Ellie Jones

From: Gavin Lowry <gavin.lowry@northwalesfire.gov.wales>
Sent: 19 August 2026 10:40
To: planning_comments
Cc: Richard Worthing; Nia Bache (Siaradwr Cymraeg)
Subject: Planning Consultation - P/2026/0511

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Reference: P/2026/0511
Proposal :CAIS AMLINELLOL I GODI ADEILAD (DOSBARTH B2 A/NEU B8) (GOLWG, TIRLUNIO, CYNLLUN A GRADDFA WEDI'U CADW YN ÔL)/OUTLINE APPLICATION FOR ERECTION OF BUILDING (CLASS B2 AND/OR B8) (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)
Location: LAND EAST OF, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

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

[redacted]

Advice on Water Supplies

1. 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;-

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	Minimum width of	Minimum turning circle	Minimum turning circle	Minimum clearance height (m)	Minimum carrying

	between kerbs (m)	gateways (m)	between kerbs (m)	between walls (m)		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 m2	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

Gwasanaeth Tân ac Achub
Fire and Rescue Service

Gavin Lowry

Rheolwr Cydymffurfio Ardal y Dwyrain / East Area Compliance Manager
Sir y Fflint a Wrecsam / Flintshire & Wrexham
Rheolwr Cefnogi Gorsaf Dân Bwcle / Station Support Officer for Buckley Fire Station
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We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

Gwnewch yn siŵr eich bod yn profi'ch larwm mwg yn rheolaidd. Os nad oes gennych larwm, neu os ydy'ch larwm wedi torri, ffoniwch 0800 169 1234 neu ewch i www.northwalesfire.gov.wales am gyngor ynglŷn â beth i'w wneud nesaf.
Please make sure that you regularly check your smoke alarm. If you do not have one, or find that the one that you do have is not working, call 0800 169 1234 or visit www.northwalesfire.gov.wales for advice on what to do next.

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