



**HUMBERSIDE**  
Fire & Rescue Service

Your Ref: PA/2023/1034  
Our Ref: FS/EA/RM/R19/2/SP/004159 (784118)  
Date: 10<sup>th</sup> May 2024

**BUSINESS SAFETY**  
Laneham Street  
Scunthorpe  
North Lincolnshire  
DN15 6JP  
www.humbersidefire.gov.uk  
**The person dealing with this matter is:**  
**Peter Green**  
**Protection Inspector**

Tanya Coggon  
Development Management  
North Lincolnshire Council  
Business Development  
Church Square House  
30-40 High Street  
Scunthorpe  
DN15 6NL

[planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

Dear Madam

#### **TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: OUTLINE PLANNING PERMISSION FOR A CHANGE OF USE OF EXISTING VACANT BROWNFIELD COMMERCIAL LAND TO RESIDENTIAL HOUSING LAND AND ERECT UP TO 34 DWELLINGS AND ASSOCIATED ROADS, DRIVEWAYS, GARDENS, LANDSCAPING AND BOUNDARY TREATMENTS WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION - AMENDED DOCUMENTS - SUBMISSION OF A NOISE ASSESSMENT, UPDATED VIABILITY ASSESSMENT, NEW INDICATIVE LAYOUT, INDICATIVE FLOOR PLANS, INDICATIVE ELEVATIONS, INDICATIVE STREET SCENES AND AMENDED DESCRIPTION OF THE DEVELOPMENT**

**PREMISES: OSGERBY HAULAGE REPAIR GARAGE  
WATERSIDE ROAD  
BARTON UPON HUMBER  
DN18 5BH**

**APPLICATION NO: PA/2023/1034**

Further to your electronic consultation received on 10<sup>th</sup> October 2023 regarding the above-mentioned application, the following comments are made: -

#### **Access for Fire Service**

It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for firefighting is provided to all buildings or extensions to buildings.

## **Water Supplies for Fire Fighting**

Adequate provision of water supplies for firefighting appropriate to the proposed risk should be considered. If the public supplies are inadequate, it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high-risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m<sup>2</sup> or more in the area is being, erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

If you require further advice or clarification of any of the above matters, please contact the Protection Inspector at the address above.

Yours faithfully

A solid black rectangular box used to redact the signature of the Chief Fire Officer & Chief Executive.

**FOR THE CHIEF FIRE OFFICER & CHIEF EXECUTIVE**