

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Manchester City Council
LPA planning ref no	143227/JO/2025
Our ref	25-0379
Site address	Site Bound By The Boulevard, The Avenue, Didsbury High School And Existing Properties On Clearwater Drive Manchester
Proposal description	Variation of Condition 2 (specified plans) attached to planning permission 135235/FO/2022 to allow: increase in building height; elevational alterations including to window heights, louvred screens at ground floor including to the car park podium; removal of green wall to car park; and positioning alteration to car park ramp
Date on fire statement	NA
Date consultation received	21/07/2025
Date response sent	11/07/2025

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('content')

Scope of consultation

1.1. The above consultation relates to an application for variation of condition 2 of the extant permission reference 135235/FO/2022 to allow for:

- increase in building height;
- elevational alterations including to window heights, louvred screens at ground floor including to the car park podium;
- removal of green wall to car park; and positioning alteration to car park ramp.

1.2. The proposed building is to be of eight storeys (ground plus seven), part served by a single staircase, which will constitute the only means of escape from the seventh and eighth storeys.

1.3. Following a review of the information within this application, HSE is content with the fire safety design to the extent it affects land use planning considerations.

2. Supplementary information

The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

Single means of escape

2.1. The ground floor drawing shows that the single staircase serving the seventh and eighth storeys is connected by lobbies to a bin store, LV switch room, bike store, caretaker's office and cleaner's store.

2.2. The relevant fire safety standard states:

"Any common stair which does not form part of the only escape route from a flat may also serve ancillary accommodation if it is separated from the ancillary accommodation by a protected lobby or protected corridor."

"All ancillary accommodation, with the exception of communal lounges, common amenity areas and transformer, switchgear and battery rooms for low voltage or extra low voltage equipment, should be treated as places of special fire hazard"

2.3. Accordingly, the single staircase should not also serve ancillary accommodation due to the risk posed to the only means of escape from the sixth and seventh floors. In this instance, however, the removal of such internal connections may be possible without affecting land use planning considerations. This will be subject to later regulatory scrutiny.

Jon Bryan
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent

- London Plan policy compliance