



Your Reference PL/2025/1221

Our Reference PR1066050

Contact Neil Helmrich
0161 608 4040
firesafetytechnical@manchesterfire.gov.uk

Chief Fire Officer
Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester
M27 8US

Tel: 0161 736 5866
www.manchesterfire.gov.uk

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:	PL/2025/1221
Address:	Land off Hareshill Road North South Heywood Rochdale Greater Manchester
Proposal:	Reserved matters application for access, layout, scale, appearance and landscaping for 186 residential dwellings and associated works pursuant to hybrid planning permission 16/01399/HYBR

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

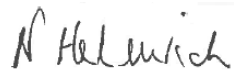
The Fire Service requires vehicular access for a fire appliance to within 45m of **all** points within the dwellings.

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,

A handwritten signature in black ink, appearing to read 'N. Hellewich'.

On behalf of the
Greater Manchester Combined Authority