

Essex County Fire & Rescue Service

Mr Adam Eckley, MBA, M.I.Fire.E
Acting Chief Fire Officer and Acting Chief Executive



Ms S Rogers
Planning & Development Management
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford CM1 1XP

East Area Command
Rayleigh Weir Community Fire Station
500 Rayleigh Road
Benfleet
Essex SS7 3TR
☎ 01376 576500
✉ eastareacommand@essex-fire.gov.uk

Date: 15th October 2016
Our Ref: CAS-585263-Q6Y4G4
10091493640
Your Ref: 16/01770/FUL
Enquiries to: Fire Safety Officer Brian Dean

Dear Madam

Re: Town & Country Planning Act 1990

Planning Application N^o: 16/01770/FUL

Description: Construction of a 72 bed care home, together with 22 car parking spaces and landscaping

Location: Land South West Of 52 Maldon Road Danbury Chelmsford

Thank you for your e-mail dated 28th October 2016 showing details of the above proposal.

The application has been considered and I draw your attention to the following comments:

Access

Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13.

Access for fire service vehicles appears satisfactory

More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.

Building Regulations

It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint an Approved Inspector.

Local Authority Building Control will consult with the Fire Authority in accordance with "Building Regulations and Fire Safety - Procedural Guidance".

Approved Inspectors will consult with the Fire Authority in accordance with Section 13 of the Building (Approved Inspectors etc.) Regulations 2010 (as amended).

Water Supplies

The architect or applicant is reminded that additional water supplies for fire fighting may be necessary for this development. The architect or applicant is urged to contact the Water Technical Officer at Service Headquarters, telephone 01376-576344.

Sprinkler Systems

"There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met."

Yours faithfully



Brian Dean
Fire Safety Officer

To: Planning Authority
Copy to: Water Technical Officer S.H.Q.

Encl:
Location Plan (to Water Section Only)