

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-4122
Site address	Part Of Plot C And Plot E , Great Jackson Street, Manchester, M15 4NP
Proposal description	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	12/04/2023
Date consultation received	12/10/2023
Date response sent	12/10/2023

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):
 - Buildings C7 and C8 comprising 51 storeys (ground and 50) with a height of 145.7m to top finished floor. There are 3 basement storeys with a total depth of 8.900m to floor level of basement level 3;
 - Buildings E1 and E2 comprising 47 storeys (ground and 46) with a height of 134.3 to top finished floor. There are 3 basement storeys with a total depth of 8.900m to floor level of basement level 3.
- 1.2. It is understood three basement levels within each tower will contain ancillary accommodation including, plant rooms, store rooms, refuse stores, cycle storage and car parking, with ground floor to second level comprising of flexible use, including commercial spaces on ground floor level. The design standard adopted is British Standard 9999.
- 1.3. It is understood that the adopted fire safety design standard used for the residential parts is British Standard 9991 and it is noted that the proposal has given consideration to the draft standard BS 9991, which is currently under review following consultation and cannot be relied upon. HSE provides advice to the LPA based on extant fire safety standards and is therefore unable to comment on future draft recommendations, which are likely to be subject to change. HSE has therefore assessed this application based on the extant version of BS 9991:2015.

Previous consultation

- 1.4. 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.

Current consultation

- 1.5. 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 link between the commercial unit and residential accommodation via refuse stores. The applicant's response states:

“Unit C7-1

A fire-separated corridor and independent refuse store will be created for Unit C7-1 to remove the link between the commercial unit and residential accommodation.

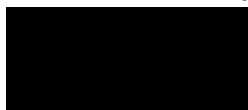
Unit E1-1, E1-2, E1-3 & E1-4

The commercial and residential refuse stores will be separated and accessed independently with no connection. An additional back-of-house corridor will be created to provide access from the commercial units to the refuse store.

Unit E2-2

An additional compartment wall has been introduced to the refuse store arrangement with no openings to remove the connection between the commercial unit and residential accommodation. A smaller food waste refuse store will be accessible from the residential “side” with no access to the main commercial/residential store. These will be accessed from outside the building”.

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

