

SUSTAINABILITY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT

Proposed Residential Development

Jacksons Brickworks, Newton Heath, Manchester

Prepared for: Nuvu Development Limited
(Care of Your Housing Group)

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1.0 Introduction

SLR Consulting Limited (SLR) was appointed by Nuvu Development Limited care of Your Housing Group Limited to provide sustainability consultancy services in support of a hybrid planning application for a proposed residential development located at land at Jackson's Brickworks, Ten Acres Lane, Newton Heath, East Manchester. The purpose of this report is to describe how the proposed development intends to comply with overarching national and local sustainability policies and environmental standards.

1.1 Structure of Report

The remainder of this report is structured as follows:

- Section 2 ...** describes the site description and key features of the proposed development.
- Section 3 ...** outlines key principles of sustainable development and the scope of assessment.
- Section 4 ...** summarises key national and local planning policies adopted within this statement.
- Section 5 ...** comprises the sustainability statement, assessing the proposed development against a range of topics.
- Section 6 ...** presents the conclusions of this report.

2.0 The Project

2.1 Site Description and Location

The proposed site is located east of Ten Acres Lane in Newton Heath, Manchester, shown in Figure 2-1.

Figure 2-1
Proposed Site Location



2.2 Description of the Proposed Development

A description of the proposed development at the Jackson's Brickworks site is as follows:

Hybrid planning application, pursuant to planning application ref: 129197/FO/2021, for the comprehensive redevelopment to create up to 716 dwellings, comprising:

Phase 1: Full planning permission for erection of new homes (Use Class C3), commercial floorspace (Use Classes E, F1, F2), car parking, landscaping and public realm works, serving and access arrangements, highways improvements and associated works).

Phase 2: Outline planning permission (with all matters reserved except access) for an education facility (Use Class F1), the erection new homes (Use Class C3) and landscaping and public realm works.

3.0 Sustainable Development

3.1 Principles of Sustainable Development

In order to determine whether or not a development is 'sustainable', the term requires definition. Sustainable development in its broadest sense is defined by Resolution 24/187 of the United Nations General Assembly as:

'...meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The UK Sustainable Development Strategy *Securing the Future* sets out five 'guiding principles' of sustainable development:

- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

The National Planning Policy Framework¹ (NPPF) indicates that the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF adds that there are three dimensions to sustainable development which give rise to the need for the planning system to perform three roles:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These roles should not be undertaken in isolation, because they are mutually dependent. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. A development may be technically exceptional with regards to energy efficiency, water use and other environmental performance factors, but if the resultant development is undesirable to live or work in, or non-financially viable to operate, then the resources will ultimately be wasted and the development cannot be considered to be sustainable.

¹ National Planning Policy Framework, DCLG, July 2021

3.2 Scope of Assessment

The scope of this report is to provide a review and summary of the suite of technical reports produced in support of the planning application, extracting the information relevant to sustainability issues and demonstrating how the proposals comply with national, regional and local planning policies.

As described above, the proposed development has been assessed against the following sustainability topics:

- Management;
- Health and Well-being;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land-use and Ecology; and
- Pollution.

3.3 Limitations

The production of a Sustainability Statement relies heavily upon the review of third-party data, including technical reports provided for a wide range of different disciplines. All data received for review has been accepted in good faith as being valid, accurate, appropriate and unbiased.

4.0 Planning Policy and Consultation

Planning policy at national and local level recognises the importance of ensuring any new development considers a holistic approach to sustainable design and construction. A summary of policies which are at the core of the sustainability agenda and relevant to this strategy are presented below.

