



Your Reference 72379

Our Reference PR1061380

Contact Neil Helmrich
0161 608 4040
firesafetytechnical@manchesterfire.gov.uk

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 Claire Booth

Email: Claire.Booth@bury.gov.uk

Date: 03rd June 2026

Dear Sir/Madam,

Planning Application No:	72379
Address:	109 WALMERSLEY ROAD BURY BL9 5AN
Proposal:	Change of use from dwellinghouse (Class C3) to 8 bed (single occupancy) House in Multiple Occupation (Sui Generis) together with proposed external alterations including new rear dormer conversion and new roof and dormer windows

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.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'N Helenich'.

On behalf of the
Greater Manchester Combined Authority