



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: 22/00600/FUL

Name and address of applicant

Countryside Properties (UK) Ltd
Innovation House
Kelburn Court
Birchwood
Warrington
WA3 6UT

Name and address of agent

Hive Land & Planning
47 North Star Drive
Salford
M3 5LJ

Date of Receipt: 29 September 2022

Date Valid: 10 October 2022

Address/Location Of Development:

Land To The South Of Lickers Lane, Halsnead Garden Village, Whiston, Knowsley

Description of Development:

ERECTION OF 120 NO. DWELLINGS WITH 1 NO. VEHICULAR ACCESS OFF LICKERS LANE AND OTHER ASSOCIATED WORKS

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Reason: For the avoidance of doubt.

3. Prior to the commencement of any above ground works, a key infrastructure delivery plan shall be submitted to and approved in writing by the local planning authority. These details shall include a timetable for implementation of when key features, key linkages and landscaped/green space/pocket park areas within the development shall be constructed. For the avoidance of doubt, this shall include timings for the delivery of the road connections and any utilities which shall be constructed up to the site boundary.

For the further avoidance of doubt, the pocket park shall be delivered prior to occupation of the 60th dwelling (which shall include plots 34-36) and the residential avenue verges and tree planting shall be completed prior to first occupation of any dwellings on the residential avenue.

The development shall be constructed in accordance with the approved key infrastructure delivery plan.

Reason: To ensure a comprehensive and sustainable development is constructed.

4. The scheme shall follow the recommendations of the Professional Consult Limited Noise Impact Assessment for the proposed residential development - Lickers Lane, Whiston. Reference 22.054.1.R2, dated 9 September 2022. For the avoidance of doubt the measures must include, but not necessarily be limited, to the following:

- oA minimum window glazing specification of 6mm glass / 12mm void / 6mm glass.
- oThe relevant AD-F system following the Acoustics and Overheating assessment (Appendix 6 and 7 of the report)

The measures installed shall ensure that future residents are not subject to overheating and that the recommended internal noise levels stated in BS 8233: 2014 are achieved. Any deviations from the approved scheme must be agreed in writing with the local planning authority before the changes are made.

Reason: To protect residential amenity for future occupiers.

5. No part of the development hereby permitted shall be commenced until a Construction Environmental Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction effects. This shall include but not be limited to the following:
 - A) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight;
 - B) Methods for dust control and suppression;
 - C) Details of wheel washing facilities including location and type;
 - D) The areas for the storage of plant and materials;
 - E) Location of site compound including loading and unloading areas and turning areas for vehicles;
 - F) Details of relevant pest control measures during demolition;
 - G) No works shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays;
 - H) Waste management plan;
 - I) Appointment of an Ecological Clerk of Works;
 - J) Ecological toolbox talk for all contractors;
 - K) Pre-start check for Protected/Priority Species;
 - L) Rhododendron eradication/remediation scheme;
 - M) Breeding bird Reasonable Avoidance Measures (RAMs);
 - N) Brown hare RAMs;

- O) Hedgehog/badger RAMs;
- P) Amphibian RAMs;
- Q) 5m ecological buffer of Woodland, Sandfield Park Local Wildlife Site;
- R) Protection measures for retained trees T25, T58, T61 and T62 with bat roost potential (as identified in the Arboricultural Impact Assessment and Method Statement dated June 2023 reference 80-571-R1-8);
- S) 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.
- T) Construction staff parking arrangements;
- U) A programme of works including phasing, if applicable;
- V) Adequate provision for addressing any abnormal wear and tear to the highway, if applicable and with reference to the agreed condition survey.

The Construction Environmental Management Plan shall be compiled into a single coherent and integrated document and shall be made available and accessible to site managers, and all contractors/sub-contractors.

All site works shall then proceed only in accordance with the approved Construction Environmental Management Plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To protect residential amenity, to minimise the environmental impacts during construction, in the interests of pollution prevention and control, to protect biodiversity and to minimise impacts on habitat and designated sites.

