



Your Reference 69266

Our Reference PR1040896

Contact Technical and Consultations Team
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Chief Fire Officer
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Development Management Team
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Sent via email: development.control@bury.gov.uk

30th April 2024

Dear Sir,

Planning Application No:	69266
Address:	Wood Mill Wood Road Lane Bury BL9 5QA
Proposal:	Conversion of existing 1 no. dwelling into 4 no. separate dwellings.

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.

This proposal does not appear to meet these requirements for the following reasons:

- Sections of the access road appear to narrow to approximately 3.5 meters.
- The access road serving dwellings A and B appears to be more than 20 meters.
- The single access cul-de-sac measured from the junction of Wood Road Lane and Railway Street to the proposed development is approximately 550 meters.
- The nearest fire hydrant to the proposed development is approximately 300 meters.

Yours faithfully



Sarah Baker
Fire Safety Enforcement Officer
Greater Manchester Fire and Rescue Service

On behalf of the
Greater Manchester Combined Authority