



Your Reference 69455

Our Reference PR1042075

Contact Technical Support and Consultations Team
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Chief Fire Officer

Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
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Helen Pressley
Senior Planning Officer
Development Management
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Sent via email: H.Pressley@bury.gov.uk

2nd February 2024

Dear Helen,

Planning Application No:	69455
Address:	Jackson Fold Farm Pilsworth Road Bury BL9 8QZ
Proposal:	Redevelopment of existing cottage/stables into 1 no. dwelling and 11 no. replacement stables with shared access and car parking; Conversion of existing barn to create 6 no. dwellings with new rear orangeries, gardens and 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.

This proposal appears to meet the above requirements except the following:

- The plans provided do not show any provision of fire hydrants within the development and the distance from the furthest dwelling to the

nearest fire hydrant is approximately 1000m. Therefore, this is well in excess of the 165m requirement.

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,



On behalf of the
Greater Manchester Combined Authority