planning_comments@wrexham.gov.uk

Eich Cyf/Your Ref:	P/2026/0365
Ein Cyf/Our Ref:	80/000848
Dyddiad/Date:	26th October 2026
Gofynner am/Ask for:	Nia Bache
Rhif Union/Direct Dial:	07825967118

To whom it may concern,

THE TOWN AND COUNTRY PLANNING ACT 1990 – CONSULTATION

PREMISES: LAND AT BRANDIE, BRANDY, RUABON, WREXHAM, LL14 6RB

With reference to your consultation dated 21st Of October 2026, attached is our inspection report in respect of application P/2026/0365

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

On behalf of North Wales Fire and Rescue Authority

Application reference: P/2026/0365

Address: LAND AT BRANDIE, BRANDY, RUABON, WREXHAM, LL14 6RB

ACCESS FOR FIRE APPLIANCE

Section 12

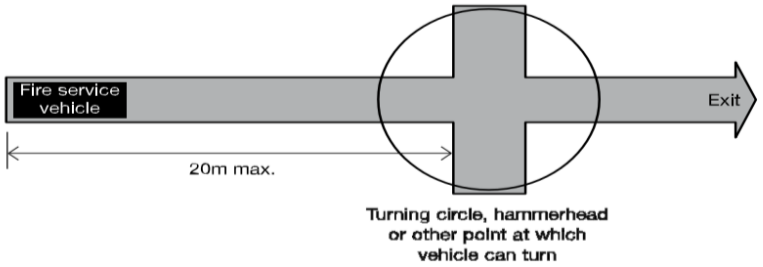
Table 8 Typical fire and rescue service vehicle access route specification *

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

Fire and rescue service vehicles should not have to reverse more than 20m from the end of an access road



WATER SUPPLIES

Caravan sites - caravans/chalets - A fire hydrant should be located at the entrance to the site and if necessary, at 300 metre intervals. The hydrant should provide a minimum of 8 l/sec (480 l/min). If no piped water supply is available or where there is insufficient pressure or flow in the water main an alternative source must be provided. Suitable alternative sources are indicated on the following page.

Where there is no piped water supply available, insufficient mains pressure or

an alternative arrangement is proposed an alternative water source should be provided in accordance with the following recommendations:
a. A charged static water tank of at least 45,000 litres capacity, or
b. A sprig, river, canal or pond 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.