



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 71000

Our Reference PR1049320

Contact Technical and Consultation 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 Claire Booth
Development Management Team
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Sent via email: Claire.Booth@bury.gov.uk

18th September 2024

Dear Sir/Madam,

Planning Application No:	71000
Address:	Eton Business Park Eton Hill Road Radcliffe Bury M26 2ZS
Proposal:	Erection of 17 no. small light industrial units with associated servicing and car parking

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.

Access for fire and rescue service (B5)

Access and facilities for the fire service should be in accordance with Section 15 Vehicle Access of Approved Document B volume 2: 2019, supporting the Building Regulations 2010.

- For small buildings access for a pumping appliance should be provided to within 45m of every point of the building footprint or 15% of the perimeter, whichever is less onerous. For all other buildings, provide access for a pumping appliance in accordance with Table 15.1.
- Access routes and hardstanding's should comply with the guidance in Table 15.2.
- Dead-end access routes longer than 20m require turning facilities, as in Diagram 15.10. Turning facilities should comply with the guidance in Table 15.2.

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 16 Vehicle Access of Approved Document B volume 2: 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 commercial premises.

Currently the nearest hydrant, plate number 37037001, located in the pavement Eton Hill Road, 15m from Bury Road, is over 300m from the proposed units meaning that a further hydrant or alternative water provision will be required.

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



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference:

Our Reference: PR1047041

Contact: Paul Watson - Fire Safety Inspector
07926 068626
paul.watson@manchesterfire.gov.uk

A-Star Kids Ltd
77 Lees Road
Oldham
England
OL4 1JW

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

Sent via email: headteacher@A-starkids.co.uk

18th September 2024

Dear Sir/Madam,

**Outcome of inspection undertaken under the Regulatory Reform (Fire Safety)
Order 2005 of A-Star Kids Day Nursery, 75-77 Lees Road, Oldham, OL4 1JW:
Improvements Required**

I am writing to confirm the outcome of the fire safety inspection of your premises on 18th September 2024.

I can confirm that there are some requirements of the Fire Safety Order that in my opinion are not being complied with and you need to take action to ensure the safety of the premises in the event of a fire.

The following are requirements of the Fire Safety Order that I consider were not being fully complied with at the time of my inspection and you must take action to ensure that you are complying with your responsibilities under the Fire Safety Order.

Requirement of the Fire Safety Order:

Article 14(2)(g) of the Regulatory Reform (Fire Safety) Order 2005.

The responsible person must ensure that emergency routes and exits are indicated by signs.

Problem identified:

The responsible person has failed to ensure that escape routes are clearly and appropriately signed.

At the time of the inspection it was identified that there were a number of areas where the emergency signage within the premises to assist people when escaping was not suitable and sufficient. This was discussed at the time of the inspection with Neelam Farooq.

A lack of appropriate signage could prevent relevant persons from evacuating the building quickly and safely in the event of a fire.

Action required:

Provide appropriate and suitable emergency exit route signage. The exact size, location and extent of signage should be determined by your Fire Risk Assessment.

Requirement of the Fire Safety Order:

Article 17(1) of the Regulatory Reform (Fire Safety) Order 2005.

Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and any facilities, equipment and devices provided are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

Problem identified:

At the time of inspection, it was identified that there were a number of issues relating to the maintenance of fire doors within the premises. In the event of a fire, fire and smoke could spread through poorly maintained fire doors within the premises. The issues with the condition of the fire doors were observed during the inspection and discussed with Neelam Farooq.

Action required:

It is the responsibility of the Responsible Person to ensure that correctly specified and well fitted doors will hold back fire and smoke, preventing escape routes becoming unusable, as well as preventing the fire spreading from one area to another.

All fire doors should be subject to a suitable and sufficient program of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

Further information and guidance on the aforementioned areas of non-compliance can be found in the HM Government "**Fire Safety Risk Assessment – Educational Premises**" document ([Educational.pdf](#)).

At this stage I do not consider that it is necessary to serve an Enforcement Notice which would require you to do the work by a specified date or face legal action being taken against you. However, it is important that you act on the recommendations in this letter to ensure that you comply with your legal responsibilities and to ensure the safety of people in and around the premises.

If you do not act on the recommendations in this letter, then further action may be taken.

You may also find the following general advice helpful.

General Advice

Fire Risk Assessment you have made suitable and sufficient fire risk assessment and you should ensure that you review this regularly. You must review your fire risk assessment if you make a change to the premises or how you use it. From the 1st October 2023 fire risk assessments must be recorded in writing and you must record the name of the person who has made the fire risk assessment.

Fire Safety Arrangements you currently have systems in place to manage and monitor the fire safety provisions you have in place. If you make any changes to your fire risk assessment you should review and update your fire safety arrangements.

Emergency Procedures you should continue to test your emergency procedures through regular drills and ensure you maintain a sufficient number of competent people to assist in an evacuation of the premises.

Staff Training you must ensure that the training you give to your staff is repeated periodically in line with the recommendations of your fire risk assessment. If you employ new staff, you must ensure that they are provided with fire safety training at the start of their employment.

Maintenance of fire safety provisions you must continue to ensure that the fire safety provisions in your premises are maintained in good working order. It is recommended that you keep a written record of any testing and maintenance including servicing that is undertaken.

Future Inspections

GMFRS targets our activity based on risk and compliance and this informs our inspection programme. As I identified during my inspection that you were not fully complying with your responsibilities under the Fire Safety Order in accordance with our Risk Based Inspection Programme the next programmed frequency for a routine inspection will be **10 years** from my last inspection.

However, if GMFRS receives information that indicates the standards of fire safety management have fallen below the expected level an inspection may be undertaken sooner. We may also conduct an inspection sooner if we are carrying out specific initiatives or if there are changes to the legal requirements for your premises.

I hope that this information is useful. If you require further advice or information about complying with the Fire Safety Order, you can visit our website

www.manchesterfire.gov.uk

Tell us how we did

GMFRS is committed to continually improving the way we deliver our services and seeking feedback after our inspections.

I would be grateful if you could provide feedback on your experience of the inspection process through an online survey which is hosted on the GM Consult platform. The

survey can be accessed via this link [GMFRS Customer Insight - Fire Safety Inspection Feedback - Greater Manchester Combined Authority - Citizen Space \(gmconsult.org\)](https://gmconsult.org) or scanning the QR Code below.



If you have any questions about the content of this letter, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Watson'.

Paul Watson
Fire Safety Inspector
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority