



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 69510

Our Reference PR1036145

Contact Gill Hoyle
hoyleg@manchesterfire.gov.uk

Bury Council
Planning and Development
Knowsley Place
Knowsley Street
Bury
BL9 0SW

Chief Fire Officer
Dave Russel, BSc, MFireE

Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester
M27 8US

Tel: 0161 736 5866
www.manchesterfire.gov.uk

For the attention of Helen Pressley

9th May 2023

Dear Sir/Madam,

Planning Application No:	69510
Address:	Land to the south of Leigh Lane Bury BL8 1RJ
Proposal:	Erection of 2 no. detached dwellings and associated landscaping

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 sincerely

A handwritten signature in black ink, appearing to be a stylized 'A' or 'J' followed by a dot.

On behalf of the
Greater Manchester Combined Authority