

Essex County Fire & Rescue Service

Mr David Johnson LL.B(Hons), BSc, MA, MSc, FCMI
Chief Fire Officer & Chief Executive



M/s Julia Sargeant
Maldon District Council
Planning Department
Princes Road
Maldon
CM9 5DL

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



Date: 19/02/2013
Our Ref: GW/43/194/TG
Your Ref:
Enquiries to: Station Officer
Glenn Whellams

Dear Madam,

Planning Policy Statement 25: Development on Flood Plains

Planning Application No: FUL/MAL/12/01062

Premises: CEFAS Laboratory (Previously) Remembrance Avenue Burnham-on-Crouch CM0 8HA

At present Essex County Fire and Rescue Service (ECFRS) under the Fire and Rescue Services Act 2004 and the Fire and Rescue Services (Emergencies) Order 2007, do not have a statutory duty to respond to flooding issues.

However, ECFRS is committed to protecting the people of Essex and will always endeavour to respond to a flooding emergency based on a risk assessed approach.

There is a recommendation within the Planning Policy Statement 25 (PPS25), for emergency services to be consulted during the consultation stage of planning applications.

Due to the limited availability of specialist water rescue resources during flooding incidents ECFRS has, on recent previous occasions, had to limit their operational response to 'life threatening situations' only. We would not therefore support proposals that are likely to increase this situation, or add to the volume of calls received.

Yours faithfully

Glenn Whellams
Fire Safety Officer

cc: Water Services

ECFRS/222901/V1
PPS-25

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Date: 19th February 2013
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Dear Madam,

Re: Town & Country Planning Act 1990
Building Act 1984 – Section 81
The Regulatory Reform (Fire Safety) Order 2005
Essex Act 1987

Demolition and Planning Application Planning Application N^o: FUL/MAL/12/01062

Description: Demolition of former CEFAS Laboratory and construction of 7 townhouses and 7 detached houses

Location: CEFAS Laboratory (Previously) Remembrance Avenue Burnham-on-Crouch CM0 8HA

Further to your letter of 8th February 2013 regarding the demolition and proposed development of the above mentioned premises, the following observations are set out below for your information:-

Access

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

From the information supplied it would appear fire service access and fire fighting facilities for the proposed development are satisfactory.

It is however highlighted that compliance with the requirements of B5 of Approved Document B will be necessary and due to the existence of the tree lined areas within this development, adequate clearance will need to be provided in accordance with such.

Water

A statutory fire hydrant is located within the site itself on the road adjacent to the parking area. However, as this consultation is in respect of demolition and a proposed new development, there may be implications in respect of Water Supplies for Fire Fighting purposes and therefore this letter has been forwarded to our Water Services Section to consider if additional hydrants/mains etc may be required.

The architect or applicant is therefore reminded that additional water supplies for fire fighting may be necessary for this development and is urged to contact the Water Technical Officer at Service Headquarters on telephone 01376-576342.

Site Exposure

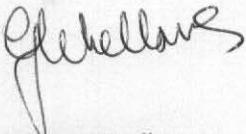
The demolition project will require vigilance and careful management in order to comply with the restrictions and requirements in the Contractors Method Statement. No burning-off or other hot works should be undertaken without correct specified procedures being adopted.

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 2000 (as amended).

Yours faithfully



Glenn Whellams
Fire Safety Officer

cc Water Services Section