6. A. Implementation of Approved Remediation Scheme

The approved remediation scheme (E3P, September 2023 - Remediation and Enabling Works Strategy, Land South of Lickers Lane, Whiston, Ref: 15-065-R3-2) 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.

B. 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.

C. 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.

Reason: In the interests of human health, to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and the general public.

7. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall 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 first occupation of the development hereby permitted, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

A management and maintenance plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The drainage management and maintenance plan shall then be implemented in accordance with the timeframes contained within it and in accordance with the approved details.

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

8. The waste storage and collection facilities shall be provided in accordance with the Refuse Layout, plan reference RL01. Prior to the first occupation of the approved apartment building (plots 41-52), elevation details of the refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall then be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that appropriate waste collection and storage facilities are incorporated into the development.

9. Prior to first occupation, a Wildlife Information Pack informing new residents of the availability of suitable alternative natural greenspace away from the coast, presence and importance of the European Sites (for habitat and species), and how residents can help protect them including an outline 'responsible user code' shall be submitted to and approved in writing by the Local Planning Authority. The approved Wildlife Information Pack shall be issued to new residents on first occupation as part of any sales or rental agreement.

Reason: In order to comply with the Habitat Regulations Assessment Regulations and mitigate increased recreational pressure on European sites.

10. The dwellings shall not be occupied until the areas indicated on the General Arrangement Plan Drawing UG_1599_LAN_GA_DRW_01 Rev P18) set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) (to which each dwelling relates) have been surfaced and drained in accordance with the details and specifications shown. The parking, servicing and vehicular manoeuvring shall be permanently marked out or demarcated along with final surfacing in accordance with a timetable for implementation that has been submitted to and approved in writing by the Local Planning Authority. This timetable for implementation shall be submitted prior to first occupation of the dwellings hereby permitted. The demarcating or marking out of these areas along with final surfacing shall be implemented as approved and these areas shall be retained as such thereafter.

Reason: In the interests of highway safety.

11. Prior to first occupation, a scheme detailing the proposed cycle storage highlighted on Drawing PP01 (Dated October 2022) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as agreed prior to first occupation of each dwelling to which the cycle storage relates. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To promote use of sustainable transport modes and encourage use of transport modes other than the private car.

12. Prior to the occupation of any dwelling, a Residential Travel Plan shall be submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to, the following:

- Production and distribution of an information pack for residents detailing travel options and information on all modes of transport.
- Information on existing transport policies, services and facilities, travel behaviour and attitudes.
- Access for all modes of transport.
- Resource allocation including Travel Plan Co-ordinator and budget.
- Marketing and communication strategy.
- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan including timetable for implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Residential Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented so long as any part of the development is occupied.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To promote the use of sustainable transport modes.

13. The development shall be carried out in full accordance with the Social Value Statement Version 3 dated 13th September 2022.

Reason: To create and promote local opportunities for training, employment and work experience.

14. A least five working days written notice, prior to the commencement of development, shall be given to the Local Planning Authority of the intention to commence development.

The tree protection measures and mitigatory arboricultural method statement works outlined in the Arboricultural Impact Assessment and Arboricultural Method Statement (reference 80-571-R1-8 dated June 2023) shall be implemented in accordance with the timings set out in this statement. The protective tree fencing shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete. All works within the root protection areas of trees T19 and T25 shall be supervised by an Arboricultural Clerk of Works and care must be taken to preserve and work around roots greater than 25mm in diameter and clusters of smaller roots avoiding damage to bark.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Method Statement is in place and in the interests of visual amenity.

15. The soft landscaping shall be carried out in accordance with the details and planting schedule set out in the plans listed below:

Soft Landscape Plan 1/3, drawing no. UG_1599_LAN_SL_DRW_02 REV P17
Soft Landscape Plan 2/3, drawing no. UG_1599_LAN_SL_DRW_03 REV P17
Soft Landscape Plan 3/3, drawing no. UG_1599_LAN_SL_DRW_04 REV P15
Pocket Park - POS Plan, drawing no. UG_1599_LAN_GA_DRW_06 REV P09

Notwithstanding these agreed details, an updated landscaping plan based on the above shall be submitted to and approved in writing by the Local Planning Authority to include an additional 9 trees within the scheme prior to first occupation of any approved dwelling. The approved soft landscaping scheme shall then be carried out in accordance with the approved implementation timetable and maintenance schedule.

