



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 67787

Our Reference SG-PLANAC-UPRN - 10003110459

Contact Shelley Greateorex
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Chief Fire Officer
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Greater Manchester Fire and Rescue
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For the attention of Jennie Townsend

Bury Council
Town Hall
Knowsley Street
Bury
Lancashire
BL9 0SW

Email: j.l.townsend@bury.gov.uk

07/03/2022

Dear Sir/Madam,

Planning Application No:	67787
Address:	Land Adjacent 7 Taylors Lane Radcliffe Bolton BL2 6QS
Proposal:	Conversion of existing building to form 1 no. dwelling with associated garage and stable block

The above proposal does not appear to meet the requirements for Fire Service access. Both of the access roads should be a minimum width of 4.5m and capable of carrying 12.5 tonnes.

In addition, the above proposal should meet the recognised Approved Document requirements for Fire Service access:

- Vehicular access for a fire appliance to within 45m of all points within the dwellings
- As the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required
- There should be a suitable fire hydrant within 165m of the furthest dwelling

If this is not achievable and only one access road can meet the above requirements then GMFRS makes the following recommendations if approval

is granted by Bury Planning Department due to the access road being in excess of 250m

1. The property is fitted with residential sprinklers, installed to BS9251 standard (or an equivalent) or misting system installed to BS8458:2015 standard (or an equivalent). This is highly recommended to ensure the fire is controlled for a period of time, or extinguished
2. The property is fitted with a comprehensive fire detection and alarm system.

These measures will provide early warning for occupants in the event of fire and provide increased fire protection to reduce the risk to life and to allow occupants to evacuate safely, whilst also allowing extra time for GMFRS appliances to access the site

3. The occupant provides confirmation to Bury Planning Department and GMFRS that they acknowledge the location of the proposed property could significantly impact on GMFRS attendance in an emergency. (This may need to be divulged when agreeing insurance for the property)
4. The risks identified are disclosed to any new buyer of the property to ensure they are also aware of the access deficiencies.

Yours faithfully,

S Greateorex

Shelley Greateorex

On behalf of the
Greater Manchester Combined Authority