



Your Reference 69388
Our Reference PR1035257
Contact Fire Safety Enforcement Officer
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Chief Fire Officer
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Greater Manchester Fire and Rescue
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For the attention of Dean Clapworthy
Knowsley Place
Knowsley St
Bury
BL9 0SW

Sent via email: development.control@bury.gov.uk

29th March 2023

Dear Sir/Madam,

Planning Application No:	69388
Address:	FRYDAYS CHIP SHOP 13 BLACKBURN STREET RADCLIFFE BURY M26 1NN
Proposal:	Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping

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

The perimeter access for pumping and high reach vehicles (if required) should meet the requirements of Table 15.1 Approved Document B Volume 2.

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.

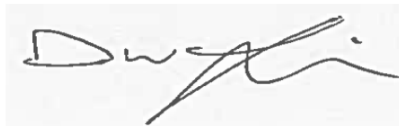
- Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets
- Buildings not provided with fire mains – hydrants should be provided within 90m of an entry point to the building and not more than 90m apart

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



Dave Morris
Fire Safety Enforcement Officer
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority