



## Essex County Fire & Rescue Service

**Rick Hylton**  
Chief Fire Officer / Chief Executive

Planning Development Manager  
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Our Ref: 154647  
Your Ref: 23/01994/FUL

Date: 24 August 2023

Dear Sir/Madam,

### **Re: Town & Country Planning Act 1990**

**Planning Application N°: 23/01994/FUL**

**Description: Erection of a 64 no. bed care home, together with access, car parking, landscaping and associated works.**

**Location: The Woodlands Hotel, Coupals Road, Sturmer, CB9 7W.**

Thank you for your email dated 21/08/2023 in which you direct this Authority to the Braintree District Council website where details of the above proposal can be viewed.

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.

Fire service access to the proposed development appears sufficient, meeting the requirements of Section B5 Approved Document "B" Fire Safety Volume 2. However, I have the following comments to make:

- Access routes and hard standings should be capable of sustaining a minimum carrying capacity of 18 tonnes (Essex appliance weight).
- Dead-end access routes longer than 20m require turning facilities. ADB Vol 2, 15.10, diagram 15.3, Table 15.2.

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 Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") in accordance with "Building Regulations and Fire Safety - Procedural Guidance".

Approved Inspectors will consult with the Authority in accordance with Regulation 12 of the Building (Approved Inspectors etc.) Regulations 2010 (as amended).

## **Water Supplies**

The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development. The architect or applicant is urged to contact Water Section at Service Headquarters, 01376 576000.

## **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."

If you have any further queries, then please contact the above Officer quoting our reference number.

Yours faithfully

Carol Fry  
**Protection**