



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 70193
Our Reference PR1041767
Contact Technical and Consultations Team
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Chief Fire Officer
Dave Russel, BSc, MIFireE

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Development Management Team
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Knowsley Street
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Sent via email: j.l.townsend@bury.gov.uk

4th December 2023

Dear Sir/Madam,

Planning Application No:	70193
Address:	Woodhey Bungalow Woodhey Road Ramsbottom Bury BL0 9RD
Proposal:	Demolition of existing bungalow and Erection of 1no. two storey 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. 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.

This proposal does not appear to meet these requirements for the following reasons:

- The single access cul de sac measured from the junction of Woodhey Road and Bolton Road West to the proposed development is approximately 580 meters.
- The nearest fire hydrant to the proposed development is approximately 260 meters.
- Sections of Woodhey Road appear to narrow to approximately 2.5 meters.

Yours faithfully,



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

On behalf of the Greater Manchester Combined Authority