

Advice to the local planning authority

Substantive response 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
LPA planning ref no	135675/FO/2022
Our ref	Pgo-2456
Site address	Tariff Street Manchester M1 2FF
Proposal description	Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 and Block 2- 12 storey building (comprising of 267 dwellings in total), with ground floor commercial units (Use Class E), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building on site
Date on fire statement	29/11/2022
Date consultation received	09/12/2022
Date response sent	11/01/2023

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 application relates to the erection of two relevant buildings with associated amenity spaces and cycle storage.
- 1.2 The building heights and number of storey's are detailed below:
 - Block 1 – 31.3 m – part 9 / part 11 storey
 - Block 2 – 34.5 m – 12 storey
- 1.3 Block 1 is a multi-stair building containing three stairs. Block 2 is a single stair building. This stair represents the firefighting stair and the evacuation stair.
- 1.4 It is noted from the information provided within the fire statement that the adopted fire standard for this application is BS 9991:2015. This application has been assessed on that basis.

Basement stairs – Block 1

- 1.5 The drawings provided for block 1 show all three stairs that serve the flats also descend into the basement (detailed as lower ground floor on plans). The fire safety standard states that where there is more than one common stair from an upper storey or part thereof, at least one such stair serving the upper storeys (or parts thereof) should terminate at ground level; any other stair may connect with the basement storey(s), provided that it is separated from each basement level by a protected lobby.
- 1.6 The firefighting stair accessed from Port Street is the only stair that serves the residential amenity areas on the 10th floor. Section 6 column h) of the fire statement states that the approach to evacuation is simultaneous from these areas. Any smoke entering the stair from a fire within the basement could affect people escaping from these areas, therefore, this stair is the most critical if its compromised in a fire situation.
- 1.7 Design changes necessary to provide alternative, separated, basement access and egress is likely to affect land use planning considerations such as layout and appearance of the development.

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.

Dual entry lifts

- 2.1 The ground floor drawing identifies the installation of a dual-entry firefighting lift. The fire safety standard states that the use of dual-entry firefighting lifts is not recommended in residential buildings. Design changes necessary to provide suitable firefighting lifts for firefighter safety during their operations should not affect land use planning considerations in this instance, but may be identified at later regulatory stages.

11/01/2023

A handwritten signature in black ink, appearing to read 'Steve Hatton', written over a horizontal line.

Steve Hatton

Fire Safety Information Assessor

Signed by: steve.hatton

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**

