



HUMBERSIDE
Fire & Rescue Service

Your Ref: PA/2023/1124
Our Ref: FS/PC/MM/S2/TCP/000083 (812246)
Date: 23 December 2024

Development Management
North Lincolnshire Council
Business Development
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL Tel: 01724 297000

planning@northlincs.gov.uk

PROTECTION
North Lincolnshire
Laneham Street
Scunthorpe
DN15 6JP

The person dealing with this matter is:
Mr Patrick Connelly

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: DEVELOPMENT OF 593 DWELLINGS, 200 SQM COMMERCIAL UNIT (USE CLASS E) AND LAKE, ALONG WITH ASSOCIATED INFRASTRUCTURE, INCLUDING LANDSCAPING, PUBLIC OPEN SPACE AND PLAY AREA, PEDESTRIAN AND CYCLE LINKS, PUMPING STATION AND SUB-STATION.

**PREMISES: PLANNING APPLICATION AT LINCOLNSHIRE LAKES, LAND EAST OF M181 AND NORTH OF BURRENHAM ROAD, SCUNTHORPE
M181, M180
B1450 TO A18
BURRENHAM ROAD
BURRENHAM**

APPLICATION NO: PA/2023/1124

Further to your electronic consultation received on 4 December 2024 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 fire fighting is provided to all buildings or extensions to buildings.

Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 26 tonnes.

Water Supplies for Fire Fighting

Adequate provision of water supplies for fire fighting 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 280m² 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



FOR THE CHIEF FIRE OFFICER & CHIEF EXECUTIVE