

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/067

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69420

Location: Land off Holcombe Grove, Radcliffe, Manchester, M26 1SE

Development: Residential development of up to 9 No. dwellings

RECOMMENDATION

I do not wish to restrict the granting of planning permission

Reasons

Comments and Observations

As part of the subsequent technical details consent stage, the following aspects should be considered and full details submitted:

- Improvements to the unadopted site access (Holcombe Grove) from New Road to address the restricted arrangements at the bend adjacent to No.'s 21/23 New Road;
- A scheme of mitigation measures required by Greater Manchester Fire and Rescue Service (GMFRS) to overcome the site's emergency access deficiencies. The details/measures should incorporate the installation of a residential sprinkler/misting system at each dwelling meeting the requirements of BS 9251:2014, or other subsequent standard that meets the requirements of GMFRS, and thereafter maintained at all times.
- Measures to ensure that the requirements of Approved Document B for Fire Service access/fire safety under the Building Regulations 2010 will be met, including, but not limited to, the following:
 - 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;
 - 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 any dwelling.

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The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwellings are first occupied and thereafter maintained at all times.

3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 26 June 2023

Signed: **A Southgate**
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY