Burrell, Becky

From: Lee Coles (LFR) <Lee.Coles@lincolnshire.gov.uk>
Sent: 12 December 2024 16:57
To: _planningadvice
Subject: FW: Consultation Fire and Rescue comments H16-0462-24 Castle Sports Complex
Attachments: Screenshot 2024-12-12 at 11.48.48.pdf

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Apologies for not CC'ing you. Please see below email.

Kind Regards,

Lee Coles
Fire Safety Inspector
Community Fire Protection - CFP

Lincolnshire County Council | Lincolnshire Fire and Rescue
Fire & Police Headquarters, Deepdale Lane, Nettleham, LN2 2LT.

Phone: 01522 553 868 | **Email:** fire.safety@lincolnshire.gov.uk
Website: www.lincolnshire.gov.uk/lfr

From: Lee Coles (LFR)
Sent: 12 December 2024 16:56
To: s.dewar@dpaplanning.co.uk
Subject: FW: Consultation Fire and Rescue comments H16-0462-24 Castle Sports Complex

Good afternoon, Sam,

Thank you for the phone call earlier on today, and for attaching the updated plans.

Unfortunately, the objection cannot yet be removed. I've escalated what you've sent over to my supervisor to ensure that what you've provided in terms of access is suitable. I've not yet had a planning application where it is proposed that an appliance will drive onto a pedestrianised area – so just making sure that this is acceptable to cover my back in all honesty.

Also, I wouldn't be able to accept the turning point as it is on the attached PDF. There are no certain assurances with a 'potential' turning point. This should be properly measured, in conformity with AD-B's measurements for turning points and shown appropriately on the plan.

I realise that you wanted this finalised for tomorrow, all I can do is apologise, however the objection from us was sent over back in June.

Kind Regards,

Lee Coles
Fire Safety Inspector
Community Fire Protection - CFP

Lincolnshire County Council | Lincolnshire Fire and Rescue
Fire & Police Headquarters, Deepdale Lane, Nettleham, LN2 2LT.

Phone: 01522 553 868 | **Email:** fire.safety@lincolnshire.gov.uk
Website: www.lincolnshire.gov.uk/lfr

From: Sam Dewar <s.dewar@dpaplanning.co.uk>
Sent: 12 December 2024 11:55
To: Lee Coles (LFR) <Lee.Coles@lincolnshire.gov.uk>
Subject: Re: Consultation Fire and Rescue comments H16-0462-24 Castle Sports Complex

You don't often get email from s.dewar@dpaplanning.co.uk. Learn why this is important

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Hi Lee,

Attached as discussed. I would then propose the following planning condition to give further comfort:

No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme to demonstrate suitable access for a fire appliance and associated equipment has been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

1. *Suitable access and turning for fire truck to meet entrance of sports centre building*
2. *Hardstanding capable of withstanding 18tonnes vehicle up to entrance of sports centre building*

The development shall be carried out in accordance with the approved details.

From: "Lee Coles (LFR)" <Lee.Coles@lincolnshire.gov.uk>
Date: Tuesday 10 December 2024 at 15:32
To: "s.dewar@dpaplanning.co.uk" <s.dewar@dpaplanning.co.uk>
Cc: "planningadvice@sholland.gov.uk" <planningadvice@sholland.gov.uk>
Subject: RE: Consultation Fire and Rescue comments H16-0462-24 Castle Sports Complex

Good afternoon, Sam,

Thank you for your reply, and the reply from the MD, James Hobson.

I do have further questions though. Good to know where we stand re: Table 15.1. I understand that what James has laid out is showing a potential 56% access for the total perimeter of the building, however, while it is acknowledged that he now knows that 18 tonnes of hardstanding is needed for areas that the appliance will drive onto, it's still undetermined if an appliance will actually be able access that amount of the building due to the widths of these access routes.

For example, outside of the proposed premises entrance, there is the 'Gabion seating' area as well as bicycle stands that both reduce the width an appliance will need to drive closer to the entrance should they need to. Also, the gate at the side of the premises is only 1.8m wide, whereas ADB states that an appliance needs 3.1m, therefore an appliance may not be able to get through. If these areas aren't suitable, they can be removed from the 56% - what're we left with after this?

As it stands, the only area we know with fair certainty that can withstand 18 tonnes and is accessible would be the existing car park, as no measurements for the rest have been provided.

Therefore, please can you confirm;

- The percentage of the premises perimeter with just the existing car park alone
- The widths of all access routes around the building
- Measurements of the existing car park dead-end route

Thank you for confirming the hydrant will be kept operational throughout the building works.

Please can you continue to reply to fire.safety@lincolnshire.gov.uk in the event I am unavailable.

Kind Regards,

Lee Coles
Fire Safety Inspector
Community Fire Protection - CFP

Lincolnshire County Council | Lincolnshire Fire and Rescue
Fire & Police Headquarters, Deepdale Lane, Nettleham, LN2 2LT.

