



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 68069

Our Reference PR1025769

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11th April 2022

Dear Ms Townsend,

Planning Application No:	68069
Address:	Bevis Green Works Mill Road Bury BL9 6RE
Proposal:	Full application to substitute the approved layout and house types on the southern parcel of application ref: 63533, to provide 99 no. dwellings.

The above proposal has a single access road in excess of 250m. Any obstruction along the single access road could severely impact, or prevent, Greater Manchester Fire and Rescue Service (GMFRS) appliances from accessing the site within reasonable timescales, increase attendance time and pose a risk to public life. It is noted that there is an emergency access road off Mill Road which mitigates this risk, and, I would expect the developer to be able to provide details of how they will ensure the road will be available at all times and the bollards maintained so that they will be easily removable.

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

- 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

- If 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

Yours sincerely,

S. G. G. G.

On behalf of the
Greater Manchester Combined Authority