



Your Reference 70565

Our Reference PR1046084

Contact Technical Support and Consultations Team
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Chief Fire Officer
Dave Russel, BSc, MIFireE

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

For the attention of Helen Pressley

12 June 2024

Dear Sir/Madam,

Planning Application No:	70565
Address:	Bury Metropolitan Borough Central Police Office Irwell Street Bury BL9 0HE
Proposal:	Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved.

The above proposal currently does not meet the requirements for B5 Access and facilities for the Fire Service.

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 a minimum of 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.

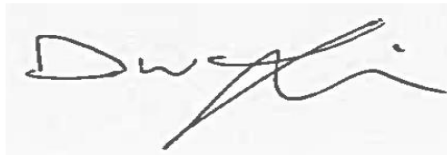
There should be a suitable fire hydrant within 165m of the furthest dwelling. Hydrant plate number 36020035 on Lower Bank Street is approximately

200m from the furthest proposed point (site 2 on plan). This is not considering the access to the furthest points of the upper floors (1+2 of either premises) which will increase this distance further.

The plans do not appear to show the provision of any rising mains within the premises, further discussion would be expected at the building regulations consultation stage with regards how these requirements will be satisfied and or/the consideration of provision of a sprinkler/suppression system.

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

A handwritten signature in black ink, appearing to read 'Dave Morris', with a stylized flourish at the end.

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

On behalf of the Greater Manchester Combined Authority