

Item No.	Planning Ref No.	Parish	Site Address	Updates	Page No
1	2023/1055	Bracon Ash	Land Off Marsh Lane Bracon Ash	<p>New Consultee Response: Norfolk Fire Service:</p> <ol style="list-style-type: none"> 1. Battery Energy Storage Systems (BESS) rooms and buildings shall be dedicated-use, i.e. not used for any other purpose and accessible only by those required to operate, maintain, test, or inspect the BESS equipment. 2. Locate BESS systems in non-combustible containers or enclosures at least 3 metres from other equipment, buildings, structures, and storage. This distance shall only be reduced when: a) a suitable fire-barrier (minimum 1-hour fire rated) is installed between the BESS unit and exposed buildings/ structures, b) exposed surfaces (typically exposed walls) are fire-resisting and blank (i.e. no openings), or c) BESS enclosures are constructed with fire-resisting blank walls and roofs. 3. Walk-in containers and other enclosures used to house BESS equipment should not exceed the dimensions of long “high cube” shipping containers, i.e. maximum dimensions, 16.2m long, 2.6m wide, 2.9m high. 4. BESS systems should be at least 15 metres from building HVAC air inlets. 5. Where installation of BESS equipment in rooms forming part of buildings with other occupancy types cannot be avoided, these should be separated from other areas by minimum 2-hour fire rated construction. 6. The Battery Management Storage (BMS) should be configured to monitor potential failure conditions that could lead to a thermal runaway and shut down and isolate BESS units where any such conditions are detected. 7. For critical and significant BESS installations, install early detection of off-gases/electrolyte-vapour from thermal runaway events, interlocked to shut down and disconnect the BESS. This may be combined with deployment of an 	19

				<p>extinguishing agent flooding system (based on the fire control strategy).</p> <ol style="list-style-type: none">8. Provide smoke detection systems for all BESS equipment rooms and compartments, interlocked to shut down and disconnect the BESS. This may be combined with deployment of an extinguishing agent flooding system (based on the fire control strategy).9. BESS areas within sprinklered buildings and all BESS installations where sprinkler protection forms part of the fire strategy, should be provided with sprinkler protection, designed to provide a minimum density of discharge of 12.2mm/min over an assumed fire area of 230m² (or area of room if smaller).10. BESS rooms and enclosures should be provided with suitably designed explosion overpressure venting.11. Suitable procedures shall be implemented to routinely inspect and test BESS thermal runaway and fire mitigation alarms and systems. Greater separation distances may be appropriate from critical buildings and installations and to meet specified strategic spatial fire separation expectations. Note: Whilst automatic fire suppression is unlikely to extinguish fire in individual battery cells that are undergoing thermal runaway, fire suppression can reduce fire intensity and assist in slowing and limiting fire propagation across battery modules and racks. It may be acceptable to reduce some of the above risk control measures where large scale testing, such as testing to UL9540A or equivalent, demonstrates that adjusted mitigation measures are adequate.12. Ensure that sufficient water is available for manual firefighting. An external fire hydrant should be in close proximity of the BESS containers. –The water supply should be able to provide a minimum of 1,900 l/min for at least 2 hours. Further hydrants should be strategically located across the development. These should be tested and regularly serviced by the operator.13. The site design should include a safe access route for fire appliances to manoeuvre within the site (including	
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				<p>turning circles). An alternative access point and approach route should be provided and maintained to enable appliances to approach from an up wind direction.</p> <p>14. The emergency response plan should be maintained and regularly reviewed by the occupier and any material changes notified to NFRS.</p> <p>15. Environmental impact and risk assessment must be completed. This must include firefighting water run-off and potential containment and treatment. Air pollution must also be considered.</p> <p>Additional Clarification also submitted by the applicant in response to the fire service focusing on the Vanadium Flow Battery Type which uses liquid rather than lithium thereby reducing thermal runaway potential.</p> <p>Further clarification from Fire service than Battery type will help but that some additional conditions will still be required.</p> <p>Additional Clarification from NCC Highways: Signage information in the Construction Management Plan is acceptable.</p> <p>Officer Assessment: Following the clarifications from the fire service and applicant, it is concluded that two additional conditions will be added to the decision notice:</p> <ul style="list-style-type: none"> - Fire Hydrant/Water tank to be provided - Fire Safety Plan to be submitted <p>Both likely to be prior to the installation of the fire equipment compound (subject to agreement of fire service on trigger point).</p> <p>In terms of the Fire service response this it will be addressed as follows:</p> <ol style="list-style-type: none"> 1. Covered by submitted plans which designated uses – condition 2 	
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2	2024/1118	Brockdish	Abbotts Gate Grove Road Brockdish	Representations from Applicant and Parish Council – sent separately.	45
3	2024/1677	Swardeston	Almond Villa Intwood Lane Swardeston	No Updates	
4	2023/1607	Diss	Mike Bavin Motorcycles 101 Victoria Road Diss Norfolk IP22 4JG	No updates	