



Your Reference 69444

Our Reference PR1037570

Contact Technical Support and Consultations Team  
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**Chief Fire Officer**  
Dave Russel, BSc, MIFireE

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**For the attention of Helen Pressley**  
Planning and Development  
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Town Hall  
Knowsley Street  
Bury  
BL9 0SW

Sent via email: [h.pressley@bury.gov.uk](mailto:h.pressley@bury.gov.uk)

20<sup>th</sup> June 2023

Dear Sir/Madam,

|                          |                                                        |
|--------------------------|--------------------------------------------------------|
| Planning Application No: | 69444                                                  |
| Address:                 | 2 TAYLORS LANE<br>RADCLIFFE<br>BURY<br>BL2 6QS         |
| Proposal:                | Change of use from garage/unit into 1 no.<br>dwelling. |

The above proposal should meet the requirements for Fire Service access.

The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points, within the dwellings. This measurement is taken from the rear of the parked fire appliance to the furthest point on the highest habitable floor, taking into account the proposed internal layout of the property.

The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Sections of Taylors Lane, form both Bury New Road and Ainsworth Road, appear to narrow to approximately 3.5 meters at certain points. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m. Provided that Taylors Lane and Ainsworth Road provide suitable permanent access (capable of carrying 12.5 tonnes) to the proposed dwelling, no single access cul de sac had been created.

There should be a suitable fire hydrant within 165m of the furthest dwelling.

Currently the nearest fire hydrant is located on Bury New Road, 230 meters away from the proposed dwelling.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, further consultation will be required.

Yours Faithfully



Gary Baxter  
Fire Safety Enforcement Officer  
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority