



Your Reference 70484

Our Reference PR1045193

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Chief Fire Officer
Dave Russel, BSc, MIFireE

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Service
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M27 8US

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

24th April 2024,

Dear Madam,

Planning Application No:	70484
Address:	Fairways Lodge Fairways Lodge Hotel George Street Prestwich Bury M25 9WS
Proposal:	Demolition of existing hotel building and erection of a block of 52 no. retirement living apartments including communal facilities, landscaping and car parking provision

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.

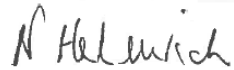
The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.

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

A handwritten signature in black ink, appearing to read 'N. Hellewell'.

On behalf of the
Greater Manchester Combined Authority