

Report to: PLANNING COMMITTEE **Date of Meeting:** 18th January 2023

Subject: [DC/2022/01185](#)
[Land To The Rear Of 182-186 Southbank Road Southport PR8 6LZ](#)

Proposal: Erection of 7 dwellings, comprising 3 single storey detached dwellings and 4 semi-detached two storey dwellings with associated landscaping and access.

Applicant: Mr Brandon Beckers **Agent:** Diaz Associates

Ward: Kew Ward **Type:** Full Application

Reason for Committee Determination: This is a petitioned application endorsed by Councillor Corcoran

Summary

The main issues to consider are the principle of development, the impact on the living conditions of future occupiers and neighbouring properties, the impact on the character of the area, ecology, drainage and highway safety.

The proposal is acceptable in principle and will not cause significant harm to the living conditions of future occupiers or neighbouring properties. It will not harm the character of the area or give rise to concerns associated with ecology, drainage or highway safety.

The proposal complies with the Sefton Local Plan and is recommended for approval subject to conditions.

Recommendation: Approve with Conditions

Case Officer Stephen O'Reilly

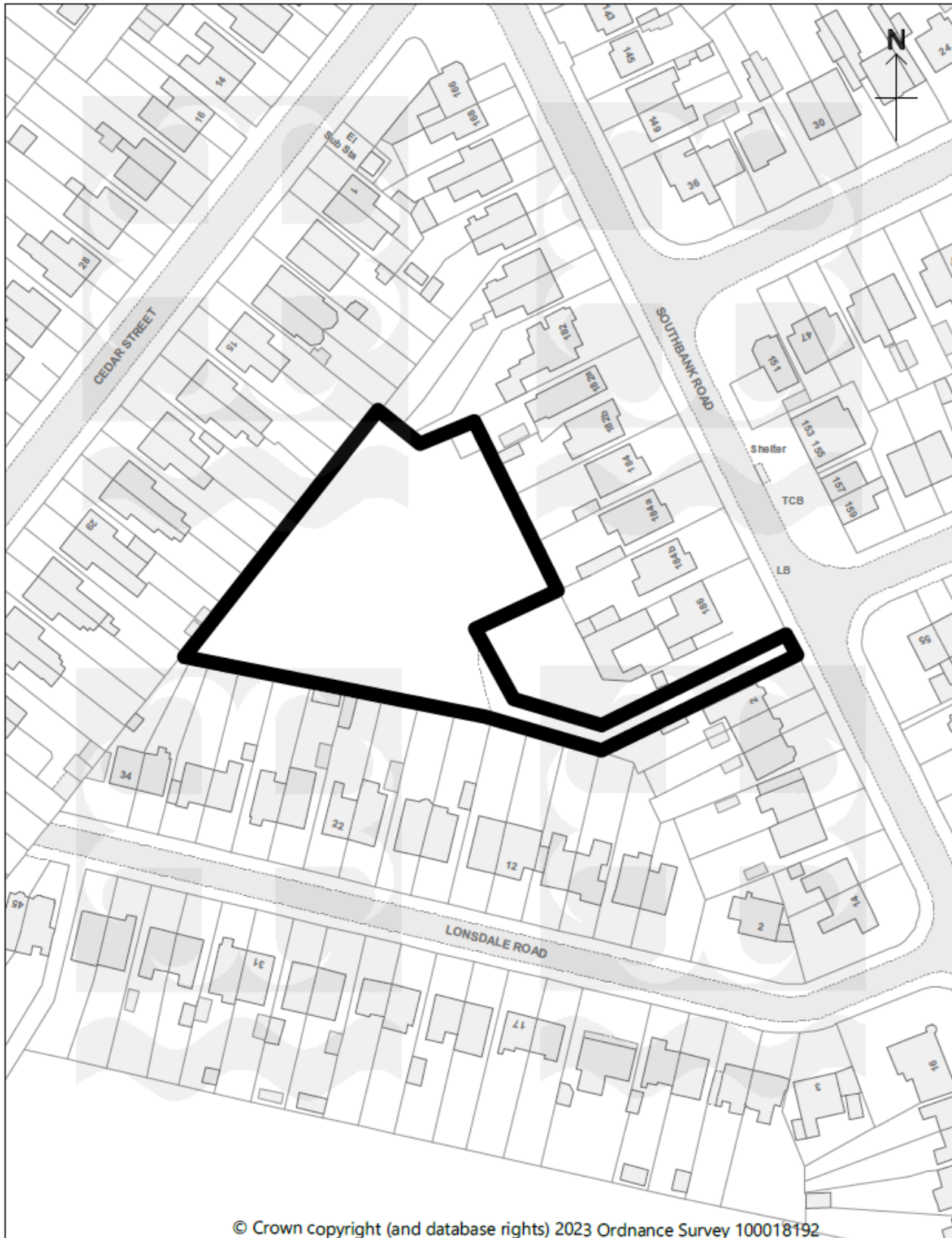
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDGYNFW07M00>

Site Location Plan



The Site

A vacant plot of land bounded by Southbank Road, Town Lane, Cedar Street and Lonsdale Road, Southport. The site is accessed from Southbank Road, by a proposed access road between numbers 186 Southbank Road and 2 Town Lane.

History

Planning permission was granted under reference DC/2018/01406, for the erection of 7 dwellings, comprising 3 single storey detached dwellings and 4 semi-detached two storey dwellings, landscaping and access. This was approved 24th April 2019 but has not been implemented.

Consultations

Flooding & Drainage Manager

No objection subject to condition

Conservation Officer

No comments to make

Local Planning Manager

The site is a Primarily Residential area so the proposal is acceptable in principle

United Utilities

No objection subject to condition

Merseyside Environmental Advisory Service

No objection subject to conditions

Environmental Health Manager

No objections subject to conditions

Highways Manager

No objection subject to conditions

Neighbour Representations

Following the submission of the planning application and a subsequent notification period, 19 letters of objection and a petition containing 69 signatures endorsed by Councillor Corcoran were received, the matters raised in objection include:

Living Conditions

- Street lighting should be minimal and well shielded and directed downwards to minimise light pollution
- Increase noise and disturbance from houses and construction.
- Landscaped an area of land at rear of garden, not shown on plans
- Overlooking and loss of privacy
- Front and rear garden spaces small on some plots
- Impact on visual enjoyment from land and trees
- Fences to access road do not provide adequate sound proofing or privacy
- Wall on higher ground will leave us looking at maybe 10ft wall
- Structural reports should be completed to avoid structural damage to surrounding houses

Character

- Mix of dwellings harmful to area, semi-detached out of proportion and dominate the site
- Not sympathetic to existing houses
- Not a modest design

Ecology and Trees

- Destruction of established trees and natural wildlife habitat including birds and bats
- Survey states no evidence of bats, yet we see them often at dusk
- Trees already removed
- Surveys do not contain assessment of mature trees for bats and breeding birds
- Northwest corner of site subjected to flooding, existing trees help to control this
- Preservation of natural environment must now be top of Sefton's agenda with climate change running out of control
- Locally specific link in the green chain makes a significant contribution to the network of green infrastructure

Drainage

- Drains shown include land under ownership of 186 Southbank and not contained within the agreed 6.5m limit. Cannot be connected to main sewerage system across this land
- Ground water encountered at 0.46 to 1.75m below ground level, has further survey been carried out to determine the increased water level due to removal of trees

Highway Safety

- Increased traffic
- Entrance opposite Southbank/ Everard junction which has poor visibility and is very busy

- Hazardous for pedestrians crossing
- Is access road wide enough for emergency and commercial vehicles, can they pass safely, are they able to turn around or do they need to reverse
- Is road too close to 2 Town Lane
- Plans indicate rebuild of boundary wall of 2 Town Lane, no indication that permission has been sought
- Visibility splay measures incorrectly
- No evidence of provision for safe usage of cycles
- Access to proposed volume of dwellings seemingly in contrast to the highways guidance
- No evidence provided for turning circles for emergency vehicles

Following the receipt of amended plans and a further Ecological survey, residents were renotified, which resulted in a further 13 letters of objection being received. The matters raised include:

Living Conditions

- Cause stress to nearby residents
- Loss of privacy
- Loss of light and overshadowing
- Noise and disturbance from use
- Proposed fencing materials inadequate and flimsy to prevent noise pollution or support in high winds
- No provision for independent access to back of my property - has separate access
- Worried that vibrations from construction will have negative impact on structure and integrity, who will be liable for any structural damage

Character

- Layout and density of buildings
- No need to develop more land, enough new properties around Kew

