



Fire Safety and Firefighting Equipment Statement

PROPOSED DEVELOPMENT

Redevelopment of former bank building to 13 affordable accommodation units with office (A2) use

Site: 48 Station Road, Port Talbot

Application Ref: P2026/0067

1. PURPOSE OF STATEMENT

This statement is provided to confirm, at planning application stage, that fire safety and firefighting equipment have been appropriately considered in the design of the development, and to clarify the location and nature of any plant, insofar as this is relevant to planning.

This statement is not intended to duplicate Building Control or fire engineering submissions, which will be addressed through the appropriate regulatory regimes.

2. SPRINKLER PROVISION

The proposed development includes the installation of a sprinkler system to serve the residential accommodation, in accordance with current Welsh Government fire safety requirements.

The location of the sprinkler plant and associated equipment is clearly identified on the approved ground floor plan, which shows a dedicated plant room within the building envelope.

No sprinkler plant, tanks, pumps or associated firefighting apparatus are proposed externally.

3. EXTERNAL PLANT AND VISUAL IMPACT

- All sprinkler equipment will be housed internally within the designated plant room
- There will be no external plant, flues, enclosures or structures associated with the sprinkler system
- As a result, there will be no visual, noise or amenity impacts arising from fire safety infrastructure

Accordingly, no additional planning consents are required for external firefighting equipment.

4. STANDARDS AND COMPLIANCE

The sprinkler system will be designed and installed in accordance with the relevant British Standards, including:

- **BS 9251:2014** Sprinkler systems for domestic and residential occupancies
- **BS EN 12845** Fixed firefighting systems (where applicable)

Detailed design, certification and commissioning will be addressed through the Building Control and fire safety approval process, separate from planning.

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5. PLANNING CONSIDERATIONS

From a planning perspective:

- The location of fire safety plant is clearly shown on the submitted drawings
- No external plant is proposed
- There are no impacts on visual amenity, neighbouring occupiers or the public realm

On this basis, the proposed development raises no planning concerns in relation to fire safety infrastructure.

6. CONCLUSION

Sufficient information has been provided at planning stage to demonstrate that firefighting equipment has been appropriately considered, that its location is internal and clearly identified, and that no additional planning issues arise. Further technical detail will be addressed through the relevant statutory approval processes.

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