

Fw: App ref no 135662/FO/2022 -Basement Ventilation and Means of Escape Note 17 05 23

Angela Leckie <angela.leckie@manchester.gov.uk>

Thu 18/05/2023 12:55

To:Planning <Planning@manchester.gov.uk>

Hi Below for uploading -title as above

Thanks

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651

Tel (Internal) 34651

email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

From: Radford, Cameron N <cameronradford@deloitte.co.uk>

Sent: 17 May 2023 10:33

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: Alcock, Niall <nalcock@deloitte.co.uk>

Subject: RE:App ref no 135662/FO/2022 - Disabled Parking

Good Morning Angela,

Response provided below. Please let us know whether you need any further clarification on this.

1. The basement is mechanically ventilated to provide the following specification (extract from fire strategy):

Mechanical Smoke Extract of basement accommodation

As the basement is provided with sprinklers in accordance with BS EN 12845, a mechanical smoke system in accordance with BS EN 12101 may be provided as an alternative to natural venting.

The system should:

- a) provide ten air changes per hour;
- b) be capable of handling gas temperatures of 300 °C for not less than 60 min;
- c) come into operation automatically either on activation of the sprinkler system or by an automatic fire detection system conforming to BS 5839-1:2013

It is understood that mechanical ventilation will be provided to the basement levels.

Although the planning drawings are simplified to remove some of the technical coordination of services, ducts are located to serve both basement levels and run into the linen store at high level ground floor, with intake and extract connections the louvres on the south elevation.

2. Means of escape from the basement is also covered in detail in the outline fire strategy and has been agreed with the approved inspector pre planning submission. Guest access to the basement is restricted (this is covered in page 56 of the DAS in response to comments from the Police Liaison Officer), to only allow access to cycle storage if required. Occupancy levels in the basement will be very low, with the access to plant spaces restricted to maintenance personnel only.

a. In summary;

- i. Two stairs serve the basement at both levels, which means escape is available in more than one direction up to a max distance of 35m (actual) or 23.1m (direct). All basement travel distances are well within these criteria.
- ii. Both basement stairs are accessed via a protected ventilated lobby achieving 30mins fire resistance, to comply with Hilton brand standards and Clause 4.31 of Approved Document B.
- iii. The MEP engineer has confirmed there are none of the following places of special fire hazard in the basement as listed below:
 1. Oil filled transformer
 2. Switch gear
 3. Boiler
 4. Storage for fuel or other highly flammable substances
 5. Internal combustion engine
- iv. The basement level is provided with sprinkler protection, basement ventilation and firefighting shaft ventilation, and basement stairs are separated from upper floor stairs with fire doors at ground floor.

Kind Regards,

Cameron Radford

Pronouns: he / him / his

Assistant Planner | FA - Real Assets Advisory | Deloitte LLP

D: +44 161 455 6768

cameronradford@deloitte.co.uk | www.deloitte.co.uk/realestate

From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: 24 April 2023 16:09

To: Alcock, Niall <nalcock@deloitte.co.uk>

Cc: Radford, Cameron N <cameronradford@deloitte.co.uk>

Subject: [EXT] Re: App ref no 135662/FO/2022 - Disabled Parking

Hi Niall / Cameron

We have had a couple more objections (all from the same party) who in addition to previous comments have raised a number of issue which are not planning issues.

They have also raised the following point:

- The 2 basement levels contain equipment and staff space but there are no details of ventilation, emergency exists natural light or health and safety measures and the only exit route is the same as for guests.

Can you provide some details on how ventilation at these levels is to be provided and also comment on the suitability of the propose means of escape for guests and staff using the basement

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651

Tel (Internal) 34651

email angela.leckie@manchester.gov.uk

www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

From: Angela Leckie
Sent: 24 April 2023 15:12
To: Alcock, Niall <nalcock@deloitte.co.uk>
Cc: Radford, Cameron N <cameronradford@deloitte.co.uk>
Subject: App ref no 135662/FO/2022 - Disabled Parking

Hi Niall / Cameron

Further to your responses 20-03-23 - I note the response of accessible parking but this does not address the specific question of what evidence can be provided of demand for parking for disabled guests in similar urban locations?

Can you consider this further please

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer. Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

IMPORTANT NOTICE

This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see [Regulators](#).

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify datasecurityreport@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our [Privacy Notice](#).

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
