



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: 25/00396/FUL

Name and address of applicant

Ryder & Granite Estates Limited
C/O Applied Nutrition
1-2 Acornfield Road
Knowsley Industrial Park
Liverpool
L33 7UG

Name and address of agent

MAZE Planning Solutions
3 Piccadilly Place
Manchester
M1 3BN

Date of Receipt: 25 June 2025

Date Valid: 18 July 2025

Address/Location Of Development:

**Former Syntor Fine Chemicals
Acornfield Road
Knowsley Industrial Park
Kirkby
Knowsley
L33 7UG**

Description of Development:

**ERECTION OF LARGE SCALE WAREHOUSE (USE CLASS B8), WITH
ANCILLARY OFFICES AND STAFF WELFARE FACILITIES, SERVICE YARD,
CAR PARK, LANDSCAPING AND ALTERATIONS TO ACCESS**

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.

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 development of works on the building, a biodiversity gain plan and Habitat Management and Monitoring plan (HMMP) must be submitted to the local planning authority. The plan must include the following:
 - a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
 - b. the pre-development biodiversity value of the onsite habitat,
 - c. the post-development biodiversity value of the onsite habitat,
 - d. any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
 - e. any biodiversity credits purchased for the development, and
 - f. such other matters as the Secretary of State may by regulations specify.The plan will be informed by a landscaping scheme (see condition 4). Development cannot commence until the biodiversity net gain plan and Habitat Management and Monitoring plan have both been approved by the local planning authority.

Reason: To comply with the Environment Act 2021.

4. Prior to the occupation of the building a landscape scheme and ecological management plan to enhance biodiversity shall be submitted to and have been approved by the local planning authority.

The landscaping shall include native tree and plant species.

Any landscaping or tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the

first available planting season following the date of loss or damage.

Reason: To enhance biodiversity and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

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

B. Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted

and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

6. Development shall not commence until a detailed SUDS based drainage scheme based on the principles of The SUDS Manual (C753, New version, June 2025) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), has been submitted and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out in Drainage Strategy (Ref. S4711-BDN-XX-XX-RP-C-02) dated 08/07/25). The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details and retained hereafter.

For avoidance of doubt, the surface water and drainage strategy, detailed design, drawings, calculations and supporting information shall be expected to consider the following elements:

- An explanation of existing drainage system/mechanism and flow paths on the site and that how the site is currently affected by off-site surface water runoff shall be required.
- The impact of climate change for the Alt River catchment on rain intensity for 2070 should be considered as 45%.
- Given the site characteristics, it would be acceptable to discharge surface water from site to the public sewer system. The LLFA agrees with the QBAR greenfield runoff rate or 5l/s as the maximum discharge rate.
- Should the design of drainage network is based on 1 in 30 plus 45% CC event, then the area of the developed site that might be flooded during the 1 in 100 plus 45% CC event should be determined. In these areas, if the flooded water pools, the

extent and depth of the flooded water should be determined; and if the flooded water flows, its direction and destination should be specified.

- Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 45% CC). The impact of exceedance flows from and on adjacent land should also be considered. Calculations and plans should be provided to show where above-ground flooding might occur, where this would pool and flow and the maximum depth of flood flows shall be established and managed so as to mitigate the flood impact to people and buildings.
- An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures/soakaway and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure.
- Demonstrating that adequate water quality of the off-site surface water flows (draining into a sewer, watercourse and ground) in accordance with the Simplified Index Approach as set out within Section 26 of the SUDS Manual (C753) can be achieved during all phases of the development. In this case that an industrial yard is proposed, water quality risk to surface water bodies and groundwater should be assessed (screening risk or detailed risk assessment) and mitigation measures to be adopted to ensure that risk to both surface water bodies, and groundwater are effectively managed (see Table 26.1 of the SUDS Manual).
- Compliance to conditions posed by the United Utilities and Environment Agency will be required.
- In compliance to the above points, detailed drainage plan showing the layout of the proposed drainage network, post development impermeable area, the location and specifications of the drain and storage elements within the proposed development, including any chamber, pipe numbers, direction of flow, invert and cover levels, gradients, diameters and dimensions should be updated.
- Details of management and maintenance of the sustainable drainage system.

Reason: In order to avoid harmful flood risk impacts.