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 development shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.

Reason: In the interests of visual amenity, to allow 2:1 replacement tree planting and to ensure a high-quality development is delivered.

16. Notwithstanding the submitted hard landscaping scheme and any description of materials in the application, no above ground construction works shall commence until a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) Type, colour and texture of the materials (which shall be reflective of those detailed in the Halsnead Garden Village Design and Local Distinctiveness Guide, July 2020);

- b) Specification and samples where appropriate of materials to be used for the construction of hardsurfacing within the development;
- c) Details of street furniture (e.g. bins, benches etc) and signage/wayfinding;
- d) Tree pit details for the trees to be sited within the hard surfacing areas;
- e) Elevations/images with measurements of play equipment including materials based on the Pocket Park POS Plan drawing reference UG_1599_LAN_GA_DRW_06 REV P09;
- f) Management and maintenance details;
- g) Timetable for implementation.

For the avoidance of doubt, these details shall have regard to the Design and Distinctiveness Guide. The development shall be carried out only in accordance with the approved hard landscaping scheme.

Reason: In the interests of visual amenity and to ensure that the development enhances the development site and achieves a high-quality design standard.

17. Prior to first occupation of any of the dwellings hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include timing/implementation details and shall include, but not be limited to the following:
 - (i) Submission of a breeding bird mitigation scheme which shall include details of the siting, numbers and type of bird boxes to be erected;
 - (ii) Submission of the bat mitigation scheme which shall include details of the siting, numbers and type of bat boxes to be erected;
 - (iii) Hedgerow planting and retention of some dense scrub adjacent to the woodland;
 - (iv) Management proposals for retained habitats such as hedgerow and woodland areas;
 - (v) Hibernacula/other ecological enhancements such as log piles;
 - (vi) Hedgehog highways to be installed in boundary fences;
 - (vi) Erection of an interpretation signboard adjacent to formal access into the woodland.
 - (ix) Description and evaluation of the features to be managed and a statement confirming the LEMP will be for a minimum 30 year period;
 - (x) Ecological trends and constraints on site which may influence management;
 - (xiv) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - (xvii) Details of a programme of monitoring and remedial measures triggered by monitoring.

The LEMP shall then be carried out in accordance with the approved details.

Reason: To protect and preserve the green space areas, in the interests of visual amenity and in the interests of promoting biodiversity and sustainable developments.

18. Prior to first occupation or the construction of the footpath through the woodland from Lickers Lane (whichever is sooner), a scheme for provision of lighting including a timetable for implementation, lighting within private communal areas and lighting of the footpath through the woodland, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and the approved timetable for implementation. For the avoidance of doubt, such a scheme shall be accompanied by a maintenance strategy to ensure its future operation and the lighting shall then be maintained in accordance with the approved details.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of the safety and amenity of residents and visitors, in the interests of visual amenity and to reduce the opportunities for antisocial behaviour.

19. No dwelling hereby approved shall be occupied until full details of fibre broadband connections to all proposed dwellings has been submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be installed prior to first occupation of the dwelling to which it relates and made available for use immediately on occupation of the dwelling in accordance with the approved details.

Reason: To ensure that an adequate level of infrastructure is provided.

20. Prior to first occupation of any dwelling hereby permitted, the approved vehicular access from Lickers Lane shall be constructed in accordance with the approved site plan reference and in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The access shall be provided in accordance with the approved details in accordance with a timetable for implementation (including any final surfacing works) which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the dwellings can be safely accessed.

