planning_comments@wrexham.gov.uk

Eich Cyf/Your Ref:	P/2026/0488
Ein Cyf/Our Ref:	NB/80/238905
Dyddiad/Date:	13th August 2026
Gofynner am/Ask for:	Nia Bache
Rhif Union/Direct Dial:	01978 367870

To whom it may concern

THE TOWN AND COUNTRY PLANNING ACT 1990 – CONSULTATION
PREMISES: BUILDING 7, IPSEN BIOPHARM LTD, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UF

With reference to your consultation dated 12th August 2026 attached is our inspection report in respect of application: P/2026/0488

The report refers to access for fire appliances and water supplies.

If you should require any further information, please do not hesitate to contact the Compliance Officer.

Yours faithfully

Nia Bache

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

2. Access

2.1 Appliance access is determined by building regulations, and specifically Section B5 – Access and Facilities for the Fire and Rescue Service

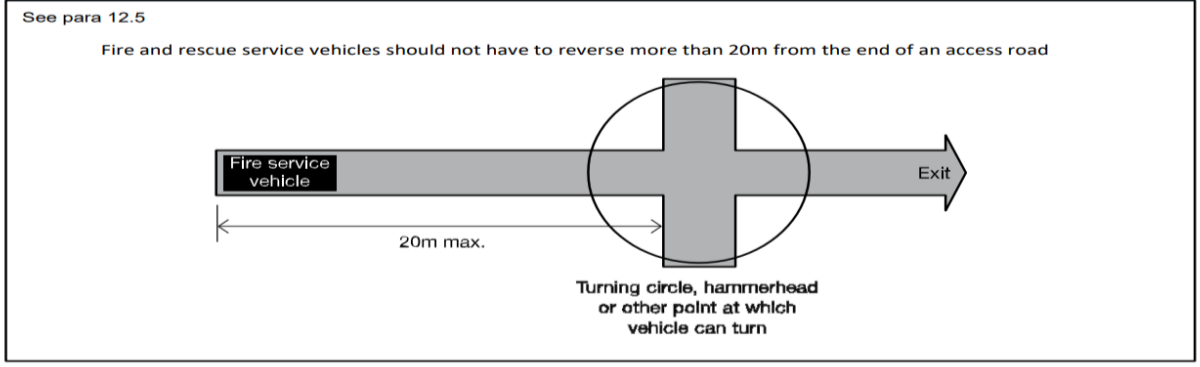
Section 12

Table 8 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

Diagram 24 Turning facilities

See para 12.5



2.2 There should be vehicle access for a pump appliance to within 60m of all points within the dwelling house (45m if not provided with an automatic fire suppression system.

2.3 For buildings not fitted with fire mains –

There should be vehicle access for a pump appliance to small buildings (those of up to 2000m2 with a top storey up to 11m above ground level) to either:

a. 15% of the perimeter; or

b. within 45m (60m if provided with automatic fire suppression in line with Section 2) of every point on the projected plan area (or 'footprint', see Diagram 48) of the building; whichever is the less onerous.

2.4 In the case of a building fitted with dry fire mains there should be access for a pumping appliance to within 18m of each fire main inlet connection point, typically on the face of the building.

The inlet should be visible from the appliance. In the case of a building fitted with wet mains the pumping appliance access should be to within 18m and within sight of, a suitable entrance giving access to the main and in sight of the inlet for the emergency replenishment of the suction tank for the main.

3. Water Supplies

3.1 Where a building, which has a compartment of 280m2 or more in area, is being erected more than **100m** from an existing fire-hydrant additional hydrants should be provided as follows:

a. Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets.

b. Buildings not provided with fire mains – hydrants should be provided within **90m** of an entry point to the building and not more than 90m apart.

3.2 Where no piped water supply is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with the following recommendations:

a. a charged static water tank of at least 45,000 litre capacity; or

b. a spring, river, canal or pond capable of providing or storing at least 45,000 litres of water at all times of the year, to which access, space and a hard standing are available for a pumping appliance; or

c. any other means of providing a water supply for firefighting operations considered appropriate by the fire and rescue authority.

3.3 Recommended flow rates

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