



Your Reference 72285

Our Reference PR1061306

Contact Technical and Consultations Team
firesafetytechnical@manchesterfire.gov.uk

Chief Fire Officer
Dave Russel, BSc, MIFireE

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 Jennie Townsend
Bury Council
Planning Department
Town Hall
Knowsley Street
Bury
BL9 0SW

Sent via email to j.l.townsend@bury.gov.uk

6th October 2025

Dear Sir/Madam,

Planning Application No:	72285
Address:	Land to south of Mount Pleasant, Prestwich, Manchester, M25 2SD
Proposal:	Residential development - 7 no. dwellings including associated access road, parking, private amenity space, boundary treatments and landscaping

I am writing in relation to the above application which I have considered as a non-statutory consultation on behalf of the Greater Manchester Combined Authority which is the fire and rescue authority for Greater Manchester.

Further to the above application, the following observations and recommendations in the attached report are forwarded for consideration. The report is sub-divided into the following sections:

- Access for fire and rescue service (B5)
- Provision of water supplies (B5)
- Recommendations for automatic water suppression system
- Other considerations

The above proposal may not meet the requirements for Fire Service access and water provision.

Access for fire and rescue service (B5)

Access and facilities for the fire service should be in accordance with Section 13 Vehicle Access of Approved Document B volume 1: 2019, supporting the Building Regulations 2010.

- For dwelling houses access for a pumping appliance should be provided to within 45m of all points inside the dwelling house. For Flats, access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose. Provide fire mains in accordance with paragraphs 13.5 and 13.6.
- Access routes and hardstanding's should comply with the guidance in Table 13.1.
- Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.

Please provide confirmation that the proposed development satisfies the above requirements.

NOTE: *The measurements within the tables are based on nominal 12.5 Tonne assumption for a fire appliance.*

The current fleet within Greater Manchester Fire and Rescue service have gross weights of 18 Tonne for an appliance and 26 Tonne for a high reach vehicle. Consideration should be given to this in any application made.

Provision of water supplies (B5)

Fire Mains and Hydrants for the fire service should be in accordance with Section 14 Vehicle Access of Approved Document B volume 1: 2019, supporting the Building Regulations 2010.

Consideration should be given to the guidance detailed in the Local Government Association document '[National Guidance document on the provision of water for firefighting](#)'.

In order that the fire hydrant requirements can be assessed, the applicant is advised to submit details of the water main installations to:

Water Team
Greater Manchester Fire and Rescue Service
146 Bolton Road

Swinton
Manchester
M27 8US
WaterForFirefighting@manchesterfire.gov.uk

Water supplies for firefighting purposes should be risk assessed in accordance with the forementioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

The Local Government Association / Water UK National Guidance Document details the following flow rates and location of fire hydrants as the minimum necessary for firefighting, in particular risk categories where new developments are under construction.

Industry (industrial estates) - It is recommended that the water supply infrastructure should provide as follows with the mains network on site normally being at least 150mm nominal diameter:

- Up to one hectare minimum of 20 l/sec (1200 l/min)
- One to two hectares minimum of 35 l/sec (2100 l/min)
- Two to three hectares minimum of 50 l/sec (3000 l/min)
- Over three hectares minimum of 75 l/sec (4500 l/min)
- *Note: High risk areas may require greater flow rates.*

Fire Hydrants should ideally be located within 90 meters of School Buildings.

The nearest hydrant to this proposed development is plate number 37043006 this is a 100mm main located in the pavement outside number 18 Mount Pleasant, this is approximately 90m away from the proposed main entrance.

Confirm that the 5 properties noted as 3B5P on the Landscape Proposal Plan dated June 2025 sit within the 165m distance stated within guidance documents, if not the proposal will require a new hydrant/s on site or the provision of a sprinkler/suppression system.

*** Note hose length and distances from hydrant measurements are taken along roadways and up driveways and not across gardens etc. ***

Where a piped water supply is not available, or there is insufficient pressure and flow in the water main, the alternative water supply may be a: spring, river, pond or canal which is capable of storing or providing at least 45,000 litres of water at all times of the year; or a charged static tank of at least 45,000 litres capacity.

With either option, suitable access, space and hard standing for a pumping appliance must be provided.

Recommendation for automatic water suppression system

Whilst the implementation of this report will promote life safety for the occupants, members of the public and operational Firefighters, the Fire

Authority recommends the fitting of sprinklers, which will also reduce damage by fire to both the building and the environment.

NOTE: *The access requirements detailed above can be varied due to the introduction of sprinkler systems designed and installed in accordance with British Standard EN 12845 for commercial premises or BS 9251 for domestic installation. Greater Manchester Manual for Streets recommends the maximum length of any cul-de-sac network should be 250m but this can be extended with the provision of sprinklers.*

Other considerations

The premises may fall within the Dangerous Substances (Notification and Marking of Sites)

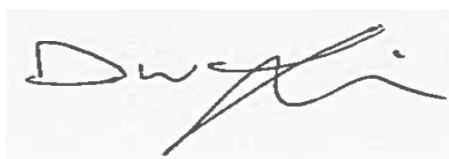
Regulations 1990 (NAMOS). The duty holder must inform the fire and rescue service and HSE where 25 tonnes or more of a dangerous substance are stored.

The duty holder must also inform the fire and rescue service and HSE where 150 tonnes or more of ammonium nitrate or ammonium nitrate mixtures are stored.

If all or any part of the planning application is of timber-framed, please inform the Structural Timber Association.

Failure to act on the comments and/ or recommendations made in the attached report may compromise safety of occupiers, members of the public and operational Firefighters. Furthermore, should the proposal require Statutory Building Regulations approval at a later stage, and the comments relating to B5 functional requirements not be met, this may result in a non-compliance formal response.

Yours faithfully,



Dave Morris
Fire Safety Enforcement Officer
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority