



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 71276

Our Reference PR1051394

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

Chief Fire Officer

Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
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Bury Council
Planning and Development Team
Knowsley Street
Bury
BL9 0SW

Sent via email: Claire.Booth@bury.gov.uk

16th December 2024

Dear Sir/Madam,

Planning Application No:	71276
Address:	47 Knowsley Street Bury BL9 0ST
Proposal:	Change of use from offices (Use Class E) to 8 no. bedroom (single occupancy) HMO (Sui Generis) with 2 no. front velux rooflights and 2 no. rear velux rooflights; Erection of 1.8m high boundary walls at rear with gated access.

The above proposal should meet Requirement B5 of Approved Document B, Volume 2: Access and facilities for the fire service.

The access road should comply with Table 15.2 of Approved Document B, Volume 2 - be a minimum width of 3.7m and capable of carrying 12.5 tonnes.

Where a building, which has a compartment of 280m² or more in area, is being erected more than 100m from an existing fire-hydrant additional hydrants should be provided as follows:

- Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets
- Buildings not provided with fire mains – hydrants should be provided within 90m of an entry point to the building and not more than 90m apart.

If the provisions in a building vary from those in Approved Document B, sprinkler protection can sometimes be used as a compensatory feature. The

provision of a sprinkler system may also result in long term savings on insurance premiums.

It is noted that where the Regulatory Reform (Fire Safety) Order 2005 order applies the fire service will have the opportunity to make representations during a further consultation under the Building Regulations in due course.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Horton', with a stylized flourish at the end.

Andrew Horton
Fire Safety Inspector
Greater Manchester Fire and Rescue Service
On behalf of the Greater Manchester Combined Authority