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Date: 17 September 2024  
Our Ref:  
Your Ref:

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Dear Councillor

## **PLANNING COMMITTEE - WEDNESDAY 18TH SEPTEMBER, 2024**

I refer to the agenda for the above meeting and now enclose the following report(s) which were unavailable when the agenda was published.

<b>Agenda No.</b>	<b>Item</b>	
7	<b>Late Reps</b>	(Pages 3 - 16)
	Report of the Chief Planning Officer	

Yours faithfully,

A handwritten signature in black ink, appearing to be "Ian Barton".

Democratic Services

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## Planning Committee: 18<sup>th</sup> September 2024 Late Representations/Information

### Appendix 4 – Approvals

#### **Item 4A: DC/2021/00015 - Land south of Deyes Lane, Maghull**

##### **Ecology**

The applicant has submitted an updated Biodiversity Metric Report to address the net loss of biodiversity referenced in paragraph 6.4 on page 20 of the agenda. Merseyside Environmental Advisory Service (MEAS) has been consulted and have confirmed that the proposal acceptably demonstrates no net loss.

##### **Environment Agency**

No further update and therefore it is requested that the resolution of this matter is delegated to the Chief Planning Officer.

#### **Item 4B: DC/2023/01962 - Land south of School Lane, Maghull**

##### **Highways Manager consultee comments**

- No objection to the reserved matters application subject to all highways conditions and informatives on the hybrid application being attached to this approval
  - In response to this, all conditions and informatives on the hybrid permission do still apply to this application
- Approval should not be given for condition 44 (levels) as they are subject to change and linked to condition 17 (details for the spine road)
  - In response to this, if the levels do change the applicant will need to submit a further application
- Note that delivery of the spine road is shown in the first phase for condition 4 (phasing plan)

##### **Shared cycle/pedestrian path**

The reference to a shared pedestrian/cycle path along the School Lane frontage in paragraph 6.5 page 51 of the agenda requires clarification. The applicant has agreed to a 5 metre wide cycle/footpath (3m cycleway/2m footway) to the west of the School Lane roundabout. The section to the east of the roundabout will remain at the approved 3 metre wide shared pedestrian/cycle path to tie in with an existing 3 metre wide section.

##### **Informative to be added**

Requirement of Land Drainage Consent for works affecting ordinary watercourse

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For the avoidance of doubt, this response **does not** grant the applicant permission to carry out work to/within or connect to the ordinary watercourse(s).

The grant of planning permission by the Local Planning Authority does not mean that Land Drainage Consent will then be given.

Where required, the applicant **must** obtain Land Drainage Consent from Sefton Council's Lead Local Flood Authority **before** starting any works on site. Failure to do so may result in enforcement action

## **Item 4D: DC/2024/00751 - The Salesian Academy Of St John Bosco Netherton Way, Bootle**

A number of amendments have been made to the final list of conditions and a full revised list of conditions and associated numbers are provide below. The key changes are summarised as follows:

- An acceptable Construction Environment Management Plan has been submitted, which has been added to condition 2 under the approved documents. The updated document also includes acceptable details of wheel wash facilities. The pre-commencement condition for the submission of a CEMP and wheel wash details (previously listed conditions 4 and 7) have therefore been deleted. Condition 9 has been added to ensure compliance with the provisions of the CEMP are adhered during the construction period.
- Condition 2 has been amended to include the latest revision of the site master plan, SRP1145-DHL-ZZ-ZZ-D-L-9001 P12, which has been revised to include a raised pedestrian crossing through the carpark, from the pedestrian access point on Netherton Way.
- Previously listed condition 5 which required a scheme of piling methodology prior to commencement, has been reworded to enable demolition works to take place prior the discharge of these details. Subsequently this has been re-ordered into the construction section of conditions, now listed as number 10.
- Previously listed condition 8 (revised number 5) regarding the scope of works for investigation in relation to contaminated land has been reworded to ensure demolition works can be undertaken to enable the required site investigations to take place.
- Previously listed condition 10 regarding pre-commencement details for the protection measures of UU assets, has been amended to enable the demolition works within phase one, which are a considerable distance from the existing sewer, to be carried out before the details are required for discharge. The condition has been relocated to the construction section of conditions and renumbered as 8.
- Condition 11 relating to the surface water drainage scheme, which was previously pre-commencement, has been reworded to enable the demolition to commence prior to these details being discharged. Subsequently this has been re-ordered into the construction section of conditions.
- The condition for the implementation of car parking, previously listed as 23 and newly numbered 22, has been updated to relate to the phased delivery in accordance with the Outline Phasing, Site Establishment & Logistics Plan.

