (received 05/05/2020). For the avoidance of doubt, the development shall comprise 100% affordable housing, meeting the definition of affordable housing for rent' set out in Annex 2 of the National Planning Policy Framework.

Reason: To ensure the development is in full compliance with Policy CS15 in the Knowsley Local Plan Core Strategy and the National Planning Policy Framework.

20. No external lighting shall be installed /erected until a scheme for external lighting has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the scheme shall include drawings of the lighting and lighting columns, a site layout indicating positions of the lighting, isolux and luminosity details and manufactures specifications.

The lighting shall be installed only in accordance with the approved scheme.

Reason: In the interests of residential amenity and security and to comply with

Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/04/2020	105	26	SITE LAYOUT
09/01/2020	101	1	LEVELS
28/02/2020	-	-	ARB IMPACT ASSESSMENT
28/02/2020	-	-	ARB METHOD STATEMENT
07/04/2020	BC-BTP-00-DDR-A-3347_109	7	BOUNDARY TREATMENT PLAN
09/01/2020	BC-BTP-00-SEDR-A3347_106.4	-	EXISTING AND PROPOSED SECTION LEVELS
21/05/2020	BC-BTP-01-ZZDR-A-3347_112	E	BLOCK A GA FLOOR PLANS
21/05/2020	BC-BTP-02-ZZDR-A-3347_113.	F	BLOCK B GA FLOOR PLANS
07/02/2023	3347 23.02.02	-	MATERIALS SCHEDULE
24/02/2023	226 REV 1	-	BLOCK B ELEVATIONS 01
24/02/2023	227 REV 1	-	BLOCK B ELEVATIONS 02
24/02/2023	213 REV 1	-	BLOCK A ELEVATIONS
24/02/2023	214 REV 1	-	BLOCK A ELEVATIONS
24/02/2023	100 REV 2	-	LOCATIONS PLAN

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:-

CS7 - Transport Networks
 CS19 - Design Quality and Accessibility in New Development
 CS21 - Greenspaces and Trees
 CS24 - Managing Flood Risk
 CS17 - Housing Sizes and Design Standards
 CS15 - Delivering Affordable Housing
 CS2 - Development Principles
 CS27 - Planning and Paying for New Infrastructure

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

H5 - Development within Primarily Residential Areas
 ENV2 - Noise and Vibration
 ENV5 - Contaminated Land
 National Planning Policy Framework

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 (Mark Quinn on 0151 443 2381)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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. 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.
2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under s38 and s278 of the Highways Act 1980 (for roads proposed for adoption and off site highway works respectively). The applicant is advised to contact Austin McGowan, t: 0151 443 2234, email: Austin.McGowan@knowsley.gov.uk to discuss the matter further.
3. A Licence shall be obtained from Knowsley Metropolitan Borough Council for the works to the Greenway (pedestrian links) that fall outside of the planning application site boundary. In this regard please contact Philip Hurst on 0151-443- 2482.

If any access is required to the Public Open Space permission would be required in advance from Knowsley Metropolitan Borough Council. Public access to the adjacent open space shall be retained at all times during the development.

4. Access to the bin stores shall be level to allow easy manoeuvring of the bins by the waste operatives.
5. See attached consultation response from United Utilities (ATTACHED TO 19/00682/FUL)
6. See attached consultation response from Merseyside Fire Authority (ATTACHED TO 19/00682/FUL)

Executive Director - Regeneration and Economic Development

Date: 25 April 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.

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: Peter Armstrong

Email: planningandbuildingregulationteam@merseyfire.gov.uk

Fax: 0151 296 4594 Office Hours

Web Site: www.merseyfire.gov.uk

Your ref: 19/00682/FUL

Our ref: CFP/41/01716/PA/CS

Date: 23rd January 2020

Dear Sir,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NO: 19/00682/FUL

PROPOSAL: ERECTION OF 2 BLOCKS OF AFFORDABLE RENT APARTMENTS
CONTAINING 24 DWELLINGS TOGETHER WITH ASSOCIATED PARKING AND
LANDSCAPING

ADDRESS: LAND ADJACENT TO 13 BROOKSIDE ROAD AND REAR OF 2-16
BROOKSIDE CLOSE, PRESCOT

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.

Housing

- * 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.



**United Utilities Water Limited
Developer Services & Metering**
2nd Floor, Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

Planning.liaison@uuplc.co.uk

Knowsley MBC
PO Box 26, Yorkon Buildings
Archway Road
Huyton
Knowsley
L36 9FB

Your ref: 19/00682/FUL
Our ref: DC/20/391
Date: 29-JAN-20

Dear Sir/Madam,

**Location: Land Adjacent To 13 Brookside Road And To Rear Of 2-16 Brookside Close (Silcock Field)
Prescot Knowsley.**

Proposal: Erection Of 2no Block Of Affordable Rent Apartments Containing 24no Dwellings.

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

We request the following drainage conditions are attached to any subsequent approval to reflect the above approach detailed above:

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing BRO-AJP-)))-DR-C-1000, Rev P01 - Dated Jan 20202 which was prepared by AJP. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. 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.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

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

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

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

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example:

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

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

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

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

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

Water Supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [**DeveloperServicesWater@uuplc.co.uk**](mailto:DeveloperServicesWater@uuplc.co.uk).

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at [wastewaterdeveloperservices@uuplc.co.uk**](mailto:wastewaterdeveloperservices@uuplc.co.uk) as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.**

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

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.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Shireen Lawrenson
United Utilities
Developer Services and Metering