

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	137226/FO/2023
Our ref	pgo-5293
Site address	Part Of Plot C And Plot E , Great Jackson Street, Manchester, M15 4NP
Proposal description	RECONSULTATION UNDER REGULATION 25 - Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), 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 comprising of 1,746 homes in four residential towers (buildings C7, C8, E1 and E2).

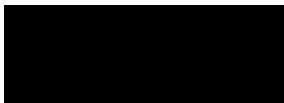
Previous consultation

- 1.2. HSE issued a substantive response (concern) dated 27/07/2023, under the reference pgo-2550 in relation to a consultation received on 06/07/2023.
- 1.3. HSE received a second consultation request on 12/10/2023, and responded on 12/10/2023, under the HSE reference pgo-4122, with the headline 'Content'.
- 1.4. HSE received a third consultation request on 09/01/2024, and responded on 01/02/2024, under the HSE reference pgo-4576, with the headline 'Content'.

Current consultation

- 1.5. The current consultation was received on 24/05/2024, providing ground floor plans for buildings C7, C8, E1 and E2, which had been omitted from the previous consultation. The submitted plans and updated design and access statement, dated April 2024, illustrate separation of the commercial/retail and residential refuse areas. HSE thanks the LPA for their due diligence.
- 1.6. Following a review of the additional information provided in the planning application, HSE maintains the headline response 'content' with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

Yours sincerely



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