

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
LPA planning ref no	143164/FO/2025
Our ref	25-0684
Site address	Albert Bridge House Bridge Street Manchester M3 5AH
Proposal description	Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level and basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, car parking, highway alterations and other associated works following demolition of the existing building complex.
Date on fire statement	n/a
Date consultation received	04/09/2025
Date response sent	25/09/2025

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 development comprises three new-build independent towers.

- 1.2. Tower A 113.80m 38 storeys (Basement to Level 36) and Tower B 150.40m 50 storeys (Basement to Level 48)
- 1.3. Building C will provide office accommodation in a tower comprising a basement, ground and 18 upper floors. All three buildings will feature a mix of public and private amenities at their base.
- 1.4. The basement levels will be used for plant and cycle storage, with no car parking proposed inside any of the towers.
- 1.5. Each tower will feature a central core design with two staircases serving all floors in the buildings. Each upper level will be served by one firefighting shaft and an independent protected escape stair.
- 1.6. Tower C is independent and defined as a separate building and has no impact on the fire safety provisions for towers A and B.

Previous consultation

- 1.7. HSE issued a substantive response (content) dated 22/07/2025 in relation to a consultation received on 01/07/2025.

Current consultation

- 1.8. HSE received a further consultation request on 04/09/2025. The email from the LPA informed HSE that further/amended information has been forwarded.
- 1.9. Section 6(e) of the fire statement confirms that BS 9991:2024 has been applied for the residential aspect and BS 9999:2017 for all amenity and commercial spaces. HSE has assessed this application on that basis.
- 1.10. The comments below and the substantive response headline are based on the information included with the current application.
- 1.11. The response is limited to information provided in the current application, including;
 - Distance between buildings plans
 - Highways documents and images
 - Road safety audit
 - Site section plans x 2
- 1.12. Following a review of the information provided with this consultation, no additional information relating to the fire safety precautions for the proposed works has been provided, but access arrangements outlined and site plans provided appear to show reasonable permeability for fire appliance for access around and within the site.

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.

2.1. HSE advises that the previous substantive response (25-0386) is read in conjunction with this substantive response due to items previously referred to are not included here.

Yours sincerely

Gareth Underhill

Gareth Underhill
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