STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr Alexis Sanchez
Norder Design Associates Ltd
Beech Lawn Green Lane
Belper
DE56 1BY

Mr Quinn
Barnfield Road
Staffordshire
ST13 5QJ

Application no: SMD/2022/0498

Determined on: 14th March 2024

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)**

**HYBRID PERMISSION FOR DEVELOPMENT**

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

**Location of Development:**
Croda Chemicals Europe Ltd Barnfield Road Leek Staffordshire ST13 5QJ

**Description of Development:**
Hybrid planning application seeking 1) Full permission (part retrospective) for an Office Building and its associated car parking and 2) Outline permission seeking approval of access, all other matters reserved, for a Laboratory Building and its associated areas; reservation of land for link road

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

**FULL APPLICATION (Offices and car parking) as shown on Drawing 8847-NDA-XX-XX-DR-A-1011D Rev P05**

Time limits (Full application )
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
**Reason:-** To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

Approved plans (Full application)
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

| | | |
|---|---|---|
| OS Location plan | 8847-NDA-ST-XX-DR-A-1000 | Rev P02 |
| Proposed phasing plan | 8847-NDA-XX-XX-DR-A-1011D | Rev P05 |
| Proposed block plan | 8847-NDA-ST-XX-DR-A-1010D | Rev P011 |
| Proposed ground floor | 8847-NDA-XX-00-DR-A-4500D.I | Rev P014 |
| Proposed First floor | 8847-NDA-XX-01-DR-A-4501D | Rev P010 |
| External elevations (north and east) | 8847-NDA-A0-EE-DR-A-5501D | Rev P05 |
| External elevations (south and west) | 8847-NDA-A0-EE-DR-A-5502D | Rev P05 |
| Proposed roof plan | 8847-NDA-XX-02-DR-A-4502D | Rev P010 |
| 3D View | 8847-NDA-XX-XX-DR-A-9000D | Rev P05 |
| Landscape Layout | P.1747.22.03 Rev B | |
| Planting plan | P.1747.22.04 Rev A | |
| Timber post and rail to footpath(southern boundary) | 8847-NDA-XX-XX-DR-A-6815-PO1 | |
| Landscape Management Plan P.1747.22 Rev B, 23/5/2023 | | |

**Reason:-** For the avoidance of doubt and in the interests of proper planning.

Provision of footpath (Full application)
3. Within three months of the office building hereby approved being first brought into use the footpath link between the existing railway line footpath and Barnfield Road shown on Drawing 8847-NDA-ST-XX-DR-A-1010D Rev P011 shall be laid out, fenced and surfaced in accordance with details shown on Drawing P.1747.22.03 Rev B and 8847-NDA-XX-XX-DR-A-6815-PO1 and made available for public use. The footpath shall remain in place and made available for public use at all times up until such time that an alternative route is provided and made available for public use through the land shown as 'Land reserved for Link road' on drawing 8847-NDA-ST-XX-DR-A-1010D Rev P011
**Reason:**- In the interests of pedestrian connectivity and accessibility

Landscaping (Full application)
4. The approved landscaping scheme shown on Landscape Layout P.1747.22.03 Rev B and Planting plan P.1747.22.04 Rev A shall be implemented before the end of the first planting season (November to February inclusive) following completion of the development hereby approved. The new planting shall thereafter be maintained fully in accordance with the approved Landscape Management Plan (ref P.1747.22 Rev B, 23/5/2023)

**Reason**:-In order to secure an appropriate landscape design and to protect the visual amenity of the area

Detail (Full application)
5. Prior to the development hereby permitted coming into first use the following elements shown on drawings 8847-NDA-A0-EE-DR-A-5502D Rev P05, 8847-NDA-XX-02-DR-A-4502D

Rev P010 and 8847-NDA-XX-00-DR-A-4500D.I Rev P014 shall be fully installed- within the development and in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed details and thereafter maintained for the life of the development

