



Your Reference 70071

Our Reference PR1040274

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Chief Fire Officer

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For the attention of Helen Leach

Bury Council
Knowsley Place
Knowsley Street
Bury
BL9 0SW

Sent via email: h.leach@bury.gov.uk

27th October 2023

Dear Sir/Madam,

Planning Application No:	70071
Address:	Site of Radcliffe Leisure Centre Spring Lane Radcliffe Bury M26 2SZ
Proposal:	Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure

The above proposal does not currently meet the requirements of B5 of Approved Document B, Volume 2: Access and facilities for the fire service.

Vehicle access to the premises is to satisfy requirements of Table 15.1 Fire and rescue service vehicle access to buildings not fitted with fire main.

The access road should satisfy the requirements of Table 15.2 of Approved Document B, Volume 2 - be a minimum width of 3.7m and capable of carrying a minimum of 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.

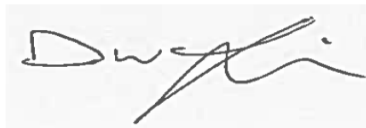
The provided plans show that local hydrants are in excess of 200m from the entrance to the building.

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.

The Fire Service strongly supports the installation of sprinkler systems as a positive measure to protect persons. The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as business continuity following a fire as an important factor in the ongoing viability of an organisation.

It is strongly advised that you consult your insurance company to discuss the advantages of installing a sprinkler protection.

Yours faithfully,



Dave Morris
Fire Safety Officer
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority