



Your Reference 71426

Our Reference PR1060725

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Chief Fire Officer

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Sent via email to development.control@bury.gov.uk and
h.pressley@bury.gov.uk

For the attention of Helen Pressley

30th September 2025

Dear Madam,

Planning Application No:	71426
Address:	Land Adjacent to Bealey Industrial Estate Dumers Lane Radcliffe Bury M26 2BD
Proposal:	Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Dumers Lane, landscaping and parking.

The above proposal should meet the requirements for Fire Service access.

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

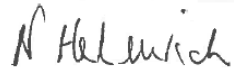
The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250 m.

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,

A handwritten signature in black ink, appearing to read 'N Helmwrith'.

Neil Helmwrith
Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority