

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-3552
Site address	Plot D , Great Jackson Street, Manchester, M15 4NP
Proposal description	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	03/03/2023
Date consultation received	06/07/2023
Date response sent	02/08/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('Advice to LPA' - Concern)

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.
- 1.2. There are 3 basement storeys with a total depth of 8.90m to floor level of basement level 3. It is understood the basement levels will contain ancillary accommodation including, plant rooms, store rooms, cycle storage and car parking. A commercial restaurant space is included on the top most storey level, accessed via a separated entrance on the ground floor level and flexible use on some other levels. The design standard adopted is British Standard 9999.
- 1.3. It is understood that the adopted fire safety design standard used for the residential space and amenities 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 the residential part of the application based on the extant version of BS 9991:2015 and BS 9999 for the commercial part.
- 1.4. Following a review of the information provided in the planning application, HSE has identified the fire safety concern(s) described below.

Means of escape

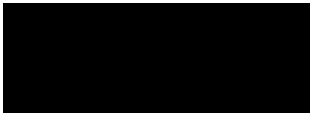
- 1.5. It is noted that a commercial unit (restaurant) will be located on the 71st storey linking to the residential accommodation by way of lobbies to the protected stairs and fire-fighting stairs.
- 1.6. It is understood a stay put evacuation strategy will be implemented in the residential apartments and simultaneous evacuation will be undertaken on storeys 1 to 3 and storeys 68 to 71, containing residents amenity areas, ancillary areas and a public restaurant on the upper most storey with an intended occupancy figure of 150 covers plus staff.
- 1.7. Whilst it is noted that the restaurant is to be accessed via dedicated lifts from the ground floor entrance to the 71st storey and do not serve any floors in between, for escape purposes occupants of the restaurant will be provided with access to both residential stair cores. The adopted fire safety standard states:

“Any stair serving a dwelling within a mixed-use development should not communicate with any other occupancy, unless in accordance with a) or b)...a) In buildings having not more than three storeys above ground or access level (small buildings), common stairs that serve both dwellings and other occupancies should be separated from each occupancy by protected lobbies at all levels. b) In buildings having more than three storeys above ground or access level: 1) all stairs serving dwellings, which are not ancillary to the main use of the building, should not communicate with any other occupancy in that building...”

- 1.8. Accordingly, the lobbied communication of the commercial unit (restaurant) and residential staircases is not appropriate as the development is not a small building. Design changes necessary to provide separated means of escape will affect land use planning considerations such as the layout and appearance of the development.

Yours sincerely

02/08/2023



Signed by:



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

