



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 69571

Our Reference PR1036384

Contact Technical Support and Consultations Team
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Chief Fire Officer
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For the attention of Jennie Townsend
Bury Council
Planning Department
Town Hall
Knowsley Street
Bury
BL9 0SW

Sent via email: j.l.townsend@bury.gov.uk

15th May 2023

Dear Sir/Madam,

Planning Application No:	69571
Address:	Meadowcroft Farm Lowercroft Road Bury BL8 3PD
Proposal:	

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, preventing a fire appliance from having to reverse more than 20m.

The maximum length of any single access cul-de-sac network should be 250 meters. The single access cul de sac on this occasion, measured from Lowercroft Road is approximately 700 meters, almost three times our preferred maximum length of 250 meters.

There should be a suitable fire hydrant within 165m of the furthest dwelling. The nearest fire hydrant to the proposed development (Slaidburn Drive) is

approximately 660 meters away, four times greater than our preferred maximum distance of 165 meters.

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.

GMFRS do not support the current proposals due to the following reasons:

- Length of the single access cul de sac
- Width of the single access cul de sac
- The distance to the nearest fire hydrant

Yours Faithfully,



Gary Baxter
Fire Safety Enforcement Officer
Greater Manchester Fire and Rescue Service
On behalf of the Greater Manchester Combined Authority