Ecology and Trees

- Ecological report suggests abundance of wildlife and endangered species, why would anyone want to destroy this
- Plan shows new planting in my back garden, wholly unacceptable
- Trees removed, does this contravene previous permission
- Eco report vague
- No detail of impact of removal of trees on water table
- Ecology report dismisses any proposals put forward by residents
- Loss of habitat

Drainage

- Drainage to one side of road unfeasible
- No regard shown for existing houses re changes to water table

Highway Safety

- Southbank Road already busy, particularly junction from Everard Road
- Increased pollution from traffic
- Access road dangerously narrow for 7 dwellings
- Questionable provision for safety of emergency vehicles to safely enter/exit
- Visual splay incorrectly measured
- 3 driveways inches away from access
- No provision for street lighting
- Access route cannot be constructed without illegal encroachment

Other Matters

- William Becker and Sons Ltd do not own the land and cannot pretend they do
- Land subject to legal challenge, whereby considerations clarified by this process have been ignored by the Council
- Impact on views

Policy Context

The application site lies within an area designated as Primarily Residential in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

Planning permission was granted in 2019, under reference DC/2018/01406 for the same development. However, this permission was not implemented and has therefore expired.

The main issues to consider are the principle of development, the impact on the living conditions of future occupiers and neighbouring properties, the impact on the character of the area, the impact on ecology, drainage and highway safety.

Principle

The application site lies within an area identified as Primarily Residential within the Local Plan. As such the proposal complies with policy HC3 (Residential Development and Primarily Residential Areas) and is acceptable in principle, subject to other material considerations.

Living Conditions

Future Occupiers

The proposal will ensure that the private amenity space meets the minimum requirements to the proposed dwellings. The submitted plans also show that each habitable room will have a good level of outlook. A number of houses would include bedrooms in the roof space, served by rooflights only. However, these will be positioned in such a way to ensure that an acceptable level of outlook and source of light is provided.

Interface distances would be met between properties in the site.

On this matter the proposal is considered to be acceptable.

Neighbouring Properties

Plots 2 and 3 are to be dormer bungalows, with the dormer positioned to the front and a rooflight to the rear. The rooflights will be positioned to allow an acceptable level of outlook for future occupiers, while ensuring that no direct overlooking of properties to the rear results. This ensures that the proposed bungalows will not cause any harm in terms of loss of privacy to the neighbouring properties to the rear. The distance to properties to the front will ensure no loss of privacy to neighbouring habitable room windows.

The distance between plots 4-7 and the neighbouring properties to the rear complies with the Council's guidance and as a result will not cause any harm in terms of a loss of outlook or loss of privacy or overshadowing.

The proposed access road will be to the side of numbers 186 Southbank Road and 2 Town Lane. The guidance states that access roads should be a minimum of 3m from non-habitable room windows and 4m from a habitable room window. The proposed access road will be in excess of 4m from 186 Southbank.

The proposed access road will be less than 2m from the side of 2 Town Lane. The windows to the side elevation are small and contain obscure glass. The existing boundary wall is to be replaced with a 2m wall which will be built level to the front elevation of number 2. While the distance is below the recommended minimum standard, given the small scale and obscure glass nature of these windows and the proposed 2m boundary treatment, it is considered that this would not cause any harm in terms of noise and disturbance to number 2 and the reduced distance is considered to be acceptable. The introduction of an additional 7 dwellings in a primarily residential area, would not result in any significant increase in terms of the noise already experienced.

Character

Policy EQ2 (Design) of the Local Plan seeks to ensure that development responds positively to the character, local distinctiveness and form of its surroundings, ensures safe and easy movement into/out of and within the site, and makes a positive contribution to their surroundings through the quality of their design.

The surrounding properties contain a mixture of two storey dwellings and bungalows. The proposal comprises two pairs of semi-detached dwellings, with accommodation in the roof space, and three detached dormer bungalows. The properties will be of a size and scale that is comparable with the existing dwellings in the area. The mixture of proposed dwellings is therefore considered to be appropriate and would not cause any harm to the character and appearance of the area.

Ecology

A report has been submitted by the agent, which has been assessed by the Council's ecologists. The report finds that the trees on site do not contain potential roost features and as such have been categorised as having negligible suitability for roosting bats. The Council does not therefore need to consider the proposal against the three tests of the Habitat Regulations.

