



Your Reference 68505

Our Reference PR1032932

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Bury Council
Development Control
3 Knowsley Place
Duke Street
Bury
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For the attention of Jennie Townsend

30th November 2022

Dear Ms Townsend,

Planning Application No:	68505
Address:	HOLLYMOUNT FARM HOLLYMOUNT LANE TOTTINGTON BURY BL8 4HP
Proposal:	Development for 4 new dwellings which would be accessed via a single lane, circa 250m or so in length

I have considered the above development which does not meet the access requirements for the fire and rescue service.

There is only one access road into the site, effectively creating a cul-de-sac of approximately 280m. This is more than the recommended maximum cul-de-sac length of 250m. Any obstruction along the single access road could severely impact, or prevent, Greater Manchester Fire and Rescue Service (GMFRS) appliances from accessing the site within reasonable timescales, increase attendance time and pose a risk to public life.

Where access deficiencies exist the most appropriate mitigating measure would be to ensure a second access into the site. If this is not achievable then GMFRS would recommend the installation of domestic sprinklers as this would allow for the length of the single access road to be extended to 500m.

The above proposal should also meet the following 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 3.7m between kerbs and capable of carrying 12.5 tonnes. Additionally, as 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. On this site private fire hydrants are located on private water mains that are not the responsibility of the local water company or the fire and rescue service. These are generally located on large sites such as hospitals, military establishments, and industrial estates, but may also be installed to provide cover for specific risk properties. Private hydrants are the responsibility of the owners/occupiers on whose land they are installed and will not be maintained by either the water company or the Fire and Rescue Service. Private hydrants should have been installed in accordance with the appropriate British standards and should be compatible with fire and rescue service equipment. Where private hydrants are installed they should be tested and maintained and be in good working order by the responsible person(s), and GMFRS can help you meet these requirements if you are responsible for private fire hydrants.

Yours sincerely,

S Greabone

On behalf of the
Greater Manchester Combined Authority

