



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Submission Reference Number
Reference

Our PR1062072
Reference

Contact Technical and Consultations Team
firesafetytechnical@manchesterfire.gov.uk

For the attention of The Development Management
Team

development.control@bury.gov.uk
j.l.townsend@bury.gov.uk

Date: 27/10/2025

Dear Sir/Madam

Legislation: TOWN AND COUNTRY PLANNING ACT 1990

Re. Planning Application 72417
Number:

Date received: 17/10/2025

Premises: Hollymount Farm
Hollymount Lane
Bury
Greater Manchester
BL8 4HP

Proposal: Removal of condition 17 (sprinkler/misting system) from planning permission 68505 (Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works): sprinkler system is not required

Document used in assessment:

- Manual For Streets Guidance
- National Guidance document on the provision of water for firefighting
- Approved Document B Volume 1: Dwellings 2019 edition, incorporating 2020, 2022 and 2025 amendments, supporting the Building Regulations 2010

I am writing concerning the above application, which I have considered as a non-statutory consultation on behalf of the Greater Manchester Combined Authority, which is the fire and rescue authority for Greater Manchester.

Regarding this application, the following observations and recommendations in this letter are for your consideration.

The report is subdivided into the following sections:

- Access for fire and rescue service (B5)
- Provision of water supplies (B5)
- Recommendations for an automatic water suppression system
- Other considerations

This proposal does meet the requirements for Access for the fire and rescue service.

This proposal does meet the requirements for the Provision of water supplies.

Failure to act on the comments and/or recommendations made in the attached report may compromise the safety of occupiers, members of the public and operational firefighters.

Furthermore, should the proposal require statutory Building Regulations approval at a later stage, and the comments relating to B5 functional requirements have not been acted on, this may result in a formal non-compliance response.

Yours Sincerely
Station Manager
Carl Petch

Greater Manchester Fire and Rescue Service
On behalf of the Greater Manchester Combined Authority

Tell us how we did.

GMFRS is committed to continually improving how we deliver our services and seeking feedback after our inspections.

I would be grateful if you could provide feedback on your experience of the inspection process through an online survey, which is hosted on the GM Consult platform. The survey can be accessed via this link: [GMFRS Customer Insight - Fire Safety Inspection Feedback - Greater Manchester Combined Authority - Citizen Space \(gmconsult.org\)](https://gmconsult.org) or by scanning the QR Code below.



If you have any questions about the content of this letter, please do not hesitate to contact me.

Access for the fire and rescue service (B5)

Access and facilities for the fire service should be per Section 13 Vehicle Access of Approved Document B Volume 1: Dwellings 2019 edition, incorporating 2020, 2022 and 2025 amendments, supporting the Building Regulations 2010.

- For dwelling houses, access for a pumping appliance should be provided within 45m of all points inside the dwelling house.
- For flats, either of the following provisions should be made:
 - a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose.
 - b. Provide fire mains in accordance with paragraphs 13.5 and 13.6.
- Access routes and hardstanding should comply with the guidance in Table 13.1.
- Dead-end access routes longer than 20m require turning facilities that should comply with the guidance in Table 13.1.

NOTE: The measurements within the tables are based on a nominal 12.5-tonne assumption for a fire appliance.

The measurements of the current fleet within Greater Manchester Fire and Rescue Service are shown in the table below.

	Height	Max Width	Overall Length	Min Body Clearance	Turning Circle Kerb to Kerb	Turning Circle Wall to Wall	GVW	Turning Radius
Type B Pump	3.4m	2.5m	8.1m	.325m	15.1m	16.4m	16t	19.4m
Turntable Ladder	3.6m	2.5m					26t	22.1m
Scorpion	3.6m	2.55m	9.2m		15.9m	17.3m	18t	

Provision of water supplies (B5)

Fire Mains and Hydrants for the fire service should be as per Section 14 Vehicle Access of Approved Document B Volume 1: Dwellings 2019 edition, incorporating 2020, 2022 and 2025 amendments, supporting the Building Regulations 2010.

You can readily identify the fire hydrants in the area of the proposal by visiting <https://www.manchesterfire.gov.uk/your-safety/fire-hydrants/>

Consideration should also be given to the guidance detailed in the Local Government Association document '[National guidance document on the provision of water for fire fighting](#)'

So that the fire hydrant requirements can be assessed, the applicant is advised to submit details of the water main installations via email to:

WaterForFirefighting@manchesterfire.gov.uk

Water supplies for firefighting purposes should be risk assessed in accordance with the aforementioned guidance in liaison with the water undertakers for the area, and suitable and sufficient fire hydrants should be supplied.

The Local Government Association / Water UK National Guidance Document details the following flow rates and location of fire hydrants as the minimum necessary for firefighting, in particular, risk categories where new developments are under construction.

Guidelines on flow requirements for firefighting can be found in Appendix 5 in the [National guidance document on the provision of water for fire fighting](#)

Greater Manchester Fire and Rescue Service requests that Fire Hydrants should ideally be located within 165 meters of Dwellings.

Where a piped water supply is not available, or there is insufficient pressure and flow in the water main, the alternative water supply may be a: spring, river, pond or canal which is capable of storing or providing at least 45,000 litres of water at all times of the year; or a charged static tank of at least 45,000 litres capacity.

With either option, suitable access, space, and hard standing for a pumping appliance must be provided.

Recommendation for an automatic water suppression system

Whilst the implementation of this report will promote life safety for the occupants, members of the public and operational Firefighters, the Fire Authority recommends the fitting of sprinklers, which will also reduce damage by fire to both the building and the environment.

NOTE: *The access requirements detailed above may be varied due to the introduction of sprinkler systems designed and installed in accordance with British Standard EN 12845 for commercial premises or BS 9251 for domestic installation.*

Greater Manchester Fire and Rescue Service recommends that the maximum length of any cul-de-sac network should be 240m, but this can be extended with the provision of sprinklers to no more than 330m

Other considerations

- If all or any part of the planning application is timber-framed, then we advise that you contact the Structural Timber Association, who exist to represent the collective interests of its members by providing confidence in the use of structural timber.
- All existing Fire Hydrants within the curtilage and immediate area around the proposed site shall be retained and kept fully available for emergency use during and after completion.
Should the developer wish to remove any hydrants either temporarily or permanently, consultation and permission gained from the Fire Authority must take place first.
Where any hydrants are found to be defective, missing, paved over, or in any way no longer acceptable to the fire authority following completion of the development, the Developer will be held liable for any costs to reinstate said hydrants.