



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 68056

Our Reference PR1026169

Contact Andrew Horton
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Chief Fire Officer
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Service
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For the attention of The Development Team Management

22nd March 2022

Dear Sir,

Planning Application No:	68056
Address:	12 owlerbarrow road Bury BL8 1RD
Proposal:	Erection of new self contained dwelling in rear garden with shared access including all associated works; Garage extension and porch to existing house

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. I could not accurately measure from the plans available however the distance from the carriageway appears excessive.

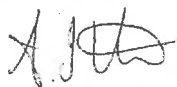
The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.

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



Fire Safety Inspector.

On behalf of the
Greater Manchester Combined Authority