7. Prior to commencement of development a Construction Management statement and plan shall be 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. A detailed layout of the site compound, identifying designated areas for plant and material storage, delivery vehicle loading/unloading, and turning provision (to be provided for each construction phase as required).
 - b. A delivery management plan, including measures to prevent waiting or layover of construction traffic on the public highway, controls for site access/egress, and any necessary temporary traffic management arrangements. Reversing on the highway is prohibited unless directed by a trained Banksman (RoSPA or equivalent).
 - c. Arrangements for the parking of construction staff vehicles.
 - d. Measures to prevent the transfer of mud and debris onto the highway, including the location, type, and operation of wheel washing facilities.
 - e. Methods for dust control and suppression.
 - f. A programme of works, including details of construction phasing where applicable.
 - g. Provision for addressing any abnormal wear or damage to the highway network, where relevant.
 - h. Measures to minimise noise impacts.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

8. The piling or any other ground improvement using penetrative method hereby permitted by the local planning authority may not commence until such time as a scheme has been submitted to, and approved in writing by, the LPA. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

- Foundation Works Risk Assessment
- A conceptual site model
- Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system
- A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports
- A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling or any other foundation design works.
- Timing/phasing arrangements.
- The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

Reason To ensure that the proposed final design activity, does not harm groundwater resources in line with paragraph 187 of the NPPF and Position Statement J of The Environment Agency's approach to groundwater protection. This is supported by 'Policy CS8: Green Infrastructure' of the Knowsley Local Plan Core Strategy (January 2016).

9. No development shall take place (including any demolition, ground works, site clearance) until a method statement for swallow has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include:

- Avoidance measures to avoid harm to swift;
- Extent and location of proposed swift nesting provision; and
- Timing for implementation of replacement swift nesting provision

Reason: In order to avoid harm to swallows during construction.

10. The development shall not be brought into use until a Travel Plan has been 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:

- Involvement of employees.
- Information on existing transport policies, services and facilities, travel behaviours and attitudes.
- Access for all modes of transport.
- Targets for mode share.
- Resource allocation including Travel Plan Co-ordinator and budget.
- A parking and management strategy.
- A marketing and communications strategy.

- Appropriate measures and actions to reduce car dependence and encourage sustainable travel.
- An action plan, including a timetable for the implementation of each of the above.
- Mechanisms for monitoring, reviewing and implementing the Travel Plan.
- The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.
- 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 maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable.

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

those details. Evidence of implementation (i.e. photographs) will need to be provided to the Local Planning Authority to enable discharge of the condition.

Reason: In order to provide habitats for birds.

12. Any non B8 (Storage and Distribution) use shall be limited to no more than 15% of the total floor area of the building.

Reason: For the avoidance of doubt and to ensure that any office or other use retail use remains ancillary to the Use Class B8 use of the unit to which the use relates, so complying with Policies CS4 and CS11 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy EC3 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

13. The tree protection measures specified in the no dig measures note (received 11/11/2025) shall be implemented during any construction work, to protect the tree fronting Acornfield Road.

Reason: In order to avoid harm to the existing mature tree.

14. Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Reason: In order to protect residents from harmful noise levels.

15. No ground clearance or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, ground and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In order to avoid disturbance to breeding bird habitat.

16. No mezzanine flooring shall be erected on site without planning permission having been granted by the local planning authority.

Reason: In order to avoid unrestricted mezzanine floorspace causing shortage of parking.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5004	REV P06	PROPOSED ELEVATIONS
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5003	REV P05	PROPOSED FLOOR PLANS
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5000	REV P04	LOCATION PLAN
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5002	REV P05	PROPOSED SITE PLAN
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5005	REV P02	PROPOSED FINISHES PLAN
18/07/2025	S4711-BDN-XX-XX-DR-A-(05)5006	REV P2	PROPOSED BOUNDARY TREATMENTS
15/09/2025	S4711-BDN-XX-XX-DR-A-(05)5007	REV P2	PROPOSED SITE FIXTURES
18/07/2025	S4711-BDN-XX-XX-DR-C-0100	REV P3	PROPOSED LEVELS 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:-

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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

EC3 - Primarily Industrial Areas
DQ4 - Trees and Development
ENV5 - Contaminated Land

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

ARTICLE 35 STATEMENT

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

NOTE FOR APPLICANT:

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

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

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

1. Thames Water - It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.
2. Merseyside Fire and Rescue – See attached letter



Executive Director - Regeneration and Economic Development

Date: 27 November 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

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

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

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

Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Email: dcconsultations@knowsley.gov.uk

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00396/FUL Our ref: 00501547/1360335/DS/LM Date: 8th September 2025

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 25/00396/FUL
PROPOSAL: ERECTION OF LARGE SCALE WAREHOUSE (USE CLASS B8) WITH
ANCILLARY OFFICES AND STAFF WELFARE FACILITIES SERVICE YARD CAR
PARK LANDSCAPING AND ALTERATIONS TO ACCESS
ADDRESS: Former Syntor Fine Chemicals Acornfield Road Knowsley Industrial
Park Kirkby Knowsley L33 7UG

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 Fighting

- 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 Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

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,

David Shawcroft

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.