Council of the Isles of Scilly
Planning Application

Ref: P/21/090/FUL

Consultation Response

Date: 5th November 2021

Ref: P/21/090/FUL

Site: Land Adj to Tennis Courts, Pool Road, Middle Down, Tresco

Proposal: Erection of timber clad agricultural style building for cycle hire on land currently used for storage of plant and machinery.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 26th November 2021 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: https://www.scilly.gov.uk/planning-application/planning-application-p21090ful

I look forward to receiving your comments in due course. If I have not heard back from you by the 26th November 2021 then I will assume you have no comments to make.

Consultee Name:

Comments here

Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access.

Adequate water supplies for firefighting purposes will be achieved by complying with the requirements detailed in the attached guidance note W102.

The fire authority would remind the applicant a Building Regulations consultation will be required for this development should planning permission be granted.

Name: Graham Hughes Business Fire Safety Officer Cornwall Fire & Rescue Service

Date: 09 November 2021

CORNWALL FIRE & RESCUE SERVICE
A service of Cornwall Council

W102

Cornwall Fire & Rescue Service

Water Supplies for Firefighting & Access for Fire Appliances

1.0 ACCESS FOR FIRE APPLIANCES

Pedestrian Priority

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of fire appliances, but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements of aerial appliances. Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

Access and Facilities for the Fire Service

If the application involves the construction of a building you will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances.

It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.

Appliance type	**Pump**	**High Reach**
Minimum width of road between kerbs(m)	3.7	3.7
Minimum width of gateways(m)	3.1	3.1
Minimum turning circle between kerbs (m)	16.8	26.0
Minimum turning circle between walls (m)	19.2	29.0
Minimum clearance height(m)	3.7	4.0

Minimum carrying capacity (tonnes)	12.5	17.0

Design of access routes and hard standings

A vehicle access route must be to the standard set out in the latest edition of Approved Document B section 15 or equivalent standard.

Where access is provided to an elevation for high reach appliances in accordance with Table 1, overhead obstructions such as cables and branches that would interfere with the use of ladders etc. should be avoided.

Domestic Dwelling Houses

There should be vehicle access for a pumping appliance to within 45m of all points within the dwelling house. Every elevation to which vehicle access is provided should have a suitable door, not less than 750mm wide, giving access to the interior of the building.

Flats or Maisonettes

There should be vehicle access for a pumping appliance to blocks of flats or maisonettes to within 45m of all points within each dwelling.

Other Buildings

The access requirements for other buildings will depend upon the total floor area and the height. Further detailed guidance can be found in Table 19 of the Building Regulations Approved Document B Volume 2 (2006 edition (amended 2007)) B5.

2. HYDRANT INSTALLATIONS

Underground fire hydrants, surface box frames, covers, and indicator plates must comply with the specifications set out in British Standards BS750: 2012 and BS3251: 1976 (*see Fig 2 overleaf*) respectively and be installed in accordance with BS5306: Part 1: 2006 (*see Fig 1 overleaf*).

Additional requirements are:

2.1 Hydrants should be sited in pavements wherever possible.

2.2 The screwed outlet of the hydrant shall be made of METAL in accordance with the laid down British Standards.

2.3 Indicator plates shall be fixed in accordance with Appendix 'A' of BS3251: 1976 to a purpose made concrete post which should be conspicuously sited facing and as close to the hydrant as practicable. These indicator posts shall have an all over durable finish conforming to colour reference no.309 (canary yellow) in BS381C. In exceptional circumstances where it is not possible to site an indicator post, then the indicator plate should be fixed in accordance with Appendix 'A' of BS3251: 1976 to a nearby wall at a height of not more than 1.2 metres or less than 0.6 metres from ground level.

3. MAIN SIZES: FLOWS: SPACING

Housing
Minimum main size 100mm and spacing of hydrants not more than 180/210 metres apart.

Minimum of 8 l/sec (480 l/min) for detached or semidetached of not more than two floors up. Up to 35 l/sec (2100 l/min) for units of more than two floors, from any single hydrant on the development.

Transportation
Minimum of 25 l/sec (1500 l/min) for lorry/coach parks, multi-storey car parks and service stations from any hydrant on the development or within a vehicular distance of 90 metres from the complex.

Industry (industrial estates)
It is recommended that the water supply infrastructure should provide as follows with the mains network on site normally being at least 150mm nominal diameter and spacing not more than 60/90 metres apart:
Up to one hectare minimum of 20 l/sec (1200 l/min)
One to two hectares minimum of 35 l/sec (2100 l/min)
Two to three hectares minimum of 50 l/sec (3000 l/min)
Over three hectares minimum of 75 l/sec (4500 l/min)

Note: High risk areas may require greater flow rates and spacing not more than 60 metres apart.

Shopping, offices, recreation and tourism
Minimum of 20 l/sec (1200 l/min) to 75 l/sec (4500 l/min) depending on the nature and extent of the development.

Education, health and community facilities

a. Village halls

Minimum of 15 l/sec (900 l/min) through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

b. Primary schools and single storey health centres

Minimum of 20 l/sec (1200l/min) through any single hydrant on the development or within a vehicular distance of 70 metres of the complex.

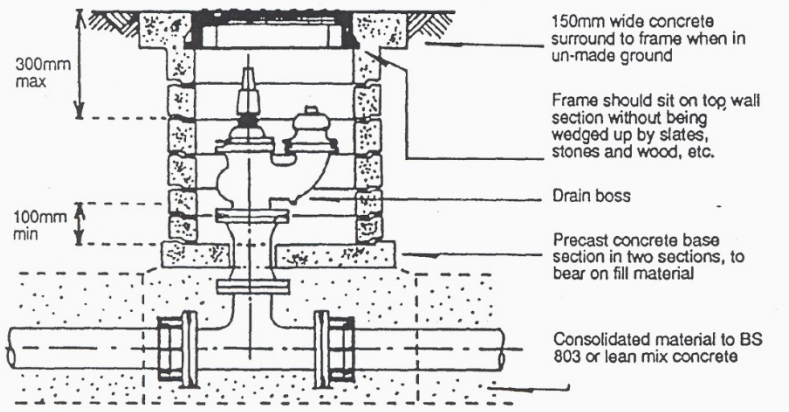
c. Secondary schools, colleges, large health centres and community facilities
Minimum of 35 l/sec (2100 l/min) through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Caravan sites - caravans/chalets
A fire hydrant should be located at the entrance to the site and if necessary, at 300 metre intervals. The hydrant should provide a minimum of 8 l/sec (480 l/min). If no piped water supply is available or where there is insufficient pressure or flow in the water main an alternative source must be provided.

4.0 CONSULTATION

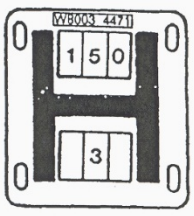
These observations are offered for guidance. It is important that the Chief Fire Officer should be consulted at the design stage in respect of each scheme, especially with regard to the position of any private hydrants within the site area. The Water Company must also be consulted.

FIG. 1



Drawing of pit chamber to BS 5306 : part 1 : 1976 (1983)

FIG. 2



Single Class 'A' Plate to BS 3251 1976

Developers should hold joint discussions with South West Water or the Environment Agency and the Fire Authority to ensure that adequate water supplies are available in case of fire.

The Fire Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.