



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 69572

Our Reference PR1037192

Contact Fire Safety Enforcement Officer
Dave Morris
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Chief Fire Officer
Dave Russel, BSc, MFireE

Greater Manchester Fire and Rescue
Service
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For the attention of Dean Clapworthy
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Sent via email: development.control@bury.gov.uk

21st June 2023

Dear Sir,

Planning Application No:	69572
Address:	137 The Rock Bury BL9 0ND
Proposal:	Part demolition, conversion and extension of existing building to provide 10 no. supported living units; Construction of detached building to rear containing a further 3 no. supported living units

The above proposal may not currently meet the requirements for Fire Service access.

Please provide evidence that there will be vehicular access for a fire appliance to within 45m of all points within all of the proposed 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 Faithfully



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

On behalf of the Greater Manchester Combined Authority