

Your ref:
Our ref: 01/038903/GA0043/MH



Warwickshire Fire & Rescue Service

Gabriella Ahnger
Fire Protection Department
Service HQ, Warwick Street
Leamington Spa
CV32 5LH
Tel: 01926 466 263
firesafety@warwickshire.gov.uk
www.warwickshire.gov.uk

For the attention of Ella Casey
Rugby Borough Council
Town Hall
Evreux Way
RUGBY
CV21 2RR
Email: rbc.planning@rugby.gov.uk

09 February 2024

FPP2
Rev. Oct 2018

Dear Madam,

THE BUILDING REGULATIONS 2010

Planning Application Number: R24/0111

Development: LAND NORTH OF ROUNDS GARDENS, RUGBY, CV21 2LR - REDEVELOPMENT OF THE FORMER FOOTBALL PITCH AND TENNIS COURTS ASSOCIATED WITH THE ADJACENT EMPLOYMENT USE, INCLUDING DEMOLITION OF THE EXISTING PAVILION AND ALL OTHER REMAINING STRUCTURES AND ENCLOSURES RELATING TO THE PREVIOUS USE OF THE SITE; AND THE ERECTION OF 134 DWELLINGS, ACCESSES, LANDSCAPING, PARKING, DRAINAGE FEATURES AND ASSOCIATED WORKS

Following notification of the Planning Consultation, Warwickshire Fire and Rescue Authority offers no objection to the application, subject to the below criteria being met, as required by Approved Document B, Volume 1, Requirement B5 – Access and Facilities for the Fire Service:

- A fire appliance to gain access to within 45 metres of all points inside each dwelling
- Minimum width of the access road is 3.7 metres along the entire length
- Minimum width of any gateways is 3.1 metres
- Minimum height clearance is 3.7 metres
- Minimum carrying capacity is 12.5 tonnes
- Dead-end access routes longer than 20 metres require turning facilities
- Turning circles should be a minimum of 16.8 metres between kerbs or 19.2 metres between walls.

Please include an advisory note drawing the applicant's attention to the need for the development to comply with Approved Document B, Volume 1, Section B5 – Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc. regarding this can be found at; www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning

Where compliance cannot be met, please provide details of alternative measures you intend to put in place.

Please also note The Warwickshire County Council Guide 2022, Transport and Roads for Developments, Section 3 (para 3.13) Emergency Vehicles.

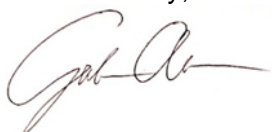
For Consideration:

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845 : 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, are maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

Should you require clarification of any of the foregoing or any further Fire Safety advice please do not hesitate to contact **Gabriella Ahnger**.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gab Ahnger', written over a light grey rectangular background.

Gabriella Ahnger

For and on Behalf of

BEN BROOK

Chief Fire Officer

Copy: