



Your Reference 69530
Our Reference PR1037015
Contact Fire Safety Enforcement Officer
Dave Morris
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Chief Fire Officer
Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
Service
146 Bolton Road
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For the attention of Helen Leach
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

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

25th May 2023

Dear Sir/Madam,

Planning Application No:	69530
Address:	Walshaw Hall Bradshaw Road Tottington Bury BL8 3PJ
Proposal:	Conversion of care home (Class C2) to 19 no. residential apartments (Class C3) with associated facilities and internal and external alterations.

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 and 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 250 m.

There should be a suitable fire hydrant within 165m of the furthest dwelling.

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 faithfully

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

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