

FIRE SERVICE ACCESS COMPLIANCE STATEMENT

Discharge of Condition 17 — Planning Permission Ref 68815

Land Adjacent to 62 Springside Road, Walmersley, Bury, BL9 5JQ

Prepared by Edgefold Homes Limited | July 2026 | Rev A — DRAFT for Building Control review

1. Purpose of this Statement

This statement is submitted in support of the discharge of Condition 17 of outline planning permission ref 68815. It demonstrates that the development, as detailed in Reserved Matters application ref 72542 currently under determination, achieves full compliance with the fire service access and water supply requirements prescribed by Greater Manchester Fire and Rescue Service (GMFRS) in their consultee response to the outline application, and with the functional requirements of Part B5 (Access and Facilities for the Fire Service) of the Building Regulations 2010, as set out in Approved Document B Volume 1 (2019 edition, as amended).

It is provided to Bury Council's Building Control department for technical review at the invitation of the case officer, in lieu of a further consultee response from GMFRS, who have not responded to correspondence despite follow-up.

2. Condition 17

“Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwellings hereby approved and shall thereafter be maintained at all times.”

The condition therefore provides two alternative routes to compliance: (a) installation of a residential sprinkler/misting system to BS 9251; or (b) satisfaction of an alternative standard which meets GMFRS requirements and overcomes the emergency access deficiencies identified at outline stage.

This statement demonstrates route (b): the layout as detailed in the Reserved Matters submission fully satisfies the access and hydrant standards prescribed by GMFRS, such that no emergency access deficiency exists and a sprinkler/misting system is not required.

3. GMFRS Requirements

GMFRS responded to the outline application (ref 68815) by letter dated 9 September 2022 (GMFRS ref PR1030429, contact Gill Hoyle), appended at Appendix A. The letter states that the proposal “should meet the requirements for Fire Service access” and prescribes the following standards:

- Vehicular access for a fire appliance to within 45m of all points within the dwellings.
- An access road of minimum 4.5m width, capable of carrying 12.5 tonnes.
- A turning circle, hammerhead or other turning point where the access road exceeds 20m in length.
- A maximum cul-de-sac network length of 250m.
- A suitable fire hydrant within 165m of the furthest dwelling.

The letter notes that GMFRS supports domestic sprinklers as a positive measure and that access requirements may deviate from the above standards where sprinklers are fitted. It does not require sprinklers where the access standards are met.

4. Compliance Assessment

The table below assesses the development, as detailed in the Reserved Matters submission, against each GMFRS requirement. **All five GMFRS requirements are met in full by the submitted layout.**

Ref	GMFRS requirement (letter dated 9 September 2022, ref PR1030429)	Proposed within the approved development	Evidence / verification
1	Vehicular access for a fire appliance to within 45m of all points within the dwellings.	The adopted-standard estate road serves all 12 dwellings. A pump appliance positioned on the carriageway achieves hose coverage to within 45m of all points within every dwelling. The maximum measured distance from the nearest appliance position to the furthest point within any dwelling is 23m .	Reserved Matters drawing ref J1192-WS-PL102 Rev P annotated with 45m hose coverage arcs from appliance standing positions.
2	Access road minimum width of 4.5m, capable of carrying 12.5 tonnes.	The access road is constructed to a carriageway width of 6.8m , exceeding the 4.5m GMFRS requirement and the 3.7m minimum in Table 13.1 of Approved Document B Volume 1 (2019 edition incorporating the 2020, 2022 and 2025 amendments). The road is designed to adoptable highway standards with a carrying capacity in excess of 12.5 tonnes.	Access road, drawing ref J1192-WS-PL104 Rev B
3	A turning circle, hammerhead or other turning point for fire appliances where the access road exceeds 20m.	The layout incorporates a turning head designed to accommodate a fire appliance, demonstrated by swept path analysis for a refuse collection vehicle, whose dimensions exceed those of a standard GMFRS pump appliance (approx 8.4m).	Vehicle tracking drawing ref SCP_250466_ATR03
4	Maximum cul-de-sac network length of 250m.	The total cul-de-sac length from the junction with Springside Road to the head of the turning facility is 92m , substantially below the 250m maximum.	Measured from the Reserved Matters site layout, drawing ref J1192-WS-PL102 Rev P
5	A suitable fire hydrant within 165m of the furthest dwelling.	An existing United Utilities fire hydrant is located in the footpath on Springside Road, directly opposite the site entrance. The measured distance from the hydrant to the furthest dwelling is 111m , within the 165m requirement.	Site photographs of the hydrant cover (Appendix B); United Utilities water network asset plan showing the hydrant location (Appendix C); measured route plan.

5. Fire Hydrant Provision

An existing fire hydrant is located within the footpath on Springside Road, directly opposite the proposed site entrance. The hydrant cover is clearly marked “FH” and “NWW” (North West Water, now United Utilities). Site photographs taken in March 2026 are appended at Appendix B, and the United Utilities water network asset plan showing the hydrant location on the Springside Road main is appended at Appendix C.

The measured distance from the hydrant to the entrance of the furthest dwelling within the development is **111m**, comfortably within the 165m requirement prescribed by GMFRS.

6. Building Regulations Part B5

A Building Regulations application has not yet been submitted; the scheme is at Reserved Matters stage and detailed design will follow determination. The development will in due course be subject to Building Regulations approval, under which compliance with Requirement B5 (access and facilities for the fire service) must be demonstrated in any event. The layout as submitted at Reserved Matters already satisfies the relevant provisions of Approved Document B (Fire Safety) Volume 1: Dwellings, 2019 edition incorporating the 2020, 2022 and 2025 amendments (the current edition; the collated 2026 and 2029 amendments do not alter the Requirement B5 provisions applicable to dwellinghouses):

- Vehicle access for a pump appliance to within 45m of all points within each dwellinghouse.
- Access route carriageway width exceeding the 3.7m minimum between kerbs, with a minimum carrying capacity of 12.5 tonnes.
- A turning facility provided, as the dead-end access route exceeds 20m.
- Fire hydrant provision from the existing public water main on Springside Road.

The Building Regulations application will be submitted following Reserved Matters approval, and the detailed design will be developed in full compliance with Requirement B5. The access and hydrant provisions assessed in this statement are fixed by the site layout and will not be affected by detailed design development.

7. Conclusion

The development, as detailed in the Reserved Matters submission, meets every access and water supply requirement prescribed by GMFRS in their consultee response to the outline application. The emergency access deficiencies to which Condition 17 is directed are therefore overcome by the site layout itself, satisfying the alternative standard expressly contemplated by the condition. On that basis, a sprinkler/misting system is not required, and it is respectfully requested that Building Control confirm the above assessment so that Condition 17 may be discharged.

Appendices

- Appendix A — GMFRS Consultee Response to Outline Application, 9 September 2022 (ref PR1030429)
- Appendix B — Site photographs of existing fire hydrant, Springside Road footpath
- Appendix C — United Utilities water network asset plan showing hydrant location
- Appendix D — Reserved Matters site layout annotated with 45m hose coverage
- Appendix E — Swept-path analysis

Appendix A - GMFRS Consultee Response to Outline Application, 9 September 2022 (ref PR1030429)



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 68815

Our Reference PR1030429

Contact Gill Hoyle
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Chief Fire Officer
Dave Russel, BSc, MFireE

Greater Manchester Fire and Rescue
Service
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Manchester
M27 8US

Tel: 0161 736 5866
www.manchesterfire.gov.uk

For the attention of Jennie Townsend
Bury Council
Town Hall,
Knowsley Street,
Bury
BL9 0SW

Sent via email to: j.i.townsend@bury.gov.uk

9th September 2022

Dear Sir,

Planning Application No: 68815

Address: Land adjacent to 62 Springside Road,
Walmersley
SOUTH EAST SPRINGSIDE ROAD
BURY
BL9 5JQ

Proposal: Outline application for 13 no. dwellings
including means of
access (all other matters reserved for
appearance, layout,
scale and landscaping)

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,

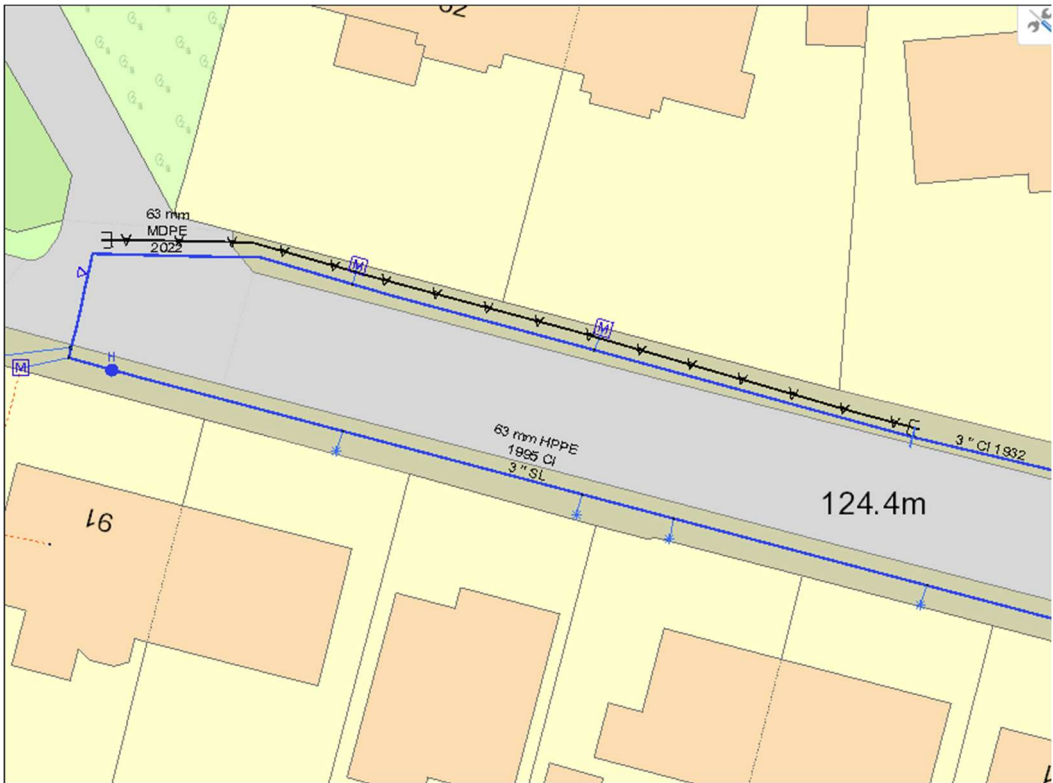


On behalf of the
Greater Manchester Combined Authority

Appendix B - Site photographs of existing fire hydrant, Springside Road footpath



Appendix C - United Utilities water network asset plan showing hydrant location



Accommodation Schedule

House Type	Building Type	Bedrooms	area m ²	Count	Total area m ²	Total area m ²
Detached	Detached	4	120.27	1	120.27	120.27
Detached	Detached	5	171.75	1	171.75	292.02
Detached	Detached	5	171.75	1	171.75	463.77
Detached	Detached	3	105.07	1	105.07	568.84
Detached	Detached	3	105.07	1	105.07	673.91
Detached	Detached	3	105.07	1	105.07	778.98
Detached	Detached	3	105.07	1	105.07	884.05
Detached	Detached	3	105.07	1	105.07	989.12
Detached	Detached	3	105.07	1	105.07	1094.19
Detached	Detached	3	105.07	1	105.07	1199.26
Detached	Detached	3	105.07	1	105.07	1304.33
Detached	Detached	3	105.07	1	105.07	1409.40
Detached	Detached	3	105.07	1	105.07	1514.47
Detached	Detached	3	105.07	1	105.07	1619.54
Detached	Detached	3	105.07	1	105.07	1724.61
Detached	Detached	3	105.07	1	105.07	1829.68
Detached	Detached	3	105.07	1	105.07	1934.75
Detached	Detached	3	105.07	1	105.07	2039.82
Detached	Detached	3	105.07	1	105.07	2144.89
Detached	Detached	3	105.07	1	105.07	2249.96
Detached	Detached	3	105.07	1	105.07	2355.03
Detached	Detached	3	105.07	1	105.07	2460.10
Detached	Detached	3	105.07	1	105.07	2565.17
Detached	Detached	3	105.07	1	105.07	2670.24
Detached	Detached	3	105.07	1	105.07	2775.31
Detached	Detached	3	105.07	1	105.07	2880.38
Detached	Detached	3	105.07	1	105.07	2985.45
Detached	Detached	3	105.07	1	105.07	3090.52
Detached	Detached	3	105.07	1	105.07	3195.59
Detached	Detached	3	105.07	1	105.07	3300.66
Detached	Detached	3	105.07	1	105.07	3405.73
Detached	Detached	3	105.07	1	105.07	3510.80
Detached	Detached	3	105.07	1	105.07	3615.87
Detached	Detached	3	105.07	1	105.07	3720.94
Detached	Detached	3	105.07	1	105.07	3826.01
Detached	Detached	3	105.07	1	105.07	3931.08
Detached	Detached	3	105.07	1	105.07	4036.15
Detached	Detached	3	105.07	1	105.07	4141.22
Detached	Detached	3	105.07	1	105.07	4246.29
Detached	Detached	3	105.07	1	105.07	4351.36
Detached	Detached	3	105.07	1	105.07	4456.43
Detached	Detached	3	105.07	1	105.07	4561.50
Detached	Detached	3	105.07	1	105.07	4666.57
Detached	Detached	3	105.07	1	105.07	4771.64
Detached	Detached	3	105.07	1	105.07	4876.71
Detached	Detached	3	105.07	1	105.07	4981.78
Detached	Detached	3	105.07	1	105.07	5086.85
Detached	Detached	3	105.07	1	105.07	5191.92
Detached	Detached	3	105.07	1	105.07	5296.99
Detached	Detached	3	105.07	1	105.07	5402.06
Detached	Detached	3	105.07	1	105.07	5507.13
Detached	Detached	3	105.07	1	105.07	5612.20
Detached	Detached	3				

Appendix E – Swept Path Analysis