4.1 National Planning Policy Framework

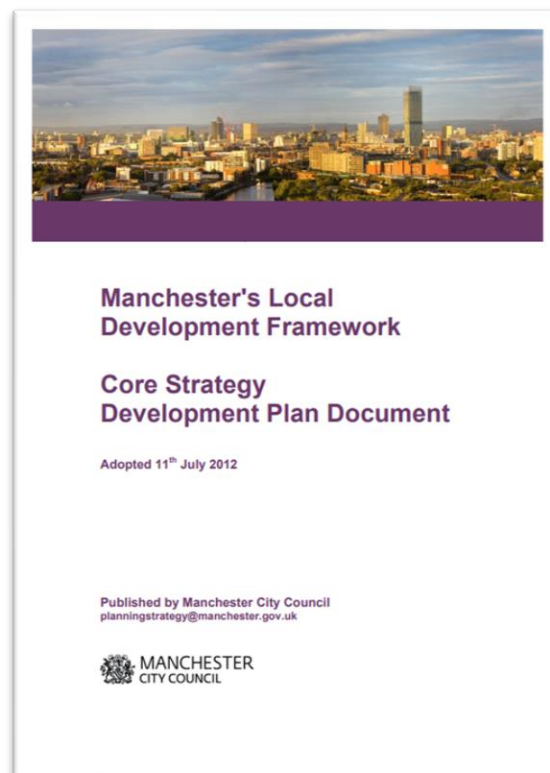
The National Planning Policy Framework (NPPF) sets out the government's presumption in favour of sustainable development.

The broad policy thrust of the NPPF is towards sustainable development, for which it provides a presumption in favour. In Section 2 of the NPPF, under the heading "Achieving sustainable development" it states that: "The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection"

Paragraph 11 (a) of the NPPF confirms that all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.

In addition, paragraph 12 of the NPPF confirms that "Local planning authorities may take decisions that depart from an up-to-date development plan".

4.2 Manchester City Council Core Strategy (2012)



Manchester's Local Development Framework - Core Strategy (adopted July 2012) delivers sustainability at the local level, by producing a range of planning policies to guide development. Whilst sustainability issues feature to some extent across a wide range of policies, the following policies are particularly pertinent:

- Policy EN 4 – Reducing CO2 emissions by Enabling Low and Zero Carbon Development
- Policy EN 6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN 8 – Adaptation to Climate Change; including the following topics:
 - Minimisation of flood risk
 - Reduction in urban heat island effect
 - Control of overheating through passive design
 - Enhancing natural habitats by providing linked and diverse green space
- Policy DM 1 – Development Management; which includes specific issues for new development to have regard to, such as:
 - Siting, layout, scale, form, massing, materials and detail;
 - Effects on amenity, including proposals which would be sensitive to existing environmental conditions;
 - Health and wellbeing;
 - Effects relating to biodiversity, landscape, archaeological or built heritage;
 - Green infrastructure;
 - Alternatives to peat-based products in landscaping;
 - Flood risk and drainage;
 - Hazardous installations;
 - Sustainable construction techniques (to be read alongside policy EN 6)

4.3 Environmental Standards Statement (ESS)

As described within Manchester City Council's "Main Validation Checklist", as well as key policies within the Core Strategy, an "Environmental Standards Statement" (ESS) should be prepared and submitted alongside a new application. The Supplementary Planning Document (SPD) "Guide to Development in Manchester" (adopted in 2007) provides guidance on information requirements to be addressed within the ESS. The purpose of this Sustainability Statement is to not only address the requirements of the ESS (where applicable and valid) but to ensure the proposed development's initiatives align with current sustainable and social design principals.

5.0 Sustainability Appraisal

The proposed development has been assessed against the following sustainability topics:

- Management;
- Health and Well-being;
- Energy;
- Transport;
- Water;
- Materials;
- Waste;
- Land-use and Ecology; and
- Pollution.

It should be noted that at this early design stage that calculated data for some Key Performance Indicators (KPI) do not yet exist; for example, the final volumes of construction waste produced cannot be known until after completion of construction and similarly the consumption of potable water per person per day cannot be determined until the detailed sanitaryware schedules have been designed. In such instances either estimates calculated in the relevant technical report have been used or an aspirational target has been set for instances where no estimate is available. Where final design details are unknown at this stage and estimates are required, a precautionary approach has been adopted.

5.1 Management

5.1.1 Project Brief and Design

The planning application process for this development has involved extensive engagement with local residents, ward members and the local planning authority, further details of which are contained within the Statement of Consultation. Local residents have kept informed via a consultation website www.jacksonsbrickworks.co.uk as well as their attendance at public consultation events held in the local area. In addition, Your Housing Group have existing housing stock in the vicinity of the site and our Neighbourhood Team have been in contact with Manchester City Council's Neighbourhood Team too. Prior to any works commencing on site, all residents in the immediate vicinity will be further notified via letter drops, and also via the website for those further afield.

