

Liv Rickman

From: Graham Hughes (Fire) [REDACTED]
Sent: 24 June 2024 11:06
To: Stella New
Cc: Planning (Isles of Scilly)
Subject: RE: P/24/028 Carn Thomas, Isles of Scilly

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Information Classification: CONTROLLED

Hi Stella

Thank you for the email below. On your note about conditions it would be beneficial to both the occupiers of all the premises and the fire service if there was a hydrant within 90mtrs of
Of where the fire appliance would park in the event of a fire.

With regard does the development meet the Approved Document B5 requirements this is a Building Regulations requirement [legislation] and can only truly be ascertained once full plans are submitted for the consultation process with either LABC or an Approved Inspector, this is something they must check, regulate and ensure it meets those requirements or provide suitable agreed mitigation.

Unfortunately we regularly see developments being started before the consultation process takes place and subsequently difficulties arise and costly remedial works are required, hence the reason we generally remind the applicant at the planning stage.

A way to prevent this would be a condition of planning which clearly states the work must not start until suitable compliance with Building Regulations and the Fire Safety Order [where necessary] has been agreed between the relevant authorities having jurisdiction or other regulatory interest.

Further information of the B5 requirements can be found here

https://assets.publishing.service.gov.uk/media/639ae876e90e0721839ea637/Approved_Document_B_fire_safety_volume_2_-_Buildings_other_than_dwellings_2019_edition_incorporating_2020_and_2022_amendments.pdf

If you require an assessment of the plans [they would need to be in PDF format] or If the '45mtr' requirement cannot be achieved there may be alternative solutions which a consultant should be able to assist you with, and whilst I would be happy to point you in the direction of one that could help and assess the proposal, as an authority it should not be taken as a recommendation. Unfortunately as with all consultants there would be a cost.

Hope this helps

Graham

Kind regards

[REDACTED]

Graham Hughes BA (hons), EngTech GFireE
Protection Manager – Service Delivery
Business Fire Safety



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From: Stella New <Stella.New@southdowns.gov.uk>

Sent: 19 June 2024 15:33

To: Graham Hughes (Fire)

Cc: Planning (Isles of Scilly)

Subject: P/24/028 Carn Thomas, Isles of Scilly

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Dear Graham

I am dealing with the above application on behalf of IoS and note your response. Are you able to please advise whether the proposal applies with part B5 in terms of vehicle access and water supplies? Given the layout, it is not clear to me that suitable access and turning provision has been made for fire tender, or whether tender would be able to reach the row of dwellings behind, given that these are accessed via steps only.

Also, are there any conditions you would wish to see e.g. fire hydrant?

Kind regards

Stella New MSc MRTPI
Development Management Lead
South Downs National Park Authority