

Your Reference 67243

Our Reference SG/ADMIN/PR1022195

Contact Shelley Greatorex
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For the attention of Helen Leach

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Chief Fire Officer
Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue Service
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Manchester M27 8US
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25th October 2021

Dear Sir or Madam,

Planning Application No: 67243

Address: Land Off Brownhills Close / Bury Road
Brownhills Close / Bury Road
Tottington
Bury
BL8 3LF

Proposal: Erection of 8 dwellings, and new / improved
formal and
informal community open space / play space,
replacement /
improved footpath connections and wider
greenspace
enhancements

I have considered the application and are of the opinion that the single point of entry to the proposed development does not meet the criteria for access for emergency vehicles.

The proposed site layout, via Brownhills Close, creates a cul-de-sac in excess of 250 metres in length. Any obstruction along the single access road could



severely impact, or prevent, Greater Manchester Fire and Rescue Service (GMFRS) appliances from entering the estate and restrict access to the dwellings, increase attendance time and pose a risk to public life.

The access road to U5 to U8 would pose an excessive risk due to the narrow width of the road. Again, this could severely impact, or prevent, GMFRS appliances from accessing the site within reasonable timescales, increase attendance time and pose a risk to public life

Where access deficiencies exist the most appropriate mitigating measure would be to ensure a second access into the site. If this is not achievable then GMFRS would recommend the installation of domestic sprinklers, but, this would only allow for the length of the single access road to be extended to 500m.

In addition, the above proposal should meet the recognised Approved Document B requirements for Fire Service access:

- 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
- If the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required
- There should be a suitable fire hydrant within 165m of the furthest dwelling

Yours faithfully,

S Greabon

On behalf of the
Greater Manchester Combined Authority

