



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 70218

Our Reference PR1042285

Contact Technical Support and Consultations Team
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Planning and Development
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Chief Fire Officer

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Sent via email: j.l.townsend@bury.gov.uk

29th January 2024

Dear Sir/Madam,

Planning Application No:	70218
Address:	Gateway House Pilsworth Road Bury BL9 8RD
Proposal:	Single storey extension of existing industrial unit (Class B2/B8) including recladding of the existing building roof to incorporate new rooflights and photovoltaic panels; Externally will include storage tanks, extension to existing site access points, new service yard, additional cycle and car parking with electrical vehicle charging spaces with associated infrastructure and new external seating area

The above proposal should meet the requirements for Fire Service access and the requirements of B5, 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

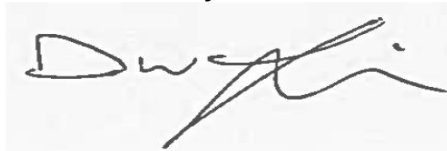
- Buildings not provided with fire mains – hydrants should be provided within 90m of an entry point to the building and not more than 90m apart.

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 as 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

A handwritten signature in black ink, appearing to read 'Dave Morris', with a stylized flourish at the end.

Dave Morris
Fire Safety Officer
Greater Manchester Fire and Rescue Service
On behalf of the Greater Manchester Combined Authority