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Stephen Kilmartin
Director of Community Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Please ask for: **Craig Etherington**
Telephone: **01254 262721**
Email: **craigetherington@lancsfireandrescue.org.uk**
Your Ref: **3/2014/0764**
Our Ref: **E59New HousingDev/CE/LC**
Date: **19/5/2015**

Dear Mr Kilmartin

PROPOSED PLANNING APPLICATION CONSULTATION

Application No: 3/2014/0764

Proposal: Development of up to 520 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access.

Site Address: Land East of Chipping Lane, Longridge

The proposed Planning Application Number 3/2014/0764 has been examined and the Fire Authority gives their advice in respect of access for fire appliances and water supplies for firefighting purposes to the site.

The following recommendations are made (on a goodwill basis at this stage) to make the applicant aware of conditions which will have to be satisfied on a subsequent Building Regulation application. The conditions may affect the elevation of the building and access to them.

Blackburn Fire Safety Department
Blackburn Community Fire Station
Byrom Street
Blackburn BB2 2LE



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ACCESS – Approved Document B Volume 1 – Dwelling Houses & Volume 2 – Buildings other than Dwelling Houses.

The proposed new development should conform to Volume 1 & Volume 2 Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'. The plans should be checked accordingly and in compliance with the above documents. It should be ensured that the scheme fully meets all the requirements of part B5 of the Building Regulations.

If Document B, Part B5 cannot be fully complied with, then the installation of a residential sprinkler system may be considered and used as a compensatory feature.

WATER PROVISION

The proposed water provision should conform to Building Regulations Approved Document B, Part B5.

It should be ensured that the proposal is provided with suitable provision of Fire Fighting water. Any provisions should comply with National Guidance, details of which can be found:

<http://www.water.org.uk/home/policy/publications/archive/industry-guidance/national-guidance-document/national-guidance-document-on-water-for-ffg-final.pdf>

The Local Authority Building Control / Approved inspector and Fire Service should be consulted at the earliest opportunity where more specific advice can be offered.

If you would like to discuss this or any other matter of fire safety, please call me on 01254 262721.

Yours sincerely



Craig Etherington
Eastern Area Fire Safety Enforcement Team Leader
for Chief Fire Officer

Enc: NFG No. 14 Turning Facilities for Fire Service Vehicles
Timber Framed Construction Guidance

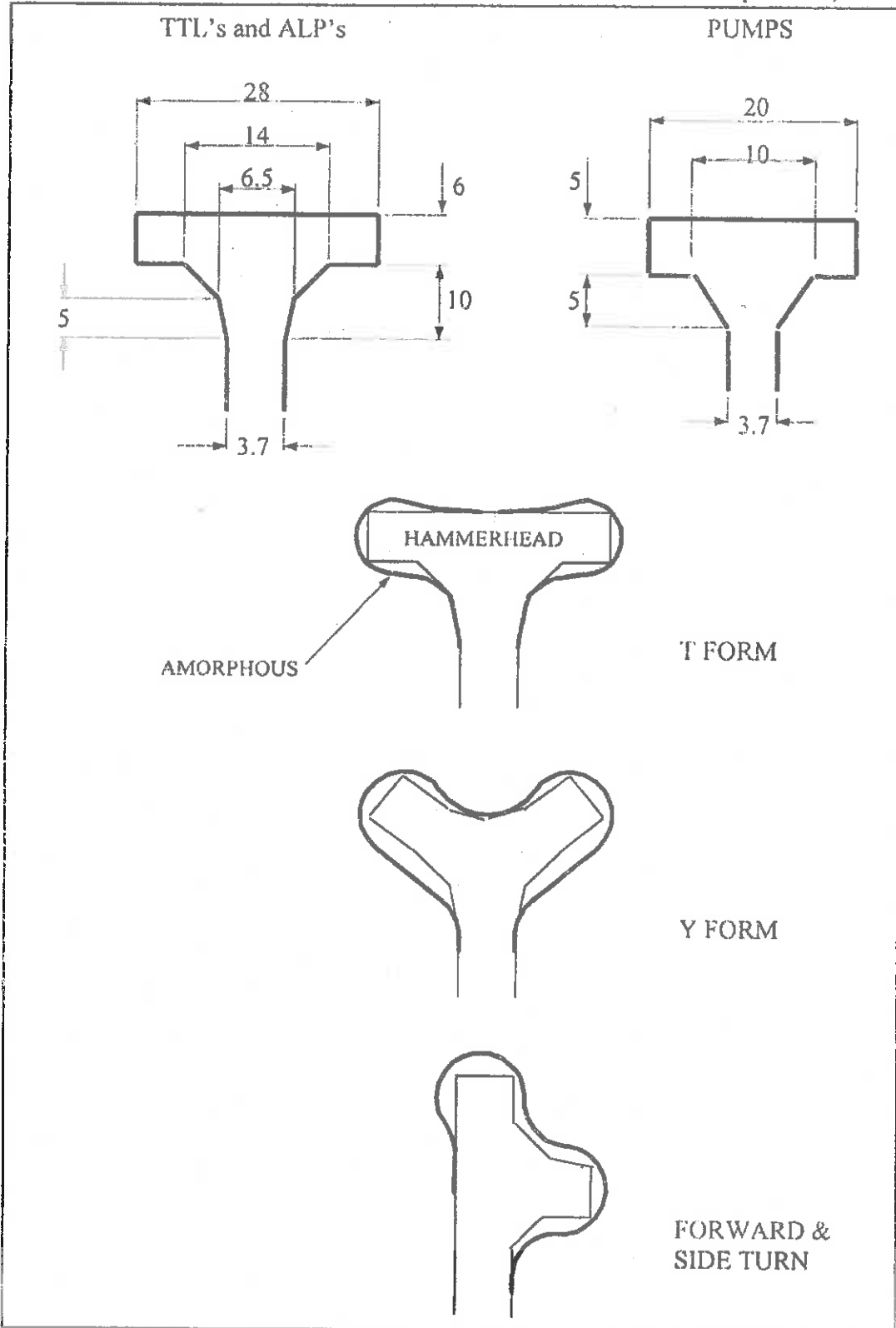
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**LANCASHIRE FIRE AND RESCUE SERVICE
SAFETY SERVICES DEPARTMENT**

NOTE FOR GUIDANCE N° 14

TURNING FACILITIES FOR FIRE SERVICE VEHICLES

The following diagrams show typical turning heads in accordance with table 21, note 1 and paragraph 17.11 of Building Regulations approved document B, part B5 (as amended by Lancashire Fire and Rescue Service to accommodate for the aerial ladder platform).



EXTRACT FROM BUILDING REGULATIONS APPROVED DOCUMENT B
 (as amended by Lancashire Fire and Rescue Service to accommodate for the aerial ladder platform)

Table 21 - Typical vehicle access route specification

Appliance Type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.7	16.8	19.2	3.7	12.5
High Reach	3.7	3.7	29.0	29.0	4.0	26

Notes:

1. Fire appliances are not standardised. Some fire services have appliances of greater weight or different size. In consultation with the Fire Authority, Building Control Authorities and Approved Inspectors may adopt other dimensions in such circumstances.
2. Because the weight of high reach appliances is distributed over a number of axles, it is considered that their infrequent use of a carriageway or route designed to 12.5 tonnes should not cause damage. It would therefore be reasonable to design the roadbase to 12.5 tonnes, although structures such as bridges should have the full **26 tonnes** capacity.

