



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference 68329

Our Reference PR1027640

Contact Shelley Greateorex
07966 291 611

Bury Council
Town Hall
Knowsley Street
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Chief Fire Officer

Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
Service
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B.Medlock@bury.gov.uk

For the attention of Ben Medlock

12th May 2022

Dear Sir,

Planning Application No:	68329
Address:	Bealey Industrial Estate Hallam Street Radcliffe Manchester M26 2BD
Proposal:	Cladding to various buildings

The above proposal should meet Requirement B5 of Approved Document B, Volume 2: Access and facilities for the fire service.

The access road should comply with Table 15.2 of Approved Document B, Volume 2 - be a minimum width of 3.7m and capable of carrying 12.5 tonnes.

Where a building, which has a compartment of 280m² or more in area, is being erected more than 100m from an existing fire-hydrant additional hydrants should be provided as follows;

- Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets
- Buildings not provided with fire mains – hydrants should be provided within 90m of an entry point to the building and not more than 90m apart

If the provisions in a building vary from those in Approved Document B, sprinkler protection can sometimes be used as a compensatory feature. The provision of a sprinkler system may also result in long term savings on insurance premiums.

The Fire Service strongly supports the installation of sprinkler systems as a positive measure to protect persons. The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as business continuity following a fire is an important factor in the ongoing viability of an organisation.

It is strongly advised that you consult your insurance company to discuss the advantages of installing a sprinkler protection.

Please note that our Building Regulations Team still need to be consulted with.

Yours faithfully,



On behalf of the
Greater Manchester Combined Authority