



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference OTH/2025/1307

Our Reference PR1066052

Contact Neil Helmrich
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Chief Fire Officer
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Service
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Rochdale Borough Council
Number one Riverside
Smith Street
Rochdale
OL16 1XU

For the attention of Rochdale Planning Services

Date: 3rd March 2026,

Dear Madam,

Planning Application No:	OTH/2025/1307
Address:	Land off Hareshill Road North South Heywood Rochdale Greater Manchester
Proposal:	Submission of details to comply with conditions 15 (Ground Investigation and Risk Assessment), 16 (Intrusive Ground Investigation), 17 (Archaeological Investigation), 19 (Foul Drainage Strategy), 20 (Surface Water Drainage Scheme), 21 (CMS), 22 (CTMP), 23 (CEMP - Biodiversity), 24 (Noise Mitigation Scheme), 25 (Landscape and Habitat Creation and Management Plan), 26 (Method Statement for Invasive Plant Species), 27 (Arboricultural Impact Assessment), 28 (Details for protecting water mains) and 34 (External Lighting Details) of planning permission 16/01399/HYBR

The above proposal should meet the requirements for Fire Service access.

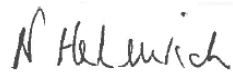
The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

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,



On behalf of the
Greater Manchester Combined Authority