

# Planning Committee

30 May 2013

**Reference:**  
**APP/13/00078**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mr M Rushton**

**Ward:**  
**Leasowe and  
Moreton East**

**Location:** Melrose & Thornridge Heights STAVORDALE ROAD, MORETON, CH46 9PG

**Proposal:** Development of 23 no. 2 bed 4 person houses, and 30 no. 2 bed 4 person apartments (AMENDED PLANS RECEIVED 30TH APRIL 2013).

**Applicant:** Wirral Partnership Homes  
**Agent :** Ainsley Gommon Architects

## Site Plan:



**Development Plan allocation and policies:**

Primarily Residential Area  
Green Belt

**Planning History:**

Location: S Fender Heights ,Stavordale Rd ,Moreton L46 9PG  
Application Type: Deemed  
Proposal: Construction of 40 space car-park on the site - land between Fender Heights and Hillview Heights  
Application No: DPP/80/16938  
Decision Date: 17/12/1980  
Decision Type: Approve

Location: Hillview Heights ,Stavordale Rd ,Moreton ,L46 9PN  
Application Type: Full Planning Permission  
Proposal: Unattended radio/television transmitting station including aerial system (attached to stairwell building)  
Application No: APP/83/23135  
Decision Date: 13/10/1983  
Decision Type: Approve

Location: Fender/Hillview ,Stavordale Rd ,Moreton ,L46 9P  
Application Type: Deemed  
Proposal: Environmental improvements including the erection of 1.5m high metal railings, paving and tree and shrub planting on land including Fender Heights and Hillview Heights  
Application No: DPP/84/26137  
Decision Date: 17/01/1985  
Decision Type: Approve

Location: 1, Hillview Heights, Stavordale Road, Moreton. L46 9PN  
Application Type: Work for Council by Council  
Proposal: Change of use from residential to office, tenants association committee room and watchmans quarters.  
Application No: APP/85/05656  
Decision Date: 23/05/1985  
Decision Type: Approve

Location: 1 Melrose, Stavordale Road, Moreton, Wirral, CH46 9PG  
Application Type: Work for Council by Council  
Proposal: Change of use from residential use to use by local tenants group  
Application No: APP/99/05899  
Decision Date: 03/08/1999  
Decision Type: Approve

Location: Melrose Heights, Stavordale Road, Moreton, Wirral, CH46 9PG  
Application Type: Full Planning Permission  
Proposal: Installation of public radio broadcast antenna on roof of Melrose Heights.  
Application No: APP/07/07397  
Decision Date: 14/01/2008  
Decision Type: Approve

Location: Melrose & Thornridge Heights STAVORDALE ROAD, MORETON, CH46 9PG  
Application Type: Advertisement Consent  
Proposal: Site signboard for proposed development, with client, design team and HCA logos, as well as a description of the scheme.  
Application No: ADV/13/00079  
Decision Date: 22/03/2013  
Decision Type: Approve

**Summary Of Representations and Consultations Received:  
REPRESENTATIONS**

In accordance with the Council's Guidance on Publicity for Applications, 21 letters of notification were sent to adjoining properties and a Site Notice was displayed. As these proposals constitute Major Development a Press Notice was also displayed in the Wirral Globe. At the time of writing, 1 representation has been received from a neighboring resident at 45 Stavordale Road, the grounds of objection can be summarized as:

Object to the proposed flat building which would invade privacy and cause overlooking (after many years of being overlooked by the high rise flats).  
The contractor undertaking demolition has destroyed fencing on the edge of the property.

**CONSULTATIONS**

Head of Housing (Housing Strategy Division) – it is understood that at least 20% of the units provided would be affordable, though there is a likelihood that the site will, in practice, achieve a higher level of affordable provision, potentially 100% of units. There is a need identified in the Strategic Housing Market Assessment (SHMA) for an additional 740 units of affordable housing in the RSS Rural Area (to 2029), of which 184 would need to be two-bedroom. There is a need to improve the housing offer in the area.

Merseyside Police Architectural Liaison Unit – a Design Out Crime Assessment (DOCA) was undertaken by Merseyside Police's Architectural Liaison Officer (ALO) on the applicant's behalf, which set out recommendations that would ensure the development could meet the principles of Secure By Design (SBD). The recommendations include, in particular, the need for secure boundary treatment to appropriate heights, hard and soft landscaping and lighting. A further representation has been submitted by Merseyside Police's ALO highlighting an issue in relation to the eastern boundary of the site, and the requirement to increase fencing heights should the existing hawthorn hedging to that boundary be damaged during the construction process.

Wallasey Civic Society Planning Advisory Committee – compared with other similar schemes by Housing Associations this design is detrimental to the look of the neighbourhood. In the opinion of the Society this proposal has the character of a prison block which is a great pity as it could have been planned more attractively. There is a complete lack of quality and one can only say that it is a case of substituting one high rise calamity for another linear one. Houses would have been far more acceptable.

