ATAL AMDDIFFYN YMATEB
PREVENTING PROTECTING RESPONDING

Dawn Docx
Prif Swyddog Tân / Chief Fire Officer

Gwasanaeth Tân ac Achub
Fire and Rescue Service

planning@wrexham.gov.uk

Eich Cyf/Your Ref:	P/2025/0697
Ein Cyf/Our Ref:	GL/80/000848
Dyddiad/Date:	10th October 2025
Gofynner am/Ask for:	Gavin Lowry
Rhif Union/Direct Dial:	

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Reference: P/2025/0697
Proposal :CAIS CYNLLUNIO HYBRID: A) CANIATÂD CYNLLUNIO LLAWN AR GYFER NEWID DEFNYDD O WARWS I DDOSBARTH B2 (BRAGDY) A NEWID DEFNYDD O ADEILAD I AMGUEDDFA/BAR CWRW/BWYTY/SIOP, A B) AMLINELLU CANIATÂD CYNLLUNIO AR GYFER ADEILAD SWYDDFA FASNACHOL NEWYDD, CREU ARDAL GYHOEDDUS A THIRLUNIO, GWELLIANNAU HYGYRCHEDD GAN GYNNWYS SEILWAITH PRIFFYRDD NEWYDD A PHONT DROED I GERDDWYR, CYFLEUSTERAU PARCIO A MAN GOLLWNG I FYSUS/TACSIS (CEDWIR RHAI MATERION)/HYBRID PLANNING APPLICATION: A) FULL PLANNING PERMISSION FOR CHANGE OF USE OF WAREHOUSE TO CLASS B2 (BREWERY) AND THE CHANGE OF USE OF BUILDING TO A MUSEUM/TAPROOM/RESTAURANT/SHOP, AND B) OUTLINE PLANNING PERMISSION FOR A NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, PARKING FACILITIES AND COACH/TAXI DROP OFF (SOME MATTERS RESERVED)
Location: LAND AT WREXHAM GENERAL RAILWAY STATION, STATION APPROACH, WREXHAM, LL11 2AA

I acknowledge receipt of the notification to the North Wales Fire and Rescue Authority in relation to the above application.

As a specialist consultee the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development; -

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:
https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/
https://www.ukfrs.com/index.php/promos/16847

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

Gavin Lowry

Authorised Fire Safety Inspecting Officer
And on behalf of the North Wales Fire and Rescue Authority

Advice on Water Supplies

WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.
Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies
Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres
Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres
Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

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

The Fire and Rescue 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.

Access required for emergency vehicles as Approved Document B Volume 2 (Wales);-

Part B5 - Access and facilities for the Fire and Rescue Service provides the following requirements detailed under section 17 –

Table 20 Typical fire and rescue service 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	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

Table 19 Fire and rescue service vehicle access to buildings (excluding blocks of flats) not fitted with fire mains

Total floor area (1) of building m^2	Height of floor of top storey above ground (2)	Provide vehicle access (3)(4) to:	Type of appliance
Up to 2000	Up to 11 Over 11	See paragraph 17.2 15% of perimeter (5)	Pump High reach
2000-8000	Up to 11 Over 11	15% of perimeter (5) 50% of perimeter (5)	Pump High reach
8000-16,000	Up to 11 Over 11	50% of perimeter (5) 50% of perimeter (5)	Pump High reach
16,000-24,000	Up to 11 Over 11	75% of perimeter (5) 75% of perimeter (5)	Pump High reach
Over 24,000	Up to 11 Over 11	100% of perimeter (5) 100% of perimeter (5)	Pump High reach