

Substantive response

Substantive response to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Tonbridge & Malling Borough Council
LPA planning ref no	21/02298/FL
Our ref	pgo-2153
Site address	Tonbridge P R S Medway Wharf Road Tonbridge Kent
Proposal description	Demolition of existing gasholders and associated structures. Redevelopment of the site to provide 144 residential units and up to 567 sqm of flexible Class E/ancillary residential floorspace. The proposals include the delivery of landscaping and public realm, play space, access, car parking and other associated and ancillary works.
Date on fire statement	22/07/2022
Date consultation received	18/10/2022
Date response sent	10/11/2022

Headline response from HSE

Headline Response from HSE ('content')

1. Substantive response for the LPA

Thank you for consulting HSE about this application.

◀ Nature of Response HSE is satisfied with the information provided with the application. ▶ Nature of Response ▶

Scope of consultation

- 1.1 The above consultation relates to two buildings, block A and block B. The latter is a relevant building, the former a building within the curtilage of a relevant building.

- 1.2 Block A has a maximum storey height of 13.4, 5 storeys and is served by three staircases. Block B has a maximum storey height of 22.7m, 8 storeys and is served by two staircases.
- 1.3 The fire statement dated 22/07/2022 indicates that the adopted fire safety design standard is British Standard 9991. HSE has assessed the application on that basis.

Previous consultation

- 1.4 HSE issued a substantive response (some concern) dated 11/08/2022 in relation to a consultation received on 27/07/2022.
- 1.5 A subsequent consultation was received on 17/08/2022 and a substantive response (some concern) issued on 08/09/2022.

Current consultation

- 1.6 A further consultation was received on 18/10/2022 and it is noted that revised drawings have been made available on the planning register. For the avoidance of doubt, this substantive response is in relation to the information made available with the consultation of 18/10/2022.
- 1.7 Following a review of the information provided with this consultation, HSE is satisfied with the fire safety design, to the extent that it affects land use planning.

2. Supplementary information

- 2.1 The previous substantive response contained a concern relating to firefighter travel distances from the firefighting staircase. Although no narrative detailing changes is available, it is understood from the revised drawings that the east staircase has been upgraded to a firefighting shaft. This resolves the concern and will be subject to later regulatory assessment.

Yours sincerely,

10/11/2022



Signed by: jon.bryan

This substantive response provides fire safety advice to the local planning authority. It's based on the information provided as it relates to land use planning.

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent