



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 68994

Our Reference PR1031804

Contact Fire Safety Officer Gill Hoyle
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Chief Fire Officer
Dave Russel, BSc, MIFireE

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For the attention of Dean Clapworthy

21st October 2022

Dear Sir/Madam,

Planning Application No:	68994
Address:	Land at York Street Radcliffe Manchester
Proposal:	Non-material amendment following approval of planning permission ref no. 56744 - Increase the width of the emergency access road

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.

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



On behalf of the
Greater Manchester Combined Authority