



Your Reference 70119

Our Reference PR1041958

Contact Technical Support and Consultations Team
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Planning and Development
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Knowsley Street
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BL9 0SW

Sent via email: j.l.townsend@bury.gov.uk

29th November 2023

Dear Sir/ Madam,

Planning Application No:	70119
Address:	Hollingrove Barn Redisher Lane Ramsbottom Bury BL8 4HX
Proposal:	Conversion of barn to dwelling with single storey garage extension at side.

The above proposal does not currently meet the requirements for access and facilities for the Fire Service as described in Section B5, Approved Document B (ADB) Volume 1 (incorporating 2022 amendments).

The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

The access road should be a minimum width of 4.5m and capable of carrying a minimum 12.5 tonnes. The current access road is approximately 500m long, and accessed from Redisher Lane, for access roads 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. All access routes and hard standings should comply with the guidance in Table 13.1 ADB Volume:1 (incorporating 2022 amendments).

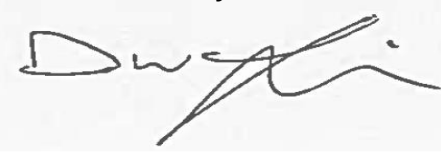
There should be a suitable fire hydrant within 165m of the furthest dwelling,

the nearest hydrant is currently over 700m away from the proposed premises.

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

A handwritten signature in black ink, appearing to read 'Dave Morris', is written over a light grey rectangular background.

Dave Morris
Fire Safety Enforcement Officer
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority