



Your Reference 69555

Our Reference PR1037583

Contact Technical Support and Consultations Team  
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**Chief Fire Officer**  
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**For the attention of Jennie Townsend**  
Planning and Development  
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Town Hall  
Knowsley Street  
Bury  
BL9 0SW

Sent via email: [development.control@bury.gov.uk](mailto:development.control@bury.gov.uk)

28 June 2023

Dear Sir/Madam,

|                          |                                                                          |
|--------------------------|--------------------------------------------------------------------------|
| Planning Application No: | 69555                                                                    |
| Address:                 | Kirklees Valley Farm<br>Kirklees Street<br>Tottington<br>Bury<br>BL8 3NY |
| Proposal:                | Erection of single storey dwelling to replace existing dwelling          |

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. It is unclear if this requirement has been provided using the current plans within the planning portal.

The maximum length of any cul-de-sac network should be 250 m. The length of the single access cul de sac, measured from the junction of Kirklees Street/Royd Street is approximately 420 meters.

There should be a suitable fire hydrant within 165m of the furthest dwelling. The closest fire hydrant to the proposed development is located 250 meters away, close to the junction of Laburnum Avenue/Kirklees Street.

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