Images and videos have been provided by neighbouring properties showing foraging activity. Habitats on and adjacent to the site provide foraging habitat for bats. In order to protect this any lighting should be designed to not result in excessive light spill onto the areas adjacent to the application site. This can be secured by condition.

A biodiversity enhancement plan has been provided as part of the application in order to mitigate the removal of habitat. This includes bat boxes, bird boxes and hedgehog highways. The details contained within the plan are acceptable and can be secured by condition.

The proposal is therefore considered to be acceptable in this regard.

Concerns have also been raised by neighbouring properties in relation to the removal of trees from the site. The previous approval showed that a number of trees were to be retained, which have now been removed from the site. The previous application was never implemented. As the trees on the site are not covered by a Tree Preservation Order and the site does not lie within a Conservation Area, the removal of the trees outside of the planning application process does not require any consent or replacement planting.

An amended landscape plan has been submitted which shows the position of the Trees to be retained on the site and those to be planted as part of the proposal. The agent has confirmed that no further trees are to be removed from the site, while 18 are to be planted as part of the proposal.

Flooding and Drainage

The Lead Local Flooding Authority have not raised any objections to the proposal and have requested details of the drainage to be submitted prior to commencement of works. This can be secured by condition.

Highways

The proposal includes a new site access from Southbank Road which will consist of a 4.5m wide carriageway and a 1.9m wide footway on one side. At its western end, the access road enters a shared space in excess of 4.8m wide providing access to the proposed dwellings. A demarcation strip will be included between the standard highway arrangement and the shared space.

Dropped crossings and tactile paving will be provided to each side of the access road onto Southbank Road. The plan indicates that a visibility splay will be provided to the access of 2.4mx25m, which will ensure no conflict between pedestrians and vehicles entering or leaving the site.

The proposal includes the provision of two parking spaces per dwelling. There are bus stops on Southbank Road within walking distance of the site giving access to a range of services. It is considered that the level of parking to be provided is acceptable.

Tracking drawings have previously been provided to show that refuse and emergency vehicles can safely enter, leave and manoeuvre within the site.

Concerns have been raised by neighbouring properties in relation to the position of the access and to the width of the access road serving the proposed units. In relation to the width of the access, this is as previously approved on the site and has been assessed by the Council's Highways Manager who has confirmed that this is acceptable, both in relation to location and width. The introduction of 7 new dwellings would not lead to any significant increase in traffic given the existing levels of traffic on Southbank Road.

Other Matters

The Council is aware of the ownership and legal challenge in relation to the land. The applicant has completed a certificate of ownership and it is for the applicant to ensure that the correct permissions are in place. Any court judgement is not a material consideration when assessing the planning application and is not a reason to refuse the application. This is a civil issue between the developer and the interested party. Similarly, the impact on views is not a material planning consideration.

Conclusion

The proposal is acceptable in principle and will not cause significant harm to the living conditions of future occupiers or neighbouring properties, or to the character of the area. The proposal will not give rise to significant concerns associated with ecology, drainage or highway safety.

The proposal therefore complies with the Seton Local Plan and is recommended for approval subject to conditions.

Recommendation - Approve with Conditions

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:

461-0S Rev A
461-01 Rev M
461-03 Rev A
461-05 Rev A

18-106 D01
18-106 D02
Preliminary Ecological Appraisal 2018
Preliminary Ecological Appraisal 2022
Conditions in Relation to Ecology November 2022
Proposed Drainage Strategy

Reason: For the avoidance of doubt.

Before the Development is Commenced

- 3) No development shall commence until detailed plans and particulars of the Sustainable Drainage System, in the form of a Confirmed/ Final Sustainable Drainage Strategy, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flooding Authority (LLFA).

The details of the Confirmed / Final Sustainable Drainage Strategy must be based on the result of the investigation of ground conditions, which need to be provided to the LLFA and the potential for infiltration of surface water in accordance with BRE365. As stated in PROPOSED DRAINAGE STRATEGY JOB NAME: SOUTHBANK ROAD, SOUTHPORT JOB NUMBER: 18-106 "Soakaway tests to BRE365 and trial pits will be carried out upon possession of the site".

The approved drainage scheme shall be implemented in full and retained as such thereafter.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraph 167 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems and Policy EQ8 of the Local Plan.

- 4) No development shall commence, including any works of demolition, until details of all wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall include provision for the wheel washing of every vehicle directly engaged in construction/demolition activity prior to it leaving the site and shall be implemented during the course of the entire demolition/construction period.

