

Fire Statement – Postal Street, Manchester



Project No.: MA24113

Date: 11/11/2025

Revision: R02

Author: AT

Approver: AR

1 INTRODUCTION

OFR Consultants (OFR) have been appointed by AtkinsRealis on behalf of Manchester City Council to provide fire engineering services for the proposed new Postal Street scheme in Manchester. The fire statement aims to provide an abridged version of a Fire Strategy, and follows the process as outlined within the UK Government Guidance issued on 24/06/21 that came into effect on 01/08/21 – which requests submission via a form published by the Secretary of State (or a form to similar effect) containing the particulars specified or referred to in the form, which includes information about (not exhaustive list):

- The principles, concepts and approach relating to fire safety that have been applied to the development
- The site layout
- Emergency vehicle access and water supplies for firefighting purposes
- What, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this
- How any policies relating to fire safety in relevant local development documents have been considered (e.g., Planning Gateway One under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended))

The full fire strategy for this project will be detailed in the Fire Strategy report.

The following pages contain the fire statement, in the format provided by the UK government.

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2 FIRE STATEMENT FORM

Application information	
1. Site address line 1	Land bounded by Newton Street to the West, Postal Street to the North, Dean Street to the East and Faraday Street to the South.
Site address line 2	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M1 2EE
2. Description of proposed development including any change of use (as stated on the application form):	City Council Development for the erection of a residential apartment building (Use Class C3a), of 8 storeys (126 apartments); together with ground floor commercial units (Use Class E), cycle parking provision, and other associated works. The Proposed Development will comprise 126 residential apartments, 762sqm of flexible ground floor commercial space; secure cycle parking; and other associated works. The development will be undertaken on one parcel of land and the building will be eight storeys. The Site is located within the Piccadilly Ward, in the heart of the City Centre's Northern Quarter. The Site is bounded by Postal Street to the east, Newton Street to the north, Faraday Street to the west and Dean Street to the

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	south. Following the demolition of commercial units, the Site currently comprises an area of vacant hardstanding containing no vegetation.	
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Alex Robinson Associate Director MEng, CEng, MCIBSE, MIFireE Alex.Robinson@ofrconsultants.com Alex is a chartered engineer with over 12 years’ experience working as a fire engineer. Alex has gained considerable experience of UK and International regulations and approval processes whilst designing fire strategies for a wide range of single storey projects to large and complex mixed-use schemes. Primary skill is to develop innovative fire strategies for large and complex buildings whilst maintaining the architectural integrity, achieving the client’s objectives and gaining approval from the relevant authorities.	
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	No building control advisor has been instructed by the client on this project as yet. However, the fire strategy report has followed current best practice guidance documents and where alternative design solutions are proposed, these have been highlighted and suitable solutions and options have been presented within the fire strategy report. These can be included in a risk register and can be developed in further detail following discussions with the appointed building control body.	
5. Site layout plan with block numbering as per building schedule referred to in 6.		

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(consistent with other plans drawings and information submitted in connection with the application)
Site layout plan is:

