



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 69792

Our Reference PR1038477

Contact Sarah Baker
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Chief Fire Officer
Dave Russel, BSc, MIFireE

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For the attention of Jennie Townsend
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

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

27th October 2023

Dear Sir/Madam,

Planning Application No:	69792
Address:	AINSWORTH HALL FARM AINSWORTH HALL ROAD RADCLIFFE BURY BL2 5QT
Proposal:	Erection of a 1 no. dwelling with associated works.

The above proposal should meet the requirements for Fire Service access.

The Fire Service requires 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. This proposal doesn't appear to meet this requirement. The access road after the fork and before the proposed site appears to narrow to approximately 3m in width.

The access road should also be capable of carrying 12.5 tonnes. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required.

The maximum length of any cul-de-sac network should be 250m. This proposal doesn't appear to meet this requirement. The cul-de-sac length, measured from the junction of Greenside and Ainsworth Hall Road up to the fork in the road prior to the proposed site, appears to be in excess of 350m.

There should be a suitable fire hydrant within 165m of the furthest dwelling. The plans provided do not show hydrant locations and our records show the nearest fire hydrant is approximately 350m away from the start of the proposed site. Therefore, this proposal does not appear to meet this requirement.

The Fire Service strongly supports the installation of domestic sprinkler systems as a positive measure to protect persons. At a small cost occupants' can be given the reassurance of a high level of protection. All developers should positively consider the viability of installing domestic sprinkler systems. The access requirements for a dwelling fitted with an approved sprinkler system can deviate from the required standard detailed above, further consultation will be required.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'S. Brown'.

On behalf of the
Greater Manchester Combined Authority