21. The boundary treatments shown on the approved Boundary Treatment Layout Plan (drawing no. 21062_03 Rev A) and the Boundary Treatment Details (drawing no. 21062_04) shall be erected prior to the dwelling to which the boundary treatment relates becoming first occupied. The walls shall be constructed in brick to match the dwelling to which it relates and all timber fencing shall be stained brown. Retaining walls as indicated on the approved levels drawings shall be faced in bricks to match the dwelling to which they relate.

Reason: In the interests of visual amenity and to ensure a high-quality development is constructed.

22. Prior to the construction of the substation/utility building, details of the appearance and materials shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and maintained at all times thereafter.

Reason: In the interests of visual amenity.

23. Notwithstanding any description of materials in the application, no above ground construction works shall be commenced until a full specification of materials (including samples where requested by the Local Planning Authority) to be used externally on the buildings including facing materials, cill details, door colours and roof materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials. Materials should adhere to the Halsnead Garden Village Design and Distinctiveness Guide July 2020. Meter cupboards shall be discretely located on elevations that are not prominent and shall be painted black or brown.

Reason: In the interests of visual amenity and to ensure that a high-quality development is delivered.

24. 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) Schedule 2, Part 1, Classes 1 A, E (where it applies to point (i) below, and F and Part 2A, or any amendments made to that Order, shall not apply to all dwellings for the following works:

- (i) No garages carports or side extensions shall be erected within the curtilage of the dwellings where those garages or car ports or side extensions utilise an approved parking space for that dwelling as shown on the approved layout plan;
- (iv) No hard standing space shall be constructed within the curtilage forwards of the principal front elevation of the dwellings hereby permitted;
- (v) No gates, walls, fences or other means of enclosure shall be erected within the curtilage of the dwellings forwards of the principal front elevations and between the elevation of any dwelling which lies adjacent to a highway, carriageway or footpath.

The above applies other than those expressly authorised by this permission, or pursuant to a condition, unless an application to the Local Planning Authority for planning permission for such has been granted.

Reason: The specific circumstances of the site warrant the Local Planning Authority to retain control over any further development in the interests of highway safety; to ensure a satisfactory development of the site in the interests of protecting the amenity of occupiers; visual amenity and to safeguard the character of the development.

25. Notwithstanding the approved details, prior to the commencement of any above ground works, full details of the existing and proposed ground/garden levels (including levels for all vehicular manoeuvring, pedestrian/cyclist, POS and parking areas) shall be submitted to and approved in writing by the Local Planning Authority, with full details of adequate mitigation measures to support the adopted highway and public areas. The existing and proposed levels shall be included on the same plan to allow for comparison of the levels and shall include adjacent proposed site levels to demonstrate how the site relates to the adjacent housing development. The development shall allow continuous transition of the roads and footways between adjacent developments and shall be implemented in accordance with the approved details prior to first occupation or within a previously approved timetable for implementation.

Reason: To ensure the impact of the development on adjacent properties and the locality/proposed street scene is acceptable, in the interests of highway and pedestrian safety and the amenity of all users of the proposed highway network and to deliver comprehensive development.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/09/2022			SOCIAL VALUE STATEMENT
29/09/2022	21602-00	AC	SITE LOCATION PLAN
29/09/2022	21062-04		BOUNDARY TREATMENT DETAIL
10/10/2022			SUDS PROFORM1 FORM
12/10/2022	RL01		REFUSE LAYOUT
12/10/2022	PP01		PARKING PROVISION / CYCLE

			STORAGE LAYOUT
18/11/2022	15-065-R1-1		PHASE I GEOENVIRONMENTAL SITE ASSESSMENT
02/02/2023	22.054.1	R3	NOISE IMPACT ASSESSMENT
28/07/2023	15-065-P2-2		PHASE 2 GEO-ENVIRONMENTAL SITE ASSESSMENT
28/07/2023	20084_FP_HT_01	B	FOCAL POINT MOUNTFORD DETACHED PLOT 120
28/07/2023	21062_FP_APT_02	A	REAR ELEVATIONS APARTMENTS (PLOTS 41-52 INCLUSIVE)
28/07/2023	21062_GE_HT_05		MYLNE DETACHED - GREEN EDGE CHARACTER AREA
28/07/2023	21062_FP_HT_03		FOCAL POINT MYLNE DETACHED PART RENDERED
28/07/2023	21062_GE_HT_01	A	GRAINGER DETACHED (GREEN EDGE CHARACTER AREA)
28/07/2023	21062_GE_HT_02	A	WYATT TOWNHOUSE - GREEN EDGE CHARACTER
28/07/2023	21062_GE_HT_03	A	EVELEIGH SEMI DETACHED - GREEN EDGE CHARACTER
28/07/2023	21062_GE_HT_04	B	MOUNTFORD SEMI DETACHED - GREEN EDGE CHARACTER
28/07/2023	21062_GE_HT_05		MYLE DETACHED - GREEN EDGE CHARACTER AREA
28/07/2023	21062_GE_HT_06	B	MOUNTFORD SEMI-DETACHED GREEN EDGE CHARACTER AREA
28/07/2023	21062_GE_HT_07	B	EVELEIGH SEMI-DETACHED DUAL ASPECT PLOTS 21 AND 22 - GREEN EDGE CHARACTER AREA
28/07/2023	21062_UC_HT_01	A	EVELEIGH SEMI DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_02	B	MOUNTFORD DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_03	B	MOUNTFORD SEMI DETACHED - URBAN CORE CHARACTER
28/07/2023	21062_UC_HT_04		MYLNE DETACHED - URBAN CORE CHARACTER AREA 28.7.23

28/07/2023	21062_UC_HT_05		WYATT TOWNHOUSE - URBAN CORE CHARACTER AREA
28/07/2023	21062_FP_HT_02	A	FOCAL POINT GRAINGER DETACHED (PART RENDERED)
28/07/2023	21062_UC_HT_06	A	SHARMAN SEMI DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_07	A	STAFFORD SEMI DETACHED - URBAN CORE CHARACTER AREA
28/07/2023	21062_UC_HT_09	B	EVELEIGH SEMI-DETACHED DUAL ASPECT - URBAN CORE CHARACTER AREA (PLOTS 102, 71 AND 75)
28/07/2023	21062_01	L	PLANNING LAYOUT
28/07/2023	21062_02	H	ILLUSTRATIVE SITE LAYOUT
28/07/2023	21062_03	A	BOUNDARY TREATMENT LAYOUT
28/07/2023	21062_05	C	ILLUSTRATIVE STREET SCENES
28/07/2023	21062_06	A	CHARACTER AREA PLAN
28/07/2023	21062_07	A	EV CHARGING LOCATION PLAN
28/07/2023	21062_FP_APT_01		FRONT ELEVATIONS APARTMENTS (PLOTS 41-52 INCLUSIVE)
28/07/2023	80-571-001		SPECIES ENHANCEMENT PLAN
28/07/2023	21062_DAS_01		DESIGN & ACCESS STATEMENT ADDENDUM
04/08/2023	21062_FP_APT_05	A	APARTMENTS PLOTS 41-52 SECOND FLOOR PLANS AFFORDABLE S106
04/08/2023	21062_FP_APT_03	A	APARTMENTS PLOTS 41-52 INC GROUND FLOOR PLANS AFFORDABLE S106
04/08/2023	21062_FP_APT_04	A	APARTMENTS 41-52 INC FIRST FLOOR PLANS AFFORDABLE S106
16/08/2023	UG_1599_LAN_GA_DRW_01	P18	GENERAL ARRANGEMENT PLAN
16/08/2023	UG_1599_LAN_GA_DRW_06	P09	POCKET PARK - POS PLAN
16/08/2023	UG_1599_POS_	P07	NORTH AREA PLANNING

	DRW_01		
16/08/2023	UG_1599_LAN_SL_02	P17	SOFT LANDSCAPE PLAN 1/3
16/08/2023	UG_1599_LAN_SL_03	P17	SOFT LANDSCAPE PLAN 2/3
16/08/2023	UG_1599_LAN_SL_04	P15	SOFT LANDSCAPE PLAN 3/3
26/09/2023	HLL-AJP-XX-00-DR-C-1400	P06	FINISHED LEVELS AND RETAINING WALLS MASTERPLAN
26/09/2023	HLL-AJP-XX-00-DR-C-1401	P06	FINISHED LEVELS AND RETAINING WALLS SHEET 1
26/09/2023	HLL-AJP-XX-00-DR-C-1402	P06	FINISHED LEVELS AND RETAINING WALLS SHEET 2
26/09/2023	HLL-AJP-XX-00-DR-C-1403	P01	FINISHED LEVELS AND RETAINING WALLS SHEET 3
26/09/2023	TYPICAL RETAINING WALL DETAILS	P01	TYPICAL RETAINING WALL DETAILS
27/09/2023			ENVIRONMENTAL IMPACT ASSESSMENT NON-TECHNICAL SUMMARY
27/09/2023			GROUND GAS ADDENDUM REPORT
27/09/2023			ENVIRONMENTAL STATEMENT VOL 1 – FIGURES
27/09/2023			ENVIRONMENTAL STATEMENT VOLUME 1 - ENVIRONMENTAL STATEMENT
27/09/2023			ENVIRONMENTAL STATEMENT VOLUME 2 - TECHNICAL APPENDICES
27/09/2023	80-571-R2-4		PRELIMINARY ECOLOGICAL APPRAISAL REPORT
27/09/2023	80-571-R5-5		BIODIVERSITY METRIC REPORT
27/09/2023		A	GROUND INVESTIGATION REPORT
27/09/2023		0	ENERGY AND SUSTAINABILITY STATEMENT
05/10/2023	15-065-R3-2		REMEDIATION AND ENABLING WORKS STRATEGY

06/10/2023			WRITTEN SCHEME OF INVESTIGATION
25/10/2023	HLL-AJP-ZZ-XX-RP-C-3000	P04	FRA AND DRAINAGE STRATEGY REPORT
25/10/2023	80-571-R1-8		ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

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:-

National Planning Policy Framework (2019)

Planning Practice Guidance (2014) DCLG

Knowsley Local Plan: Core Strategy (2016)

SD1 - Sustainable Development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS3 - Housing Supply Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
CS15 - Delivering Affordable Housing
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS20 – Managing the Borough’s Historic Environment
CS21 - Greenspace and Trees
CS22 – Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning and Paying for New Infrastructure
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2 - Sustainable Urban Extensions Development Principles
SUE2c - Sustainable Urban Extension – South of Whiston and Land South of the M62

Knowsley Replacement Unitary Development Plan (Saved Policies 2009)

G3 – Agricultural Land
T5 - Location of Major Traffic Generating New Development
T7 –new Development and Walking & Cycling Routes
T8 - Transport Assessments
T9 - Travel Plans
T10 – Access for the Less Mobile
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 – Light Pollution
ENV5 - Contaminated Land

The Joint Merseyside and Halton Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout of New Development

Adopted Supplementary Planning Documents (SPD)

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)
Developer Contributions SPD (2016)
Halsnead Garden Village Masterplan SPD (2017)
Amended New Residential Development SPD (2018)
Adding Social Value to Development: Employment and Skills SPD (2018)

Halsnead Design and Local Distinctiveness Guide

The Halsnead Design and Local Distinctiveness Guide was produced by the Council to provide parameters in relation to detailed design and planting specifications expected and providing a basis on which development proposals are evaluated for their compliance with the objectives and aspirations for Halsnead Garden Village. Whilst not having the same status as Supplementary Planning Documents, it is a material consideration in determining this application

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 (Clare Appleyard on 0151 443 2848)

ARTICLE 35 STATEMENT

Officers have worked with the applicant in a positive and proactive manner to seek solutions to the issues relevant to the proposed development, consistent with the requirements in the National Planning Policy Framework (NPPF), paragraph 38.

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 applicant's attention is drawn to comments from UU, the fire Authority. It is also advised by Merseyside Policy that an application is made for Secured By Design.

2. 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

3. 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.

4. 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 of the Highways Act 1980. If it is the developer's intention to offer any of the roadworks included in the proposals for adoption, a s38 agreement would be required. The applicant is advised to contact the Site Development Team at SiteDevelopment@knowsley.gov.uk to discuss the matter further.

It should be noted that the Council operates the Advance Payments Code in accordance with Sections 219 - 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be offered for adoption (or where the Council determines that these areas are potentially adoptable), unless a Road Adoption Agreement under Section 38 of the Act has been concluded, or the street has been declared a private road. Failure to deposit or secure monies with the Highway Authority prior to the commencement of building work in accordance with the Code is an offence, which could lead to the suspension of construction and may lead to prosecution and a fine.

5. The drainage maintenance and management plan shall include:

(i) 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.

(ii) Arrangements for inspection and ongoing maintenance for all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

(iv) Means of access for inspection and maintenance purposes.

6. Reasons for Granting Planning permission

The decision to grant this reserved matters consent has also been taken having regard to the policies and proposals set out below and to all materials planning considerations, including supplementary planning guidance:

T5 - Location of Major Traffic Generating New Development
T7 - New Development and Walking & Cycling Routes
T8 - Transport Assessments
T9 - Travel Plans
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
ENV2 - Noise and Vibration
ENV3 - Light and Pollution
ENV5 - Contaminated Land

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS3 - Housing Supply, Delivery and Distribution
CS7 - Transport Networks
CS8 - Green Infrastructure
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2 - Sustainable Urban Extensions - Development Principles
SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62
CS15 - Delivering Affordable Housing
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
CS24 - Managing Flood Risk
CS26 - Waste Management
CS27 - Planning for and Paying for New Infrastructure

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)
Design Quality in New Development SPD (2016)
New Residential Development SPD
Trees and Development SPD (2016)
Halsnead Garden Village Masterplan SPD

Merseyside Waste Local Plan (2013)

WM8 - Waste Prevention and Resource Management
WM9 - Sustainable Waste Management Design and Layout for New Development

Executive Director - Regeneration and Economic Development

Date: 30 May 2024

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 Council
By email

Your ref: 22/00600/FUL
Our ref: DC/22/3652v2
Date: 17-OCT-23

Dear Planning Team

Location: Land To The South Of Lickers Lane, Halsnead Garden Village, Whiston, Knowsley.
Proposal: Erection Of 120 No. Dwellings With 1 No. Vehicular Access Off Lickers Lane.

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

Following our review of the submitted Drainage Strategy, prepared by AJP, Ref: 221-130 , Dated 02.09.2022, we can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant. For this reason, and to avoid any unnecessary delays or costs for the applicant, we request that the proposed drainage strategy is not approved until such time as all concerns are resolved. The applicant should contact our Wastewater Developer Services team regarding this matter. See Contact details below.

Should planning permission be granted without resolution of all drainage concerns, we request the following condition is attached to any subsequent Decision Notice:

CONDITION

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.

The applicant can discuss their drainage proposals with an **Engineer from our Developer Services team by email at SewerAdoptions@uuplc.co.uk**. Alternative ways to contact the team are detailed in the 'Contacts' section below.

Please note, United Utilities is 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).

The importance of Sustainable Drainage Systems (SuDS)

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. 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 any subsequent Decision Notice

regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be 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 and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. *Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater

services, and metering arrangements, at the earliest opportunity. Please see '*Contacts*' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - SewerAdoptions@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

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: 22/00600/FUL

Our ref: 00876145/1061157/AH/JG

Date: 9th August 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 22/00600/FUL
PROPOSAL: ERECTION OF 120 NO. DWELLINGS WITH 1 NO. VEHICULAR ACCESS
OFF LICKERS LANE
ADDRESS: LAND TO THE SOUTH OF LICKERS LANE HALSNEAD GARDEN
VILLAGE WHISTON KNOWSLEY

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.