Fire Statement – Postal Street, Manchester



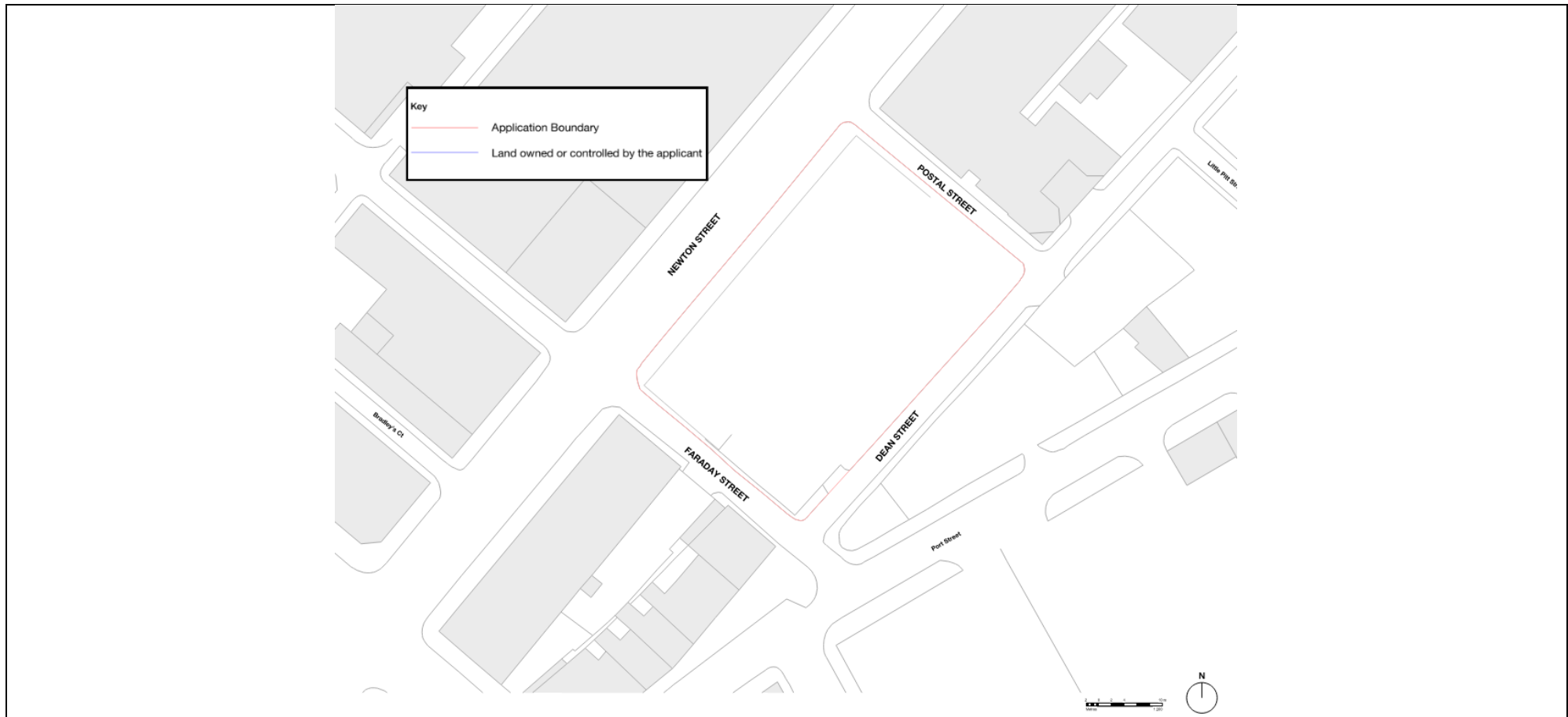
Project No.: MA24113

Date: 11/11/2025

Revision: R02

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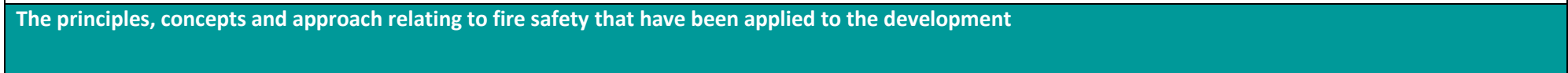
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Site information	Building information	Resident safety information
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Fire Statement – Postal Street, Manchester



Project No.: MA24113

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a) block no. as per site layout plan above	b) - block height (m) - number of storeys excluding those below ground level - number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
Block A	22.95 m 8 8	Commercial, Amenity space, Bike storage, Plant rooms, Refuse	Level 00	BS 9991 and BS 9999	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes residential sprinklers full	None
		Residential flats	Level 01– 07	BS 9991	No balconies	Class A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes - The scheme is currently 100% M4(2) – ‘Accessible and Adaptable’

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Project No.: MA24113

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7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

The fire strategy is based on the guidance contained within the newly released BS 9991:2024 and supplemented by BS 9999:2017.

The provision of residential sprinkler systems for both the residential flats and commercial units (which are over 100m²). A probabilistic risk assessment will be undertaken at next design stage to determine the suitability of this.

8. Issues which might affect the fire safety of the development

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

The fire strategy has been designed in accordance with the recommendations of BS 9991: 2024 and supplemented by BS 9999:2017. The building is more than 18 m in height and is therefore provided with two escape stairs. Given the floor area exceeds 900 m² then each stair will be designed as a firefighting stair. Each stair will also have a firefighter's lift which will also function as an evacuation lift (to BS EN 81-76) which aligns with the recommendations of BS 9991:2024. Each stair will contain a dry riser and hose coverage to all parts of the building is within 60 m of a dry riser outlet point as per the recommendations of BS 9991:2024.

The lifts open into a dedicated evacuation lift lobby which will be provided with a means of ventilation in the form of a natural smoke shaft. In addition to the lobbies, the corridors which open directly into the evacuation lobbies are also provided with a natural smoke shaft. Each stair will also be provided with an automatic openable vent at the head.

The building is protected throughout by a sprinkler system, designed and installed in accordance with the recommendations of BS 9251:2021.

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

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The height of the proposed development is such that Planning Gateway One of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). This Fire Statement has been produced to address the Planning Gateway One requirements.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

The fire service access and facilities requirements have been designed based to BS 9991:2024. As the building is higher than 18m, two firefighting stairs will be provided with a firefighter's lift associated with each stair. The firefighting stairs can be accessed from the Newton Street and the Postal Street. The dry riser inlets will be located near the entrance to the staircases, as shown in Section 14.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

There are two accessible entrances for the residential areas of the building, one can be accessed from Newton Street and one can be accessed from Postal Street. The commercial units can also be accessed from the adjacent road at access level.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

yes

12. Siting of fire appliances

The fire appliance can park on all surrounding perimeter of the building, allowing them to enter the residential area through the firefighting shafts and to the commercial units through the entrances on the ground floor.

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13. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

It is proposed to use the two existing fire hydrants on Dean Street and Newton Street, with locations indicated in Section 14.

Nature of water supply:

hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

don't know

A survey will be undertaken to determine the suitability of the existing two hydrants prior to the Gateway 2 submission.

14. Fire service site plan

Fire service site plan is:
inserted in the form

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Fire statement completed by	
15. Signature	
16. Date	11/11/2026