



Your Reference 70742

Our Reference PR1046824

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

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Development Management Team
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Sent via email: development.control@bury.gov.uk

10th June 2024

Dear Sir/Madam,

Planning Application No:	70742
Address:	31 Grosvenor Street Prestwich Bury M25 1ES
Proposal:	Change of use from dwelling (Class C3) and Swim School building (Class E(d)) to 10 no bed House of Multiple Occupancy (HMO) (Class Sui Generis) to include changes to the fenestration of the pool building; Loft conversion with 2 no. rear dormers to dwelling

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.

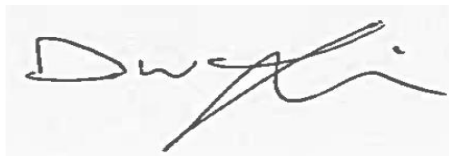
The access road should be a minimum width of 4.5m and capable of carrying a minimum of 12.5 tonnes. Additionally if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required. The maximum length of any cul-de-sac network should be 250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

There should be a suitable fire hydrant within 165m of the furthest dwelling,

Hydrant number 59070006 is approximately 115m away from this proposal, it is the developer's responsibility to ensure that this hydrant will supply appropriate water for firefighting purposes.

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