

Your Reference 66085

Our Reference SG/JJ/PLANAC/PR1012411

Contact Shelley Greateorex
07966 291 611



Chief Fire Officer
Dave Russel, BSc, MFireE

Greater Manchester Fire and
Rescue Service
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Jennie Townsend
Bury Council

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20th November 2020

Dear Sir or Madam,

Planning Application No:	66085
Address:	12 HIGHER ASH HAWKSHAW LANE TOTTINGTON BURY BL8 4LD
Proposal:	Change of use of barn to form dwelling including single storey, two storey and roof extensions; External alterations include hardstanding area, new pond and landscaping

We have considered the application and are of the opinion that the single point of entry to the proposed development unsatisfactory. The proposed site layout creates a cul-de-sac in excess of 250 metres in length. Any obstruction along the single access road could prevent emergency vehicles from entering the estate and restrict access to the dwelling, increase attendance time and pose a risk to public life.

Residential sprinkler systems are recommended by GMFRS and allows a longer response time to be used. A site layout which has been rejected on the grounds of accessibility for fire appliances may become acceptable if its



buildings are equipped with these systems and are strongly recommended for buildings that are more than 250 meters from the access road.

GMFRS believe that a scheme of mitigating measures, which could include sprinkler/misting systems or other measures, may be deemed suitable to overcome the site deficiencies for the proposal to become acceptable.

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
- 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

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On behalf of the
Greater Manchester Combined Authority