

DELEGATED REPORT – Discharge of Condition

Reference: DIS/2024/0007
Location: Blofield Primary School East side of Plantation Road Blofield Norwich NR13 4PL
Applicant: Executive Director Of Children's Services,
Proposal: Discharge of Planning Condition No. 23 (Fire Water Tank and Hydrants) of planning permission reference FUL/2022/0055
Expiry date: 8 May 2024
Extension of time date:

Site and Proposal

See the previous report held on application file FUL/2022/0055 for site and proposal details of the former permission. The condition(s) and details pursuant to this application are:

- Planning Condition No. 23 -Fire Water Tank and Hydrants

No development above foundation level shall take place until a scheme has been submitted to and agreed by the Council, in consultation with Norfolk Fire and Rescue Service, for 1 fire hydrant capable of delivering a minimum of 20 litres per second of water. No building shall be occupied until the hydrant serving the property has been provided to the satisfaction of the Council in consultation with Norfolk Fire and Rescue Service.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with the provisions of Policy 7 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policy GC4 of the Broadland Development Plan Document 2015 and Chapter 12 of the NPPF (2021).

Consultation Reponses

Fire Protection Manager, Norfolk Fire & Rescue Service	- agreed on the plans for the fire fighting water storage tank and hydrant installation on this proposed site. As such we are in agreement that this is a satisfactory solution and the first stage of the planning condition can be signed off to allow construction to commence.
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Representations

There is no requirement for this type of application to be publicised or for adjacent properties to be notified.

Development Plan Policy & Government Policy/Guidance

For details of relevant policies, see the reason for the condition(s) on planning application reference FUL/2022/0055.

Issues

The issues to be assessed in this report relate specifically to the details being sought for approval, and are as follows:

Fire Hydrant Provision

The applicant has submitted the following details following discussion with NFRS.

Proposed Fire-Fighting Water Storage Tank

A Graf Carat XXL 52,000 litre (46,800 litre usable) Fire-Fighting Water Storage Tank is proposed to provide an alternative source of water, in addition to the private fire hydrant also proposed, as the hydrant would be unable to deliver the 20 l/s water flow rate requested by Norfolk Fire and Rescue Service.

Building Regulations Approved Document B and BB100 permit the use of an alternative source of water supply, where the pressure and water flow in the water main are insufficient, and a charged static water tank with a minimum capacity of 45,000 litres would meet this requirement. Although the tank would replace the requirement for a fire hydrant, it will only provide a finite supply of water, and Norfolk Fire and Rescue Service have recommended retaining a hydrant to provide some additional resilience and ensure that their operational crews would have the best opportunity to minimise damage to the buildings if there were to be an ongoing fire situation.

Norfolk Fire and Rescue (NFRS) indicated that they would have no objection to an underground tank, provided the access chamber is in a suitable location and opens directly into the main body of the tank. Evidential recording of the water level in the tank must be put in place, to ensure that maximum capacity is maintained at all times, and this shall be written into the Operation and Maintenance manuals as a requirement, in addition to the periodic inspection and maintenance of the tank.

The Graf Carat XXL 52,000 litre underground fire water storage tank shall be installed by an approved specialist sub-contractor, complete with access turrets and inspection ladders, air vents and suction pipework, with a fire hose connection kit in accordance with BS 336. Suitable access for a fire appliance is required within 8 metres of the hose connection, and Emergency Water Supply (EWS) signage shall be provided and approved by Norfolk Fire and Rescue Service.

The pit excavation shall have a well compacted gravel base >150mm thick and backfill around and over the tank shall be with round-grained gravel; maximum grain size 8/16. Temporary trench side supports will be needed and shall be removed when no longer required. The tank shall be installed in

accordance with the manufacturer's instructions and their recommended clearances around the tank shall be observed while the trench is open.

It should be noted that the wording of planning condition 23 of permission ref: FUL/2022/0055 seeks 1 fire hydrant capable of delivering a minimum of 20 litres per second of water. The submitted scheme for the proposed hydrant would be unable to deliver the 20 l/s water flow rate required. However, the provision of the underground water tank provides an alternative source of water supply with a minimum capacity of 45,000 litres, and together with the hydrant, would meet the required building regulations standards.

Accordingly, although not strictly in compliance with the wording of the planning condition, the proposed alternative scheme meets the requirements of the condition which is to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire. For this reason it is recommended that **the first part of condition 23 of planning permission ref FUL/2022/0055 is discharged.**

The condition cannot be fully discharged until the hydrant serving the property has been provided to the satisfaction of the Council in consultation with Norfolk Fire and Rescue Service (NFRS).

It is recommended that the requirements of NFRS, above, are added to the decision letter for the benefit of the applicant to ensure the works are undertaken in the appropriate manner and so that the planning condition is able to be discharged on completion of the installation of the agreed works.

Recommendation

Condition 23 partly discharged.

Case Officer:	Kate Lawty	Date:	18/04/2024
Principal Planner:	<i>Ralph Cox</i>	Date:	19 April 2024