

Your Reference 65963

Our Reference SG/JJ/PLANAC/PR1011853

Contact Shelley Greateorex
07966 291 611



Helen Leach
The Development Management Team
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Chief Fire Officer: Dave Russel BSc,
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Greater Manchester Fire and
Rescue Service
146 Bolton Road
Swinton
Manchester M27 8US
Telephone 0161 736 5866
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www.manchesterfire.gov.uk

19th November 2020

Dear Sir or Madam,

Planning Application No:	65963
Address:	LAKE HILL WALSHAW ROAD BURY BL8 1PT
Proposal:	Conversion of existing dwelling and associated garages/outbuildings to 6 no. apartments, 2 no. semi-detached houses and 1 no. bungalow

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 sincerely

A handwritten signature in black ink, appearing to read "S. Greston".

On behalf of the
Greater Manchester Combined Authority