



Merthyr Tydfil County Borough
Council
Planning Department
Unit 5, Triangle Business Park
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Merthyr Tydfil
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Our Ref: JM/26J-15113 (BR12)
Your Ref: P/25/0231
Date: 11 September 2025
Contact: Station Manager J. Mann
Tel: 07826 917979
E-mail: firesafety@southwales-fire.gov.uk

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

**PROPOSAL: CHANGE OF USE FROM 3 BEDROOM DWELLING (C3 USE) TO A 4
BEDROOM HOUSE OF MULTIPLE OCCUPATION (HMO) (C4 USE CLASS)
LOCATION: 3 EASTFIELD PLACE PLYMOUTH STREET, MERTHYR TYDFIL.**

I acknowledge receipt of the notification to the South Wales Fire and Rescue
Authority ("The Authority") in relation to the above application.

The proposed site plan in relation to the above has been examined by The Authority
and the following standing advice is given at this stage:

The developer should carefully consider the need for the provision of: -

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Further comments will be made at full Town & Country application stage.

Yours faithfully,

Duly signed and authorised by

for Assistant Chief Fire Officer
Enc: BR12 Appendix

Pencadlys Gwasanaeth Tân ac Achub De Cymru,
Parc Busnes Forest View, Llantrisant, Pont-y-clun, CF72 8LX.

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Rydym yn croesawu gohebiaeth yn y gymraeg a'r saesneg - byddwn yn
ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.

CODI YMWHYBYDDIAETH - LLEIHAU PERYGL

South Wales Fire and Rescue Service Headquarters,
Forest View Business Park, Llantrisant, Pontyclun, CF72 8LX.

Telephone 01443 232000 • Fax 01443 232180
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We welcome correspondence in Welsh and English - we will respond
equally to both and will reply in your language of choice without delay.

RAISING AWARENESS - REDUCING RISK

BR12 Appendix

1.0 Access for Fire Appliances

Typical vehicle access route requirements:

<u>Appliance Type</u>	<u>Min Width Road</u>	<u>Min Width Gate</u>	<u>Min Turning Circle between Kerbs</u>
Pump	3.7m	3.1m	16.8m
Aerial Appliance	3.7m	3.1m	26.9m

	<u>Min Turning between Wall</u>	<u>Min Height Clearance</u>	<u>Min Capacity Tonnes</u>
Pump	19.2	3.7m	18
Aerial Appliance	29.0	4.0m	24

Pedestrian Priority

Pedestrian schemes must consider the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of the fire appliances but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements for aerial appliances. Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

2.0 Water Supplies for Firefighting

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to cater for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Access to Open Water Supplies

Where development of waterfront sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

2.7 **Conclusion**

Developers should engage in early, collaborative discussions with Dŵr Cymru Welsh Water, **Natural Resources Wales (NRW)**, and the Fire and Rescue Authority to ensure that adequate water supplies are available for firefighting purposes.

The Fire and Rescue Authority reserves the right to require the provision of static water supplies on-site as a condition of planning consent where existing water supply infrastructure is insufficient to address the assessed fire risk. This approach aligns with current national guidance and legislation, including the:

- **Well-being of Future Generations (Wales) Act. 2015,**
- **Building Regulations Approved Document B (Fire Safety 2019)**
- **British Standard BS 9990:2016** Non-automatic firefighting water supplies.