



Your Reference 67159

Our Reference PR1027572

Contact Shelley Greateorex
07966 291 611

Bury MBC
Elizabethan Suite
Bury 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

For the attention of Steven Gunn Russell

s.gunnrussell@bury.gov.uk

10th May 2022

Dear Sir,

Planning Application No:	67159
Address:	Former Texaco Garage Bury Old Road Prestwich M25 0EY
Proposal:	Variation of condition 2 following approval of planning permission 63054 - Changes to approved plans including ground Floor Layout Revision, the addition of rooms to the rear of the shop, relocation of the lifts to the left side at the rear; Front shop entrance location changed to the sides of the curtain walling abutment; Additional entrance shown on left side to the rear; First Floor layout revision to accommodate the revised lift locations; Ground Floor Blockwork walls and Level 1 Rendered Walls revised to be full height horizontal louvre design insulated metal cladding only. Previous curtain walling at front to remain; Rear windows removed; Rear abutment roof level raised to Level 1 floor level; Left side windows reduced and relocated; Introduced additional curtain walling at left side entrance; Right hand side windows omitted

The above proposal should meet Requirement B5 of Approved Document B, Volume 2: Access and facilities for the fire service.

The access road should comply with Table 15.2 of Approved Document B, Volume 2 - be a minimum width of 3.7m and capable of carrying 12.5 tonnes.

Where a building, which has a compartment of 280m² or more in area, is being erected more than 100m from an existing fire-hydrant additional hydrants should be provided as follows;

- Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets
- Buildings not provided with fire mains – hydrants should be provided within 90m of an entry point to the building and not more than 90m apart

If the provisions in a building vary from those in Approved Document B, sprinkler protection can sometimes be used as a compensatory feature. The provision of a sprinkler system may also result in long term savings on insurance premiums.

The Fire Service strongly supports the installation of sprinkler systems as a positive measure to protect persons. The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as business continuity following a fire is an important factor in the ongoing viability of an organisation.

It is strongly advised that you consult your insurance company to discuss the advantages of installing a sprinkler protection.

Yours faithfully,



On behalf of the
Greater Manchester Combined Authority