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

- 5) 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.

- 6) Prior to the commencement of development a detailed scheme of street lighting, in accordance with the requirements of BS5489, to the proposed access road shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full and retained as such thereafter.

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

- 7) No development shall commence until a preliminary investigation report on land contamination has been submitted to and approved in writing with the Local Planning Authority. The report must include:

- Desk study
- Site reconnaissance
- Data assessment and reporting
- Formulation of initial conceptual model
- Preliminary risk assessment

If the Preliminary Risk Assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a competent person (as defined in the DCLG National Planning Policy Framework, March 2012). The contents of the scheme and scope of works are subject to the approval in writing of the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

- 8) No development shall commence until the approved scope of works for the investigation and assessment must be undertaken by competent persons and a written report of the findings shall be 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 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.

- 9) 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.

- 10) Before 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 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.

- 11) No development shall commence, including any works of demolition, until a Construction Environmental 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 and shall include the following: Dust Management, Noise/vibration control measures, scheme of piling methodology which provides justification for the method chosen and details noise and vibration-suppression methods proposed, Details of the site clearance phase.

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

- 12) Prior to the clearing of the site to allow for the hereby approved development, a working Method Statement detailing Reasonable Avoidance Measures (RAMs) to include a pre-commencement check for nesting birds and other species such as hedgehogs, shall be drawn up by a suitably experienced ecologist and submitted to and approved in writing by the Local Planning Authority. The approved RAMs shall be implemented in full and strictly adhered to during the clearance of the site.

Reason: To safeguard conservation of species/habitats

During Building Works

- 13) 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.

- 14) Prior to the erection of lighting measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. The approved mitigation strategy shall be implemented prior to the installation of lighting and thereafter retained in perpetuity.

Reason: To safeguard conservation of species/habitats

Before the Development is Occupied

- 15) The development shall not be occupied until a detailed scheme of highway works together with a programme for their completion has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: alterations to the existing access on Southbank Road including introduction of dropped kerbs either side of the access road at its junction with Southbank Road. No part of the development shall be brought into use until the required highway works have been constructed in accordance with the approved details.

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

- 16) No dwelling shall be occupied until space has been laid out within the curtilage of the site for cars to be parked and that space shall thereafter be kept available for the parking of vehicles in perpetuity.

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

- 17) No part of the development shall be brought into use until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and these areas shall be retained thereafter for that specific use.

Reason: In the interests of highway safety.

- 18) Prior to the occupation of the hereby approved development details of an acoustic fence/barrier along the access road to protect the garden areas on Southbank Road, Town Lane and Lonsdale Road shall be submitted and agreed by the Local Planning Authority. The approved scheme shall be implemented in full and retained as such thereafter.

Reason: In order to protect the residential amenity of neighbouring properties.

- 19) No part of the development shall be occupied until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Proposed trees should be suitable species for red squirrel which includes, Scots Pine, Willow, Rowan, Birch, Hawthorn, Blackthorn, Alder and Holly.

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

- 20) The biodiversity enhancement measures as shown within figures 5.1 and 5.2 of the Conditions in Relation to Ecology November 2022, shall be implemented prior to the occupation of the hereby approved development. The measures shall be retained as such thereafter.

Reason: To safeguard conservation of species/habitats

Ongoing Conditions

- 21) The pedestrian 2m by 2m and vehicle 2.4m by 2.5m visibility splays shown on plan no. 461-01 Rev M shall at all times be maintained free of any obstruction exceeding 1 metres in height in perpetuity.

Reason: To ensure adequate visibility for those entering and exiting the site and to safeguard other highway users at all times.

- 22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/ residential amenities of nearby occupants.

- 23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants.

- 24) No tree felling, scrub clearance or hedgerow removal 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 trees, scrub and hedgerows 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 and the works shall be carried out in accordance with these details.

Reason: To protect birds during their breeding season.

Informatives

Addresses

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4195 or E-Mail snn@sefton.gov.uk to apply for a street name/property number.

Piling methods

- 2) 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 in order to demonstrate the piling method that is utilised meets Best Practicable Means (BPM). Please note 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 (email ETSContact@sefton.gov.uk)

Works to highway

- 3) The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Development and Design Team at HDD.Enquiries@sefton.gov.uk for further information.

Access for fire appliances

- 4) 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. (Select relevant paragraph)

Housing

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

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