Head of Environment & Regulation (Pollution Control Division) – no objection.

Head of Environment & Regulation (Traffic and Transportation Division) – no objection, subject to a condition requesting the provision of 'Pedestrian Dropped Kerbs' to Local Authority standard to be provided at the junction of the 'New Road' with Stavordale Road, and the requirement for a contribution of £1,250 by means of a S106 Agreement towards the provision of a School Crossing Patrol at the junction Hoylake Road/Danger Lane, Moreton.

Wirral Wildlife – pleased to see that a satisfactory ecological report has been done, happy with the conclusions and recommendations at 6.0, 6.3-6.5. The risk to amphibians is low, and whilst a survey is desirable (outlined at 6.1) it is not essential. Conditions should be imposed for the protection of retained trees, including fencing and low-impact construction methods. The application is, however, very disappointing in its approach to carbon-neutrality, passive solar gain and renewable energy generation. Code Level 4 should be secured, and the requirement for 10% renewable energy should not be relaxed as sought.

Environment Agency – no objection in principle, but recommend conditions in relation to surface water drainage, management of overland flow, and the assessment and control of ground contamination.

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The proposal is a major development, for which the Council's adopted Scheme of Delegation requires consideration by Planning Committee.

## **INTRODUCTION**

The proposal seeks planning permission for 23 two-storey two-bedroom houses, and 30 two-bedroom flats (in three storey blocks). The layout proposed effectively splits the site into two halves – the northern part includes the proposed three storey flats, in a large U-shaped block, whilst the southern part of the site would support the more traditional dwellinghouses.

## **PRINCIPLE OF DEVELOPMENT**

The proposal is for a residential development within a designated Primarily Residential Area. As such, the proposal is acceptable in principle.

## **SITE AND SURROUNDINGS**

The site itself previously supported two large residential 'tower blocks', Melrose and Thornridge, and associated open space and car parking areas, including a line of garages on the boundary with houses accessed off Spencer Avenue. The buildings at the site are currently being demolished. To north, west and south are residential uses of land, including bungalows and dormer bungalows on Spencer Avenue, two storey housing on Stavordale Road, including that recently completed on the site of the former Sandbourne block, and two storey housing and maisonettes to the south accessed from Fender View Road and Stavordale Road. To the east there is agricultural land, designated as Green Belt.

## **POLICY CONTEXT**

Unitary Development Plan policies URN1, GR5, GR7, HS4 and HS13 are relevant, whilst Supplementary Planning Documents SPD2: Self Contained Flat Developments and SPD4: Parking Standards are also relevant.

Policy URN1: Development and Urban Regeneration indicates that when considering development proposals, the Local Planning Authority will be guided by the general principles of the urban regeneration strategy. In particular, the Local Planning Authority will be concerned to ensure that:

- (i) full and effective use is made of land within the urban areas;
- (ii) neglected, unused or derelict land or buildings are brought into use; and
- (iii) the need for new services is minimised by promoting the use of spare capacity in existing services;

The scheme is for 53 units of residential accommodation, which would replace a significantly greater number located on the site previously in high-rise buildings, and being demolished currently. The development is considered to address the criteria in URN1, making effective use of urban land and now unused land. The development takes place in the context of a number of similar proposals in the immediate vicinity, with redevelopment of the site of the Sandbourne tower block opposite granted planning permission in 2011 and now completed, and planning permissions having recently been granted for residential developments at Chapelhill and the Willowtree day centre.

The layout and design of the development must satisfy the criteria of HS4 – it must relate well to adjacent properties and not result in a detrimental change in the area. The surrounding uses are primarily two storey dwellings with gardens and off street parking, though there are bungalows to the north of the site on Spencer Avenue. The proposed development is considered acceptable in density and scale, with 3-storey elements limited to the northern end of the site, where there the access road to the Melrose tower block previously on the site, and an associated line of trees provide a separation to the properties fronting Spencer Avenue. A line of semi-mature trees also fronts Stavordale Road at this point, and would be retained to soften the appearance of the three-storey block of residential accommodation.

The development is considered sympathetic in character, and not to have potential to detrimentally impact on the surrounding properties or land uses. The proposed dwellings include gardens and off street parking which would address the criteria of HS4, within the limits established in Supplementary Planning Document 4 (SPD4). The proposed flat development is considered to address the requirements of UDP Policy HS13. The layout is arranged around a small courtyard of amenity open space, and whilst higher density, the previous use of the site must be born in mind and the accessibility to facilities such as Upton Park, closely located to the south to provide recreational

opportunity, shopping facilities on Hoylake Road and public transport, with bus routes serving Stavordale Road itself.