- Bike Store
- 2.4m Security fencing (to be paladin or similar open mesh type)
- Obscure glazing to first floor windows on southern elevation
- Solar panels

**Reason**:- To ensure an acceptable external finish for the development and to protect users of the footpath

Drainage and Flood risk (Full application)

6. The development permitted by this planning permission shall only be carried out in accordance with the Staffordshire SuDS Handbook and FRA and Drainage Strategy (18/12/2023, 8847-NDA-XX-XX-RP-D-8310, Rev F, FRA and Drainage Strategy, Norder) and including the following as detailed in the strategy:

- Limiting the surface water run-off generated by the 100yr + 40% CC critical storm so that it will not exceed 5l/s and be contained within the drainage network.
- Provision of attenuation storage on site with a minimum volume of 273m$^3$ to a 1 in 100yr + 40% CC standard.
- Provision of an amount and configuration of pervious paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision shown on drawing: *27/04/2023, 8847-NDA-XX-XX-DR-C-1206, Rev P02, Proposed Impermeable Areas, Norder.*
- Permeable paving to a 7.5 tonne design specification shall be provided in the service delivery area.
- Exceedance shall be managed through ground profiling and safe storage areas on site as per drawing: *15/11/2023, 8847-NDA-XX-XX-DR-C-1207, Rev P03, Exceedance Plan, Norder*.
- Provision of gully guards and a hydrodynamic vortex separator.
- A filter drain shall be provided to serve the footpath running along the southern boundary of the site.
- The pump system shall have a bypass pipe allowing water to drain directly into the public drainage network in the event of pump failure.
- Finished floor level shall be set at 147.92m AOD or above.

The drainage scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the FRA and Drainage Strategy (18/12/2023, 8847-NDA-XX-XX-RP-D-8310, Rev F, FRA and Drainage Strategy, Norder)

**Reason**:- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water

from the site.

7. Prior to the occupation of the development hereby approved, the following additional details shall be incorporated in the Drainage scheme approved under Condition 6 and submitted to the Local Planning Authority as an Amended Drainage scheme for its written approval. The Approved Amended Drainage scheme shall be strictly adhered to for the lifetime of the development.

- Provision of the name and contact details of the party or parties responsible for the surface water drainage maintenance strategy.

**Reason:**- To ensure the long-term management and maintenance of the SuDS infrastructure.

**Outline - (Laboratory building and parking) as shown on Drawing 8847-NDA-XX-XX-DR-A-1011D Rev P05**

Time Limits (Outline)

8. No part of the development hereby permitted shall be commenced until full details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
**Reason:-** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Articles 4 and 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

9. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission
**Reason:**- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Articles 4 and 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

10. The development hereby permitted shall be begun not later than 2 years from the date of approval of the last of the reserved matters to be approved. The development shall not be carried out otherwise than in accordance with the approved details.
**Reason**:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans (Outline)

11. The development hereby permitted shall be carried out in accordance with the following approved plans:

| | | |
|---|---|---|
| OS Location plan | 8847-NDA-ST-XX-DR-A-1000 | Rev P02 |
| Proposed phasing plan | 8847-NDA-XX-XX-DR-A-1011D | Rev P05 |

**Reason:**- For the avoidance of doubt and in the interests of proper planning.

12. The development hereby permitted shall not be commenced until such time that a Scheme to manage surface water on site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with the Staffordshire SuDS Handbook and include the following measures:

- Limiting the surface water run-off generated by the 100yr + 40% CC critical storm so that it will not exceed 2.5l/s and be contained within the drainage network.
- Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- Provision of surface water runoff attenuation storage.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.
- Provision of supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. This shall include permeable paving.
- Evidence of compliance with the principles of the drainage hierarchy, as described in Part H of the Building Regulations. If applicable, evidence of infiltration testing in accordance with BRE365 should be provided. If discharge is proposed to a surface water sewer, then evidence should be provided regarding permission to connect.

The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements which shall be embodied within the Scheme.
**Reason:-** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the long-term management and maintenance of the SuDS infrastructure.

