



Your Reference 70222

Our Reference PR1041813

Contact Fire Safety Inspector Neil Helmrich  
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**Chief Fire Officer**

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**For the attention of Helen Leach**

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BL9 0SW

Sent via email to [h.leach@bury.gov.uk](mailto:h.leach@bury.gov.uk)

15<sup>th</sup> January 2024

Dear Madam,

|                          |                                                                                                                                                                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Application No: | 70222                                                                                                                                                                                                                                                                                                                          |
| Address:                 | HOLCOMBE MILL<br>BRIDGE STREET<br>RAMSBOTTOM<br>BURY<br>BL0 0BS                                                                                                                                                                                                                                                                |
| Proposal:                | Erection of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works |

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

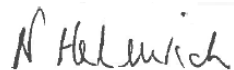
The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

The access road should be a minimum width of 4.5m 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



Neil Helmrich  
Fire Safety Inspector  
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority