

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-4576
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	21/12/2023
Date consultation received	09/01/2024
Date response sent	01/02/2024

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.

Previous consultation

- 1.2. 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.
- 1.3. HSE received a second consultation request on 12/10/2023, and responded on 12/10/2023, under the HSE reference pgo-4122, with the headline 'Content'

Current consultation

- 1.4. It is noted that information provided in section 4 of the fire statement makes reference to HSE's previous substantive response (pgo-4122), however, updated plans do not appear to be included on the planning register. Notwithstanding this, 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 including:
- Minor amendments to section 2 of the fire statement, relating to the description of the proposed development, reworded to that of the proposal description above, also the inclusion of a sentence in Section 4 of the fire statement which states: *"Following a substantive response from the Building Safety Regulator (BSR), the design of the refuse stores was changed in CS3 to fully separate retail and residential refuse areas to reflect comments from the BSR."*
 - An email chain dated 02/01/2024 between the developer and GMFRS does not appear to be relevant to this particular consultation, but that of plot D, reference 137227/FO/2023.

- An email chain dated 09/01/2024 between the developer and the LPA refers to meeting minutes, it is stated: *"I also attach minutes and confirmation from GMFS that confirms they are also happy with the proposals."* The meeting minutes, dated 30/11/2022 post-date the previous consultations, therefore would not contain information relevant to the separation of commercial uses and residential uses (refuse stores).

2.2. HSE notes the amendments to the fire statement and it will be for the applicant to demonstrate compliance at later regulatory stages.

Yours sincerely


Ysanne Spafford
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

