



Your Reference 69602

Our Reference PR1036740

Contact Fire Safety Enforcement Officer
Dave Morris
morridw@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 Helen Pressley

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

Sent via email: h.pressley@bury.gov.uk

17th May 2023

Dear Sir/Madam,

Planning Application No:	69602
Address:	Bury Contract Services Willow Street Bury BL9 7QZ
Proposal:	Demolition of 4 no. buildings and Erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping

The above proposal **currently does not meet** the requirements of Approved Document B Volume 1 2019: requirement B5: Access and facilities for the fire service.

- There is no hydrant or alternative water supply within the required distance.

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

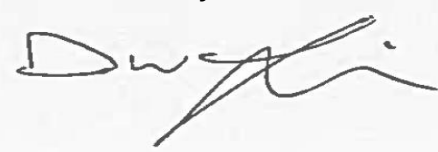
The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally if the access road is more than 20m long a turning

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 faithfully



On behalf of the
Greater Manchester Combined Authority