

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	142888/FO/2025
Our ref	25-0296
Site address	Cambridge Halls Of Residence Cavendish Street Manchester M15 6TT
Proposal description	Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.
Date on fire statement	14/04/2025
Date consultation received	10/06/2025
Date response sent	26/06/2025

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 two buildings of 30 and 24 storeys, each part-served by two staircases.

1.2. The buildings will provide student accommodation. However, the fire statement indicates that short term lets are proposed in the summer months, within the student accommodation.

1.3. The fire statement indicates that the adopted fire safety design standards are British Standards 9991:2024 and 9999:2017. HSE has assessed the application accordingly.

1.4. HSE notes that the fire statement adopts BS999:2017 in relation to the proposed summer use as short term lets. HSE highlights that Table 2, BS9999 occupancy characteristics Ci and Cii refers to BS9991. It will be for the applicant to demonstrate that appropriate design standards have been adopted.

1.5. 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.

Alternating uses

2.1. It is understood that the applicant proposes the use of residential units alternating between student accommodation and serviced apartments at different times of the year.

2.2. The fire statement states that the adopted fire safety design standards will be BS 9991:2024 for the residential, amenity and ancillary areas BS 9999:2017 for the designated short term lets for summer use.

2.3. HSE highlights that the package of fire precautions required by each standard (such as evacuation strategy, means of escape, fire alarm and occupancy characteristics) may differ. It will be for the applicant to demonstrate that the design proposals are suitable for the intended use of the building. This will be subject to assessment at later regulatory stages.

Yours sincerely

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