The proposal has been designed with the principles of Secure by Design in mind, and Merseyside Police's Architectural Liaison Officer has raised no objections to the proposal subject to the inclusion of measures to reduce the potential for crime.

### **APPEARANCE AND AMENITY ISSUES**

The design of the dwellings and flat blocks is simple and reflects the style of surrounding properties, being consistent with those recently constructed on the site of the Sandbourne block opposite, and granted planning permission at Chapelhill Road. The use of brick and render will link the new properties with the surrounding area. All houses have space for front and rear gardens and off-street parking, whilst the flats have parking areas and appropriate amounts of amenity open space.

The submitted plans received respond to issues raised at pre-application by officers, particularly in respect of the relationship of the dwellings proposed with existing properties on Fender View Road and on Stavordale Road to the south of the site. This is a difficult relationship given the 'Radburn layout' that is used in the existing housing. It is considered that the layout proposed achieves a good balance, with a number of properties fronting Fender View Road to create a 'cul-de-sac' finish to this street, other properties oriented to face towards existing maisonettes on Stavordale Road to maintain the pedestrian-friendly feel to the pathways there, and further properties facing directly onto Stavordale Road to create an active frontage to the road.

Concern had been raised in the consultation response received from Wallasey Civic Society at the scale of the flat development proposed. Whilst this aspect of the development would provide a frontage of some 50m length, it must be noted that the frontage of the building is articulated, a palette of materials is proposed, and existing trees would be retained to soften the front elevation. The scale is not considered out of character or to sit uncomfortably with existing properties given the layout and design proposed.

### **SEPARATION DISTANCES**

The proposed dwellings are adjacent to existing houses on three boundaries. The required interface distances of 21m (between habitable windows in principle elevations facing) and 14m (between a habitable windows in principle elevations and a blank gable), are achieved between the existing and proposed dwellings, and an additional buffer is achieved around the flat proposal to reflect the greater scale of this building. The tightest separation distances are as follows: 24m, achieved between the flat building proposed and the closest of the properties newly constructed on the Sandbourne site opposite (though as noted above the proposal includes for the retention of mature trees which would partially screen the flat at this point; 26 metres to the bungalow at 6 Spencer Avenue – though this property does not directly face, and again there is vegetative screening between, and; 21m between block B and the maisonettes facing. These are the closest points of development, and are considered to achieve a separation distance consistent with the adopted standards.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no significant highway/traffic implications. The site is established with a residential use and it is considered that the traffic movements can be accommodated within the existing highway network. The Head of Environment and Regulation (Traffic and Transportation Division) has raised no objection to the proposed development, subject to the imposition of a condition requesting the provision of 'Pedestrian Dropped Kerbs' to Local Authority standard to be provided at the junction of the 'New Road' with Stavordale Road, and a contribution of £1,250 secured by means of a S106 Agreement to toward the provision of a School Crossing Patrol at the junction Hoylake Road/Danger Lane, Moreton.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The development is in a sustainable location with access to public transport and local facilities. The dwellings will be built to code for sustainable homes level 3, using energy efficient materials and building techniques. Provision is not made for Sustainable Drainage System (SuDS), on the basis that the development would have a positive impact to surface water drainage by comparison to the existing site.

Whilst a number of trees would be removed to facilitate the development. A tree survey report has been submitted, which includes an assessment of the value of these trees. It should be noted that a number of the trees that would be lost are categorized 'A' value, however, in most cases the trees lost would be part of a group thinned, and in the main retained. The impact to amenity is limited by this. Isolated trees are also proposed for removal, but the proposal makes provision for significant replacement tree planting that would in the course of time, achieve benefits in terms of visual amenity and ecology within the site. The development is considered consistent with UDP Policies GR5 and GR7 in this regard.

A statement has been submitted in relation to NWRSS policy EM18, outlining that the requirement set out in that policy for renewable energy provision should be relaxed. Whilst the statement is acknowledged, it conflicts with the contents of the affordable housing statement, which indicates that the site may only achieve 20% affordable units. As such, it is considered reasonable to impose a planning condition to secure this matter.

### **HEALTH ISSUES**

There are no significant health implications relating to this application.

### **CONCLUSION**

Subject to the imposition of planning conditions and the requirement for a Section 106 Agreement to secure a contribution towards the provision of a school crossing patrol at the junction of Hoylake Road and Danger Lane, the proposal is acceptable in planning terms and would provide high quality affordable and market housing appropriately designed to complement the surrounding residential properties and land uses.

### **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development provides two and three storey residential dwellings and flats which will meet an identified housing need and would provide market housing on a previously developed and accessible site. The proposals meet the requirements of UDP Policies URN1, HS4, HS13, GR5, GR7 and associated supplementary planning documents SPD2 and SPD4.

**Recommended Decision:**                      **Approve subject to a S106 Legal Agreement**

### **Recommended Conditions and Reasons:**

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

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th April 2013 and listed as follows: 1317-SI-07 Rev B, 1317-EWD-02, 1317-EWD-01, 1317-SI-08, 1317-SI-09 Rev A, 1317, EW-400 Rev A, 1317-GA-AB, 1317-GA-CDEFGHK, 1317-GA-J, 1317-GA-L-01 and 1317-GA-L-02, all dated January 2013.

**Reason:** For the avoidance of doubt and to define the permission.

3. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, a scheme for the provision of affordable housing to be provided shall be submitted to and agreed in writing

by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** For the avoidance of doubt and to comply with UDP Policy HS6 and the Council's updated Strategic Housing Market Assessment.

4. The development shall be implemented utilising the facing and roofing materials submitted to the Local Planning Authority on 13<sup>th</sup> February 2012, unless an alternative material is submitted to and agreed in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt and ensure an acceptable form of development having regard to UDP Policy HS4 and SPD2.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a scheme of landscaping, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of development. Any trees, shrubs or plants that die within a period of five years from the completion of development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

**Reason:** To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy GR5 of the Wirral Unitary Development Plan.

6. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a detailed Method Statement for the protection of the retained trees (section 7, BS5837, the Tree Protection Plan) has been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved method statement. For the avoidance of doubt, the method statement shall include:

A; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.

B; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).

C; the details and positions of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

D; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).

E; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).

F; the details of any changes in levels or the position of any proposed excavations within 5

metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

G; the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

H; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.

I; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

J; the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

K; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).

L; the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).

M; the timing of the various phases of the works or development in the context of the tree protection measures.

**Reason:** To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

7. The materials detailed in approved schedule ref. RW.AP.1317 shall be used in the external construction of this development unless an alternative material has previously been submitted to and approved in writing by the Local Planning Authority. The development shall be retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

8. PRIOR TO THE FIRST USE OR OCCUPATION OF THE DEVELOPMENT facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and these facilities shall be permanently retained thereafter.

**Reason:** In the interests of highway safety and to accord with Policy TR12 of the Wirral Unitary Development Plan.

9. NO DEVELOPMENT SHALL TAKE PLACE BEFORE an assessment, carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority. If any contamination posing unacceptable risks is found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination posing unacceptable risks is found which has not been previously identified, additional measures for the remediation of this shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional



measures and a verification report shall be submitted to and approved by the Local Planning Authority.

**Reason:** In the interests of ensuring the appropriate remediation of the site, having regard to UDP Policies PO1 and PO2 and the National Planning Policy Framework.

10. NO DEVELOPMENT SHALL TAKE PLACE BEFORE (and notwithstanding the details included with the approved plans) a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
**Reason:** To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties, and in the interests of designing out crime, to accord with Policies HS4 and HS13 of the Wirral Unitary Development Plan.
11. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels has been submitted to and agreed in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum (notwithstanding any such detail shown on previously submitted plans) and shall show the existing and finished ground levels, eaves and ridges heights of surrounding properties. The development shall be carried out in accordance with the approved details and retained as such thereafter.  
**Reason:** To ensure a satisfactory appearance to the development and in the interests of adjoining residential amenity, having regard to UDP Policy HS4.
12. The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) January 2013/25835LRD/Sutcliffe and the mitigation measures detailed within that FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be agreed in writing by the Local Planning Authority.  
**Reason:** To reduce the risk of flooding to the proposed development and future occupants, having regard to the National Planning Policy Framework.
13. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a Drainage Impact Study, a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented before the first use/occupation of the development and be constructed in accordance with the approved details and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be agreed in writing by the Local Planning Authority.  
**Reason:** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, having regard to the National Planning Policy Framework.
14. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme to manage overland flow due to event exceedance has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be agreed in writing by the Local Planning Authority.  
**Reason:** To reduce the risk of flooding to the proposed development and future users, having regard to the National Planning Policy Framework.
15. No removal of trees/scrubs/hedges or any other vegetation management shall be carried out on site between 1st March to 31st August inclusive in any year, unless otherwise

agreed in writing by the Local Planning Authority.

**Reason:** To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

16. PRIOR TO THE FIRST USE OR OCCUPATION of the development pedestrian dropped kerbs shall be provided at the junction of the new road junction proposed with Stavordale Road. These works shall be in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority

**Reason:** In the interests of highway safety and to accord with Policies HS4 and HS13 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

1. Informative from Wirral Fire Safety Command (Wirral District)

- Access for fire appliances should comply with Sections 55 of the County of Merseyside Act 1980 and 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 supplies.

- Housing developments with units of detached or semi-detached 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.

- For further information the Fire Authority Inspecting Officer should be contacted on 0151 296 4932 (ref W6/00510/IH/BS).

**Last Comments By:** 29/05/2013 15:34:35  
**Expiry Date:** 26/04/2013