



Your Reference 70697

Our Reference PR1046195

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

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

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

3rd May 2024

Dear Sir/Madam,

Planning Application No:	70697
Address:	Pilsworth Lake and Fisheries Moss Hall Road Bury OL10 2RF
Proposal:	Erection of café/shop (Use Class E), rebuilding of existing boathouse and associated access road, parking & landscaping

The above proposal does not currently provide enough detail to satisfy the requirements of Requirement B5: Access and facilities for the fire service.

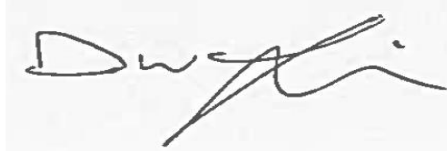
The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

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.

Currently the nearest hydrant is approximately 320m away, with the second hydrant being approximately 600m away of the proposed cafe, and over 380m from the proposed boathouse, both being well in excess of the tolerances allowed by GMFRS. It is therefore requested that you provide suggestions for alternative methods of supplying water for firefighting.

The Fire Service strongly supports the installation of 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 sprinkler systems within their premises. The access requirements for a premises 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