**FULL AND OUTLINE – BOTH PHASES**

Access (All phases)
13. Before the proposed development is brought into use, the accesses to the two parts of the sites off Barnfields Road shown on Drawing no: 8847-NDA-ST-XX-DR-A-1010D P011 shall be completed.
**Reason**:- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

14. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plan 8847-NDA-ST-XX-DR-A-1010DP011. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development
**Reason:**- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

15. The development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splays at each access (including from the proposed link road onto Barnfields Road) have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
**Reason:**- To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

16. No permission is hereby granted or implied for the landscaping and surface treatment of the Land reserved for Link Road shown on Drawing nos: 8847-NDA-ST-XX-DR-A-1010D P011 and 1747.22.03B
**Reason**:- Approval for the landscaping treatment and maintenance of this land (Link Road Reserved land) is provided for in the corresponding Section 106 Agreement

Working hours during construction (All phases)

17. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

**Reason:** To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Construction & Demolition: Pollution Control (All phases)

18. The development hereby approved shall comply fully with the following:-

I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority;

II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority

Reason: To protect the amenities of the area during construction

Plant and Machinery Noise (All phases)

19. The rating level of sound emitted from any fixed plant and/or machinery associated with the development hereby approved shall not exceed background sound levels by more than 5 dB(A) between the hours of 07.00–23.00 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 23.00–07.00 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.
Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed upon in writing with the local planning authority.
**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby

Lighting (All phases)

20. Any external Lighting Scheme(s) installed on site shall first have been submitted to and approved in writing with the LPA. Such Scheme(s) shall be accompanied by a written endorsement of a suitably qualified ecologist. The development shall be carried out only in accordance with the approved lighting Scheme(s).
**Reason**:- To protect the amenity of local residents, the area and biodiversity

Contaminated Land (All phases)

21. No building shall be occupied in any phase until a verification report containing the details as set out in the approved Remediation strategy (Ref Croda Europe Ltd PN:60671975) and the effectiveness of the remediation, shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met
**Reason:-** To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

22. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.
**Reason:-** To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

23.No top soil or fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.
**Reason:-** To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Restriction on use (All phases)
24. The buildings hereby permitted shall only be used for offices and/or research laboratory respectively and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
**Reason:-** To define the permission in the interests of proper planning and the protection of the vitality and viability of Leek town centre (retail) and in the interests of highway safety and residential amenity

EV charging points
25. Within 6 months of first occupation of the development hereby approved the EV charging points shown on Drawing 8847-NDA-XX-00-DR-A-4500D.I Rev P014 shall be installed and made available for use.
**Reason:**- In the interests of air quality and sustainable use of resources

**Informative**
1.A sustainable development has been negotiated which meets with the provisions of the NPPF

2.This permission should be read in conjunction with the Section 106 Agreement dated 13th

March 2024 Relating to the safeguarding of the link road land, provision and monitoring of a Travel plan

3.Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.
• A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: http://www.hse.gov.uk/
• Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014
Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance

• Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment http://www.bsigroup.com

• Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf

• During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Ageny https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.

The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and “appropriate person”. In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.

Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on

behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes

The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.

Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

4. In respect of the outline phase the applicant/developer shall ensure that in its pre-developed state, that surface water runoff is managed as outlined in 18/12/2023, 8847-NDA-XX-XX-RP-D-8310, Rev F, FRA and Drainage Strategy, Norder and shall not increase the flood risk to Catchment A or to third party land.

5. The applicant shall ensure that arrangements for the control of surface water are put in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.

6. You are reminded of your legal responsibilities with regard to protected species

7. Your attention is drawn to the e-mail from Severn Trent Water dated 3rd November 2022

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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**NOTES**

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk

1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

6. If the decision to refuse planning permission is for a householder application, and you want to

appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

12. Domestic sprinklers
    Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.
    The chance of an accidental discharge is 16,000,000:1
    If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

13. Working smoke alarms correctly positioned in your home can save your life.
    The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.
    Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.