Phone: 01522 553 868 | **Email:** fire.safety@lincolnshire.gov.uk
Website: www.lincolnshire.gov.uk/lfr

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Lincolnshire FIRE & RESCUE

From: Sam Dewar <s.dewar@dpaplanning.co.uk>
Sent: 09 December 2024 12:46
To: LFR Fire Safety <Fire.Safety@lincolnshire.gov.uk>
Cc: Humphreys, Mark <Mark.Humphreys@e-lindsey.gov.uk>; James Hobson <james.hobson@jehplanning.com>; Burrell, Becky <bburrell@sholland.gov.uk>

Subject: FW: Consultation Fire and Rescue comments H16-0462-24 Castle Sports Complex
Importance: High

You don't often get email from s.dewar@dpaplanning.co.uk. Learn why this is important

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FAO Lee Coles

I hope you are well. I act as planning consultant officer on behalf of the LPA for the above application and refer to your consultation response attached. Sorry for sending direct but please see the Applicants response attached and below in their email. They have been making various changes to the layout over the last few months but we are keen to take it to January planning committee with a recommendation for approval. My officer report deadline is this Friday so if it is at all possible for you to comment before then (apologies for late notice) that would be fantastic. Hopefully they address your concerns but happy to chat through if they do not.

I note your questions recently received in respect of the adjacent site (planning ref. H16-0506-24) and will be asking the agent copied in above to address these as I have the same report deadline for that application which we are hoping to take to the same committee.

Kind regards

Sam Dewar BSc MA MRTPI
Director
Dewar Planning Associates
0779 909 5613
0113 397 0310

Thank you to all the members of the public and fellow professionals for visiting our stand at the Homebuilding and Renovating Show in Harrogate. We will get back as soon as possible to all the enquiries we received and look forward to seeing you all at next years show!

From: James Hobson <james.hobson@jehplanning.com>
Date: Friday 6 December 2024 at 12:48
To: Sam Dewar <s.dewar@dpaplanning.co.uk>
Subject: RE: Consultation Fire and Rescue comments H16-0462-24 Castle Sports Complex

Hi Sam,

Further to the comments raised by Lincolnshire Fire and Rescue we respond as follows:

There are two points highlighted in their letter dated 11 June 2024, Access, and Water Supply.

Access:
With reference to Building Regulations 2010 (As Amended) Part B5 the requirement for a building of this size and use would follow paragraph 15.2 and therefore Table 15.1 – See extract below:

Buildings not fitted with fire mains

15.1 For small buildings (up to 2000m², with a top storey that is a maximum of 11m above ground level), vehicle access for a pump appliance should be provided to whichever is the less onerous of the following.

a. 15% of the perimeter.

b. Within 45m of every point of the footprint of the building (see Diagram 15.1).

15.2 For all other buildings, provide vehicle access in accordance with Table 15.1.

15.3 Every elevation to which vehicle access is provided should have a door, a minimum of 750mm wide, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (e.g. a 150m elevation would need a minimum of two doors).

Table 15.1 Fire and rescue service vehicle access to buildings not fitted with fire mains

Total floor area[1] of building (m²)	Height of floor of top storey above ground (m)[2]	Provide vehicle access to:	Type of appliance
Up to 2000	Up to 11 Over 11	See paragraph 15.1 15% of perimeter	Pump High reach
2000–8000	Up to 11 Over 11	15% of perimeter 50% of perimeter	Pump High reach
8000–16,000	Up to 11 Over 11	50% of perimeter 50% of perimeter	Pump High reach
16,000–24,000	Up to 11 Over 11	75% of perimeter 75% of perimeter	Pump High reach
Over 24,000	Up to 11 Over 11	100% of perimeter 100% of perimeter	Pump High reach

NOTES:

1. The sum of the area of all storeys in the building (excluding basements).
2. For storage buildings (purpose group 7(a)), measure height to mean roof level (see Appendix D).

The footprint for our building would sit in the category of 2000-8000m2 up to 11m above ground. On this basis we need to demonstrate access can be provided for a Pump Appliance to 15% of the perimeter of the building.

Please see attached drawing*: M00514-SBA-02-00-DR-A-3020 P01 Proposed Ground Floor Plan - Fire Tender Access.* The total perimeter of the building is 410m.
A fire tender would have direct access to 230m of this perimeter as demonstrated in Blue on the drawing. This would result in access to 56% of the total perimeter and so exceeds the threshold levels set out above.

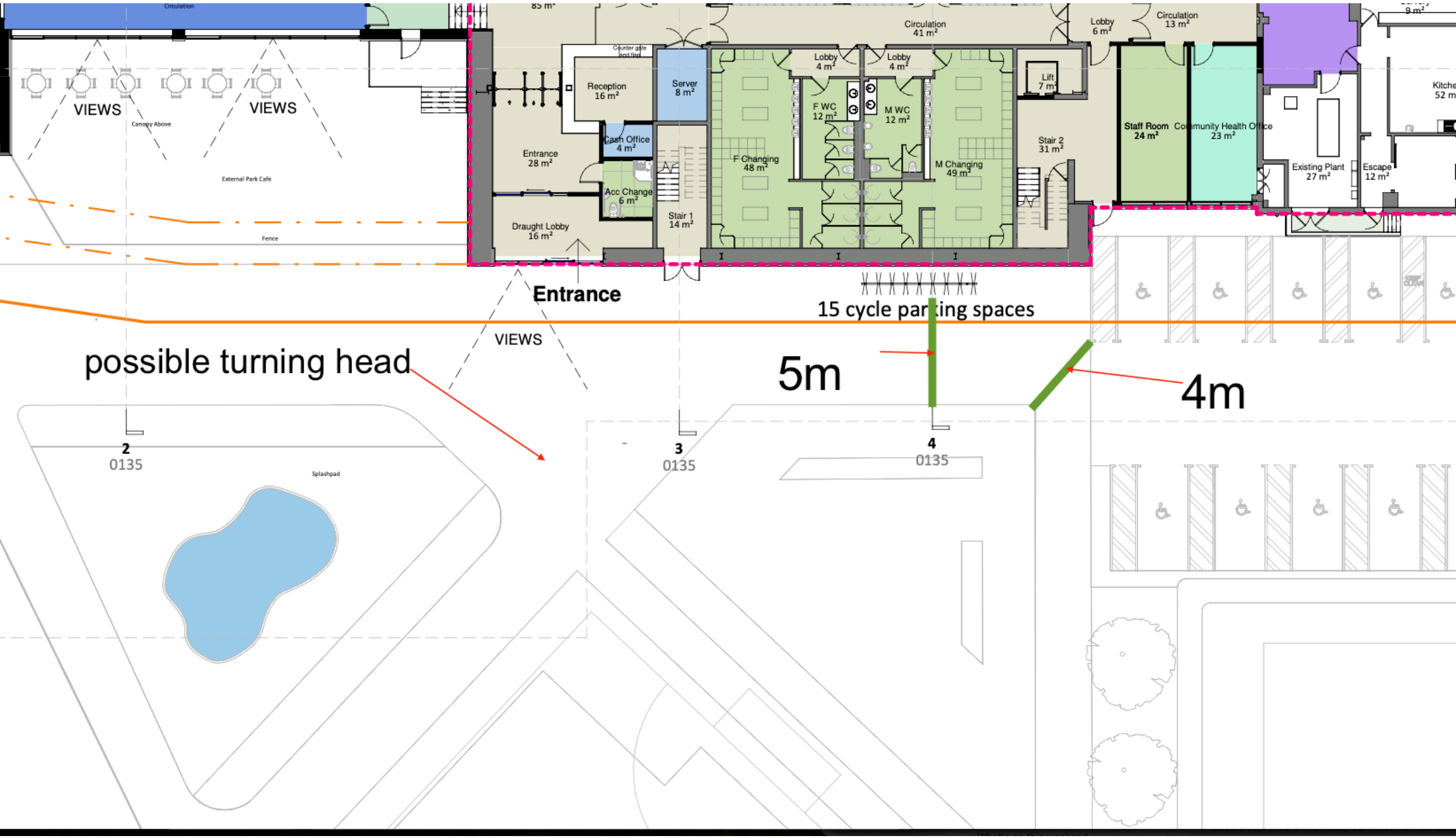
We note the size of tender carrying capacity of 18Tonnes instead of 12.5Tonnes which we confirm can be facilitated.

Water Supply:
We have reviewed the asset plan from Anglian water (See attached). This shows a Fire Hydrant just outside the existing facility. We confirm we would not be building over this area, and this would remain unchanged.

We trust the above addresses the comments raised.

Kind regards
James
James Hobson
Managing Director

Address: Lindley House Hungate Bishop Monkton Harrogate HG3 3QL
Telephone: 07949 218163
Website: https://jehplanning.com/


Circulation
VIEWS
VIEWS
Canopy Above
External Park Cafe
Fence
Reception 16 m²
Server 8 m²
Cash Office 4 m²
Entrance 28 m²
Acc Change 6 m²
Draught Lobby 16 m²
Stair 1 14 m²
F Changing 48 m²
Lobby 4 m²
F WC 12 m²
Lobby 4 m²
M WC 12 m²
M Changing 49 m²
Circulation 41 m²
Lift 7 m²
Stair 2 31 m²
Lobby 6 m²
Circulation 13 m²
Staff Room 24 m²
Community Health Office 23 m²
Existing Plant 27 m²
Escape 12 m²
Entrance
15 cycle parking spaces
VIEWS
possible turning head
5m
4m
2
0135
3
0135
4
0135
Splashpad