

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	137227/FO/2023
Our ref	pgo-5294
Site address	Plot D , Great Jackson Street, Manchester, M15 4NP
Proposal description	RECONSULTATION DUE TO FURTHER AND AMENDED INFORMATION RELATION TO THE ENVIRONMENTAL STATEMENT - Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.
Date on fire statement	21/12/2023
Date consultation received	24/05/2024
Date response sent	07/06/2024

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 the demolition of existing structures and erection of a new residential development comprised of 71 storeys (ground and 70), including 642 homes and ancillary accommodation with a height of 203.40m to top finished floor and a new 3 storey office building, which is not a relevant building.

Previous consultation

- 1.2. HSE issued a substantive response (concern) dated 02/08/2023, under the reference pgo-3552 in relation to a consultation received on 06/07/2023.
- 1.3. HSE received a second consultation request on 14/09/2023 and responded on 13/10/2023, under the HSE reference pgo-3957, with the headline: 'Further Information Required'.
- 1.4. HSE received a third consultation request on 09/01/2024 and responded on 31/01/2024, under the HSE reference pgo-4574, with the headline: 'content'.

Consultation meeting

- 1.5. A meeting was held on 07/12/2023, attended by the Planning Officer, the applicant's design team and HSE to discuss the scheme following the formal planning submission.

Current consultation

- 1.6. A subsequent email was received from the LPA on 24/05/2024 requesting further consultation, providing a 'Design & Access Statement – Addendum', dated 11/04/2024 and making revised drawings available on the planning register. For the avoidance of doubt, this substantive response is in relation to the information received with the consultation of 24/05/2024.
- 1.7. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description and the further information provided, 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.

Additional information provided

- 2.1. HSE acknowledges further information provided in relation to the proposal, including:
 - updated drawings illustrating external wall revisions, including the addition of anodised aluminium perforated sheet in front of louvres;
 - amended floor plan drawings of level 70, following the consultation meeting held between the HSE, the LPA, Renaker, SimpsonHaugh and Tenos on 7 December 2023; and
 - additional accessibility considerations demonstrated in the design & access statement addendum, including level 'step free' access, communal access route widths, Apartment layouts compliance with AD M42 / DFA2 and adaptable and accessible apartment quantum.

This will also be subject to consideration at a later regulatory stage.

Yours sincerely

A black rectangular box redacting the signature of the Fire Safety Information Assessor.

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