



Your Reference 70213

Our Reference PR1044788

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

Development Management Team
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Chief Fire Officer
Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester
M27 8US

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

Sent via email: d.clapworthy@bury.gov.uk

12th April 2024

Dear Sir/madam,

Planning Application No:	70213
Address:	Lord Raglan Mount Pleasant Bury BL9 6SP
Proposal:	

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.

This proposal does not meet these requirements.

The cul-de-sac length for this proposal stretches to 965 meters in length, almost 4 times longer than the maximum acceptable length of 250 meters. Should any event result in the closure of the cul-de-sac, emergency access would be compromised. The likely hood of this occurring may be higher than usual, due a section of the cul-de-sac being a motorway bridge.

To overcome the access deficiencies, Greater Manchester Fire & Rescue Service are of the opinion that residential sprinklers fitted to BS9251:2014 or an equivalent standard, would provide an acceptable reduction to the risk.

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



Gary Baxter
Fire Safety Enforcement Officer
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority