

**OFFICIAL**



Ribble Valley Borough Council  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

*Please ask for:* Sam Edwards  
*Telephone:* 01254262721/07920786816  
*Email:* [REDACTED]  
*Your Ref:* 3/2022/0909  
*Our Ref:*  
*Date:* 23 October 2022

Dear Planning Department

**PROPOSED PLANNING APPLICATION CONSULTATION**

**Application No:** 3/2022/0909  
**Proposal:** Change of use of three adjoining steel portal frame agricultural structures to five dwellings under Class Q (a) and (b) of the GPDO.

**Site Address:** Pewter House Farm, Commons Lane, Balderstone, BB2 7LN

The proposed Planning Application has been noted and the Fire Authority gives its advice in respect of access for fire appliances and water supplies for firefighting purposes to the site.

The following recommendations are made 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. These recommendations must be included if this application passes to another party prior to Building Regulation submission.

**ACCESS - DOCUMENT B, PART B5**

It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

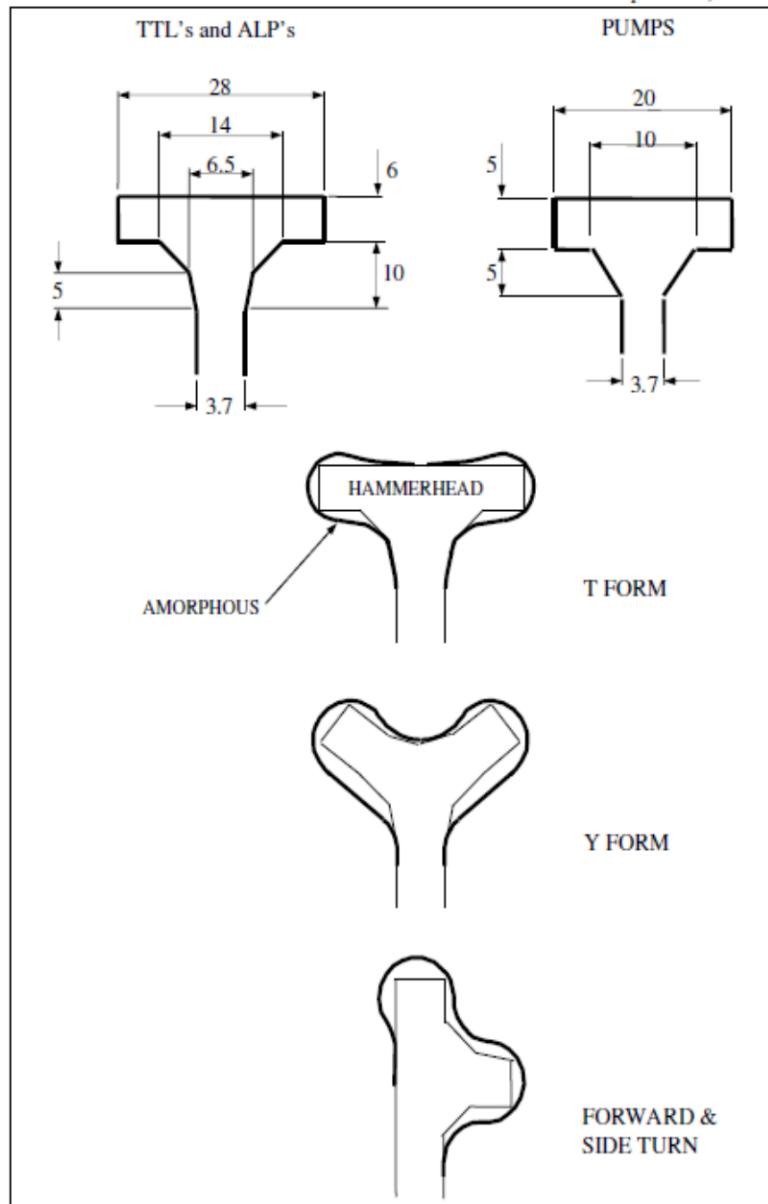
If Document B, Part B5 cannot be fully complied with then, in certain circumstances, the installation of a residential sprinkler system may be used as a compensatory feature, but professional advice should be sought in such cases.

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.

## B5 WATER PROVISION

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: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

### Guidelines on flow requirements for firefighting (taken from the National Guidance document on the provision of water for firefighting):

| Type of building                 | Minimum main size (mm) | Minimum flow (litres per min) | Ideal flow (litres per min) | Maximum distances between hydrants (m) |
|----------------------------------|------------------------|-------------------------------|-----------------------------|--|
| Semi-detached house              | 90                     | 480                           | 1200                        | 150                                    |
| Detached house                   | 90                     | 480                           | 1200                        | 150                                    |
| Multi occupied house             | 100                    | 1200                          | 2100                        | 150                                    |
| Transportation                   | 100                    | 1500                          | 2100                        | 90                                     |
| Industry – Up to 2.5 Acres       | 150                    | 2100                          | 4500                        | 70                                     |
| Industry - 2.5 Acres to 5 Acres  | 150                    | 3000                          | 4500                        | 70                                     |
| Industry – Over 5 Acres          | 150                    | 4500                          | 4500                        | 70                                     |
| Shops/Offices/Recreation/Tourism | 150                    | 1200                          | 4500                        | 70                                     |
| Village Halls                    | 100                    | 900                           | 1200                        | 100                                    |
| Primary Schools                  | 100                    | 1200                          | 2100                        | 100                                    |
| Secondary School/College         | 150                    | 2100                          | 4500                        | 70                                     |
| Hospitals                        | 150                    | 2100                          | 4500                        | 70                                     |

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

Yours faithfully

*Sam Edwards*

Fire Safety Inspector  
for Chief Fire Officer

Lancashire Fire and Rescue Service  
Blackburn Fire Station  
Byrom Street  
Blackburn  
BB2 2LE