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- Previously listed condition 26 has been deleted as the Travel Plan will now be secured through the Section 106 legal agreement.

## Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

## Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents:

SRP1145-DHL-ZZ-ZZ-D-L-0001 P01 - LOCATION PLAN  
SRP1145-DHL-ZZ-ZZ-D-L-9000 P02 - EXISTING SITE PLAN  
SRP1145-DHL-ZZ-ZZ-D-L-9001 P12 - SITE MASTERPLAN AND HAZARD IDENTIFICATION  
SRP1145-POZ-01-00-D-A-1030 P03 - PLANNING GROUND FLOOR GA LAYOUT  
SRP1145-POZ-01-01-D-A-1031 P02 - PLANNING FIRST FLOOR GA LAYOUT  
SRP1145-POZ-01-RP-D-A-1032 P02 - PLANNING ROOF PLAN GA LAYOUT  
SRP1145-POZ-01-00-D-A-1033 P01 - PLANNING SPORTS HALL MARKINGS PLAN  
SRP1145-POZ-01-ZZ-D-A-1040 P01 - GA SECTIONS - SHEET 1  
SRP1145-POZ-01-ZZ-D-A-1041 P02 - GA SECTIONS SHEET 2  
SRP1145-POZ-01-ZZ-D-A-1020 P04 - PLANNING GA ELEVATIONS  
SRP1145-DHL-ZZ-ZZ-D-L-9002 REV P06 - AREAS OF DEMOLITION  
SRP1145-DHL-ZZ-ZZ-D-L-9003 REV P06 - ACCESS STRATEGY  
SRP1145-DHL-ZZ-ZZ-D-L-9004 REV P08 - SECURE LINE STRATEGY  
SRP1145-DHL-ZZ-ZZ-D-L-9005 REV P05 - SITE SECTIONS  
SRP1145-DHL-ZZ-ZZ-D-L-9006 REV P06 - LEVELS STRATEGY  
SRP1145-DHL-ZZ-ZZ- D-L-9007 REV P11 - LANDSCAPE WORKS - WEST AREA  
SRP1145-DHL-ZZ-ZZ-D-L-9008 REV P09 - PROPOSED LANDSCAPE WORKS - EAST AREA  
SRP1145-DHL-ZZ-ZZ-D-L-9009 REV P06 - PROPOSED LANDSCAPE WORKS - NORTH AREA  
SRP1145-DHL-ZZ-ZZ-D-L-9011 REV P06 - EXTERNAL SPORTS PROVISION  
SRP1145-DHL-ZZ-ZZ-D-L-9013 REV P05 - GREEN INFRASTRUCTURE STRATEGY  
SRP1145-DHL-ZZ-ZZ-D-L-9016 REV P04 - TEMPORARY TREE PROTECTIVE FENCING  
SRP1145-DHL-ZZ-ZZ-D-L-9030 REV P05 - PLANTING PLAN - WEST AREA  
SRP1145-DHL-ZZ-ZZ-D-L-9031 REV P04 - PLANTING PLAN - EAST AREA  
SRP1145-DHL-ZZ-ZZ-D-L-9032 REV P03 - PLANTING PLAN - NORTH AREA  
SRP1145-DHL-ZZ-ZZ-D-L-9033 REV P03 PLANTING SCHEDULE AND NOTES

RT-MME-161198-02-REVB - ARBORICULTURAL IMPACT ASSESSMENT  
RT-MME-161198-02-REVB - ARBORICULTURAL METHOD STATEMENT

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Bat Surveys and Mitigation Strategy Report (*Middlemarch Environmental, August 2024, Rev C*)

Outline Phasing, Site Establishment and Logistics

Construction Environmental Management Plan Project No HNO.0001, Rev.2

Reason: For the avoidance of doubt.

## Before the Development is Commenced

- 3) No development shall commence until a method statement showing the extent of *Cotoneaster* sp. and a scheme for its eradication from the site has been submitted to and approved in writing by the local planning authority. The method statement shall include:-
- i. A plan showing the extent of the plant/s;
  - ii. The methods that will be used to prevent the plant/s spreading further, including demarcation;
  - iii. The methods of control that will be used, including details of post-control monitoring; and
  - iv. How the plants will be disposed of after treatment/removal.

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

Reason: The details are required prior to commencement to ensure that *Cotoneaster* sp. is eradicated from the development site and to prevent the spread of the plant through development works.

- 4) No development shall commence, including any works of demolition, until a Highways Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period.

Reason: This is required prior to the commencement of development in order to ensure the safety of highway users during both the demolition and construction phase of the development. If the details are not approved prior to commencement, it will prejudice the safety of highway users.

- 5) Prior to the commencement of any works for each respective phase, excluding demolition, the approved scope of works for the investigation and assessment in relation to contaminated land, which must be undertaken by competent persons and a written report of the findings, has been submitted to and approved in writing by the Local Planning Authority. The report shall include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. Remediation shall proceed in accordance with the approved details.

Reason: The details are required prior to development commencing to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 6) No development shall commence until a remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks and the relevant pollutant linkages identified in the approved investigation and risk assessment, has been submitted to and approved in writing by the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 on completion of the development. The remediation strategy must be carried out in accordance with the approved details at all times.

Reason: The details are required prior to development or site clearance commencing to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 7) Prior to the commencement of the development, a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead shall be provided to the Local Planning Authority.

Reason: Reason: To safeguard conservation of species/habitats.

## During Building Works

- 8) No construction, except for the demolition works proposed in phase one, shall commence until details of the means of ensuring the 750/900mm combined sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the 750/900mm combined sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services.

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- 9) The provisions of the hereby approved Construction Environmental Management Plan Project No HNO.0001, Rev.2 shall be implemented in full during the period of construction.

Reason: To ensure the safety of highway users during the construction phase of the development.

- 10) Prior to commencement of sub-structure works for the new building, a scheme of piling methodology, which provides justification for the method chosen and details noise and vibration suppression methods proposed, shall be submitted and agreed in writing with the Local Planning Authority. The agreed scheme should then be implemented throughout the development. Further advice in relation to this requirement can be found in the attached informative.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users during the construction phase of the development.

- 11) Prior to any substructure works, 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). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 6.7 l/s;
- (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;
- (v) Measures to ensure that no land drainage, groundwater or overland flow shall be allowed to discharge to the public sewer either directly or indirectly; and
- (vi) 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

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.

- 12) No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations shall take place during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows 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: To protect birds during their breeding season.

- 13) (a) Within 6 months of completion of all the demolition works for the school buildings, (with demolition works to be completed at phase 2 of the development), the following documents shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme with pitch specification to address any such constraints. The scheme shall include a written specification and plans of the proposed soil structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation and maintenance.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy NH5 'Protection of open space and Countryside Recreation Areas' and paragraph 103(b) of the NPPF.

- 14) a) A suitable scheme of noise control for all mechanical plant shall be submitted and agreed in writing with the Local Planning Authority prior to the installation of the plant equipment, to ensure that the cumulative plant noise, including any acoustic feature correction, does not exceed the existing background L90 at residential dwellings when assessed in accordance with current guidance such as BS4142.

b) A noise validation report must be submitted showing compliance with (A) within 3 months of the plant becoming operational.

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c) If validation testing (B) does not show compliance with (A) a new scheme of noise control must be agreed in writing and installed within 3 months

d) The noise control measures must be retained thereafter.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users and/or to ensure an acceptable visual appearance.

15) The following Reasonable Avoidance Measures (RAMs) shall be adhered to at all times during the construction phase:

- A pre-commencement check for badger and hedgehog terrestrial mammals
- Existing vegetation on the site will be gradually cut and removed under to encourage any amphibians / reptiles / hedgehog present to move away from the affected areas;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles /terrestrial mammals from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles / terrestrial mammals; and
- Any exposed open pipe systems should be capped to prevent mammals gaining access.

Reason: To protect common amphibian and reptile species and terrestrial mammals.

16) In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the remedial works identified in the approved remediation strategy, verification of the works must be included in the verification report required by condition.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 17) The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in Section 6 Mitigation Strategy within the submitted Bats Surveys and Mitigation Strategy report (Middlemarch Environmental, August 2024 Rev C) which details the methods for maintaining the conservation status of bats, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

Reason: To safeguard conservation of species/habitats.

- 18) Prior to the removal of the tree labelled T1 within the Bat Surveys and Mitigation Strategy Report, a Precautionary Working Method Statement in relation to bats, shall be submitted to and approved in writing by the local planning authority. The measures within the agreed statement shall be adhered during the removal the tree.

Reason: To safeguard the conservation of species/habitats.

- 19) Prior to the erection of external lighting to the approved school buildings, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. The mitigation strategy shall be implemented in accordance with the approved details and thereafter retained in perpetuity.

Reason: To safeguard conservation of species/habitats.

