

Dear [REDACTED]

Firefighting access at Pilsworth Lake & Fishery, Moss Hall Road, Heywood OL10 2RF.

It is understood that you are seeking advice regarding the provision of suitable firefighting access and water supplies to the above-named development, in support of planning regarding the ability of the proposals to demonstrate compliance with Part B5 in Schedule 1 of the Building Regulations.

This letter is provided to assist with a response to consultation comments raised by the Greater Manchester Fire and Rescue Service (GMFRS) on the proposals in planning application reference number 70697 as submitted to Bury Council, as also included in Appendix A. This raises two concerns at the site:

- Adequacy of the proposed access route to the development.
- Provision of sufficient firefighting water supplies to the development.

Firefighting access route to the site

The consultation letter suggests that the access road should have a minimum clear width of 4.5 m, though the source for this value has not been specified. Typically access roads for pumping appliances should comply with the expectations of Table 15.2 and Approved Document B Volume 2 (ADB2), as included below:

Table 15.2 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

NOTES:

1. Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions.
2. The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.

For a pump fire appliance, being the type of appliance required to have access to the proposed site, this would expect the road to typically have a clear width of 3.7 m, though may feature local narrowings of at least 3.1 m in clear width for gates or similar.

A turning circle is proposed at the end of the access road, which is to also offer sufficient manoeuvring area for a pump fire appliance to turn, such that extended reversing distances would not result at the site.

Further demonstration that the above conditions will be achieved at the site may be provided by the appointed transport engineer for the scheme, which also could be via swept path analysis or similar for the typical dimensions and characteristics of a pump fire appliance vehicle used by GMFRS.

Firefighting water supplies to the site

The site does not feature access to a pipe water supply and firefighting hydrant within 100 m, and as such, would be expected to be provided within an alternative supply of water as set out in Section 16.12 and 16.13 of ADB2, as follows:

Alternative supply of water

16.12 An alternative source of water supply should be provided where any of the following apply.

- a. No piped water supply is available.
- b. Pressure and flow in the water main are insufficient.
- c. An alternative source of supply is proposed.

16.13 The alternative source of water supply should be one of the following, subject to consultation with the local fire and rescue service.

- a. A charged static water tank with a minimum capacity of 45,000 litres.
- b. A spring, river, canal or pond that is capable of fulfilling both of the following conditions.
 - i. Providing or storing a minimum of 45,000 litres of water at all times.
 - ii. Providing access, space and a hardstanding for a pumping appliance.
- c. Any other water supply that the local fire and rescue service considers appropriate.

The site features lakes on each side, as well as flowing water in Brightley Brook. Given the large size of the available lakes, it would be considered reasonable to assume that these would be able to provide the minimum 45,000 litres expected at all times to meet Section 16.13(b) of ADB2.



Figure 1 – Image of site, with adjacent lakes and brook visible (from Google Maps)

It is understood that the recommendations within this letter may be passed to the planning authority and local fire and rescue service as required, in support of the submitted planning application.

Yours sincerely,

Andy Ballantyne BArch MEng CEng MFIre PMSFPE
 Director, Mu.Studio (UK) Ltd.
 Chartered Engineer, Institute of Fire Engineers Member 00056660

Chartered Engineer **SFPE**
Engineering Council Registered