## Before the Development is Occupied

- 20) Within 8 weeks of any part of the development hereby permitted is occupied/brought into use a verification report that demonstrates compliance with the agreed remediation objectives and criteria applicable to the phase of the development to be occupied shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 21) The development shall not be occupied until temporary provision for secure storage of cycles has been provided in accordance with details to be submitted to and approved in writing by the local planning authority.

Within 6 months of completion of all demolition works, the permanent facilities for the secure storage of cycles shall be provided in accordance with details to be submitted to

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and approved in writing by the local planning authority and they shall be retained in perpetuity thereafter.

Reason: To ensure that enough cycle parking is provided for the development in the interest of promoting non-car based modes of travel.

- 22) No development shall be occupied until space has been laid out within the site in accordance with drawing no SRP1145-DHL-ZZ-ZZ-D-L-9001- Site Masterplan and reflective of the order of works as set out in the Outline Phasing, Site Establishment & Logistics Plan, for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Upon completion, the spaces shall thereafter be kept available for such purposes in perpetuity thereafter.

Reason: To ensure that enough car parking is provided for the development and to ensure the safety of highway users.

- 23) The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan, together with a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme of nesting boxes shall be installed in accordance with the approved details and timetable.

Reason: To safeguard conservation of species/habitats.

- 24) The development shall not be occupied or brought into use until a full Car Park Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Car Park Management Plan shall then be implemented, monitored and reviewed in accordance with the agreed Plans measures.

Reason: To ensure appropriate use of the car park and to ensure the safety of highway users.

- 25) Prior to first occupation of Phase 1 of the development a scheme for the reinstatement of the playing field affected by construction accommodation, vehicle parking and hardstanding must be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme must be in accordance with Sport England guidance "Natural Turf for Sport" (2011) to ensure a uniform surface across the playing field and provide a timetable for implementation.

In the first planting season following the removal of the construction accommodation, vehicle parking and hardstanding, the affected playing field must be reinstated in accordance with the approved scheme.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy NH5 'Protection of open space and Countryside Recreation Areas' and paragraph 103(b) of the NPPF.

- 26) Use of the development shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all sports facilities managed by the school, or their management company, and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement for the duration of the development.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy NH5 'Protection of open space and Countryside Recreation Areas' and paragraph 103(b) of the NPPF.

## Ongoing Conditions

- 27) Within the first planting/seeding season following completion of the development, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure an acceptable visual appearance to the development.

- 28) The outdoor sports fields and multi-use games area (MUGA) shall not be used outside the hours of 09.00-21.00 Monday to Friday, 09.00-17.00 on Saturdays and Sundays.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users.

## Informatives

- 1) There are a variety of piling methods available, some of which cause considerably greater noise and vibration than others. It is common for the prevailing ground conditions to influence the chosen method of piling. Where the prevailing ground conditions would permit more than one piling method, the Council would expect the contractor to choose the method which causes the least amount of noise and vibration, in accordance with the following hierarchy.
- Pressed-in methods, e.g., Hydraulic jacking.
  - Auger / bored piling
  - Diaphragm Walling
  - Vibratory piling or vibro-replacement
  - Driven piling or dynamic consolidation

Should the contractor propose to use a method which is not the preferred lower impact option, then satisfactory justification will need to be provided to demonstrate the piling

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method that is utilised meets Best Practicable Means (BPM). Vibration monitoring will be required for all piling projects. For further advice on what to include in your piling methodology scheme and current standards please contact Sefton's Pollution Control Team.

Please note: The Environmental Health remit relates to the human response and not the prevention of damage to structures; therefore, we would look for a limit as close to 1mm.s-1 as possible at residential/sensitive receptors. Vibration target levels must be fully justified and referenced against suitable standards such as those found in BS5228:2009+A1:2014 Part 2 (Vibration). It is common for trigger values to be used on site boundaries which provoke review of the levels and methods to ensure BPM is being achieved.

- 2) The applicant is advised to engage a sports turf specialist to carry out the assessment and prepare the scheme and pitch specification. The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).
  - 3) It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011). There should be no ruts or drops in level between the reinstated playing field and the existing playing field that could cause a trip or slip hazard to the pitch users.
  - 4) The applicant is advised that the design and layout of the sports hall should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.
  - 5) Access for fire appliances should comply with the requirements of Approved Document B5 of the Building Regulations.  
Water supplies for fire-fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
    - Education, health and community facilities.
    - 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.
- \* The premises should comply with Section 55 of the County of Merseyside Act 1980
- 6) Any additional artificial lighting of the sports provisions would require a separate planning consent.

- 7) Biodiversity Net Gain (BNG) standard informative.

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