5.1.2 Responsible Construction Practices

Responsible construction practices mitigate and minimise potential impacts on the wider environment throughout the construction process.

Your Housing Group will ensure that responsible construction practices are implemented. Examples of this include the following:

- All site timber used in the project will be from legally harvested, traded and certified sources.
- The principal contractor for the development will be obliged to implement a compliant Environmental Management System and will also be requested to use a considerate constructor scheme under which they will be requested to exceed the minimum thresholds required to demonstrate compliance.
- It is proposed that construction site impacts and utility consumption will be monitored and recorded throughout the construction process, including the impacts of transport of construction materials and

waste, water use and energy consumption. The construction contractor will be requested to appoint a construction sustainability champion or manager with responsibility to monitor and manage the above, taking steps to minimise the impacts of the construction process.

5.1.3 Commissioning and Handover

It is intended that a commissioning schedule will be produced, detailing the designation of responsibilities including the seasonal commissioning of complex systems during the first year. At the end of this twelve-month period the commissioning and testing programme will include a formal defect meeting for building users to raise any further issues that have not previously been identified and corrected. The air-tightness testing of the fabric of the dwellings through industry standard pressure testing techniques will be recommended.

It is also proposed that a non-technical building user guide will be produced prior to occupation of each dwelling, detailing how to use all electrical and mechanical systems in a non-technical manner. This will ensure that future residents are trained and know how to heat, cool, and use their new home effectively. This will help ensure that the wastage of energy and water is minimised, running costs are reduced, the building runs as efficiently as possible, and is comfortable for all users. Homeowners will also receive a home demonstration when they move in.

5.2 Health and Well-being

5.2.1 Indoor Air Quality

The proposed development has been designed to minimise the concentration and recirculation of pollutants in the building.

The relevant building products (paints, adhesives etc.) will be specified to have low VOC content, and this will apply throughout the development and air quality testing will be undertaken.

Any HVAC systems incorporated will be designed to incorporate suitable filtration devices, effective pathways and provide fresh air in accordance with the British Standards.

Demand controlled ventilation linked to appropriate air quality / CO2 sensors should be provided to any mechanical device if required.

5.2.2 Acoustic Performance

The proposed development will be designed to meet current acoustic building regulations applicable at the time of approval.

5.2.3 Safe and Healthy Surroundings

Safe access for pedestrians and cyclists has been provided, giving pedestrians and cyclists safe access to the site and off-site cycle and footways whilst minimising the risk of potential conflict with vehicles.

Attractive, safe, secure and appropriate outside amenity space has been provided for the enjoyment of the building residents and occupants, including a green substantial landscaping adjacent to the existing canal towpath.

5.2.4 Overheating

Whilst it is not proposed to undertake an overheating assessment, passive design principles have been adopted to control overheating, including allowing for effective natural ventilation throughout habitable rooms within the dwellings.

5.3 Energy

Best practice design for energy efficiency encourages a ‘fabric first’ approach, whereby the energy efficiency of the building fabric is prioritised before other technological solutions are considered, with this being represented by the Energy Hierarchy, popularly known as “Be Lean, Be Clean, Be Green”:

- Be Lean – through the incorporation of design specification and fabric efficiency measures to reduce energy demand;
- Be Clean – through the use of clean energy from decentralised sources; and
- Be Green – thorough the use of on-building renewable energy generation systems.

5.3.1 Passive or ‘lean’ design initiatives

The optimum means of providing sustainability is to simply reduce or remove the initial requirement for energy and materials: i.e. to be ‘lean’. Whilst generating low-carbon energy reduces the environmental impact of a development, these measures do have an inherent embodied energy cost required to produce and install them; for example, the rare earth minerals required to manufacture photovoltaic panels and inverters. It is far more efficient to simply remove the need for the energy in the first place.

With regards to the proposed residential development, the following measures have been implemented to make the proposal more ‘lean’ and efficient:

- Improved fabric insulation to minimise heat loss and gain;
- Use of daylight to reduce lighting loads where possible;
- Low energy lighting using LED lighting throughout, to minimise energy demand;
- Efficient heating systems (air source heat pumps) to reduce energy demand;
- Natural Ventilation and incorporation of MVHR systems.

5.3.2 Details of any Clean Energy

The prioritisation of connecting to pre-existing decentralised district electricity and heat grids where possible should they be present. The proposed scheme has been appraised, and no decentralised electricity or heat grid exists, or is likely to exist in the foreseeable future due to the location of the proposed development with no significant sources of waste heat or excess energy that could be capitalised upon.

5.3.3 Details of any Renewable Technologies

Details of the proposed renewable technologies are provided in the associated Energy Assessment which includes a feasibility study of a variety of potential renewable technologies to be considered. It is proposed that the incorporation of air sourced heat pumps for standalone dwellings, ground sourced heat pumps for apartments, as well as rooftop photovoltaics (PV) have all been deemed as suitable technologies.

5.3.4 Reduction of Energy Use and Carbon Dioxide Emissions

It is proposed the development will comply with a target of 15% reduction on Part L 2010 (representing a 9% increase on Part L 2016) which can be achieved by following the proposed Energy Strategy.

5.3.5 External Lighting

The final detailed Mechanical and Electrical Specification has not yet been defined, however all external lighting will comply with BS5489-1:2020, lighting of roads and public amenity areas.

All external light fittings will be appropriately directional, and cowled if required, to minimise light spill outside the targeted area. Street lighting to be adopted will be as designed and installed to comply with MCC Highway requirements during the Technical Approval process

5.4 Transport

Selecting development sites with good access to public transport links and local amenities reduces the requirement for building users to rely on cars. This assists with reducing CO2 emissions and air pollution (including nitrous oxides and micro-particulates) over the life of the building.

A Traffic and Transport ES Chapter has been prepared to assess the Traffic and Transport impacts of the proposed development upon the site and surrounding area. An immaterial impact on driver delay is expected as a result of the proposed development, and where necessary, mitigation measures have been proposed for any additional traffic demand.

Furthermore, it has been demonstrated that the pedestrian environment will improve through additional connectivity within the site and the connection to the canal towpath. The development will deliver enhancements to pedestrian and cycling amenity. The development has been designed to be pleasant and easily traversable on foot and by cycle, with car-free pedestrian and cycle routes throughout, which are green and safe, being overlooked by adjacent properties. The development will have a pedestrianised, green and leafy character that encourages walking and cycling over transport by car.

5.4.1 Sustainable Transport Measures

A travel plan for the site has been prepared with the aim of increasing travel choices and reducing dependency on car use. The travel plan includes a site accessibility audit which comprises a review sustainable transport infrastructure including accessibility on foot, by cycle and by public transport.

The proposed development is well aligned with the local planning policies, being located in close proximity to a range of different facilities and sustainable transport links. The design and location selection of the development is such that encourages sustainable travel and links to existing networks.

5.5 Water

5.5.1 Water Consumption

The water and sanitaryware schedule will be designed to meet the policy requirements for reduction of potable water. It is proposed to reduce potable water consumption to a limit of 110l/person/day by using water efficient sanitaryware. Appropriate monitoring systems will be put in place to monitor water use and detect leaks, where appropriate, and all homes will be fitted with smart meters.

5.6 Materials

This section considers steps to be taken to reduce the impact of construction materials through design, construction, maintenance and repair. Materials issues focus on the procurement of materials that are sourced in a responsible way and have a low embodied impact over their life including the raw material extraction, processing and manufacture, and eventual decommission and potential for recycling.

When correctly specified, concrete, steel, timber and associated masonry products can produce buildings with a low embodied energy and a low environmental impact. Careful material selection can have a significant impact on reducing climate change through both decreasing high energy mining and manufacturing processes, reducing the release of pollutants to the atmosphere by re-using and recycling materials, and minimising waste.

Choice of materials has a significant impact on the environment. Material choice needs to be integrated into the initial design of the building and the following needs to be considered:

- embodied energy - the amount of energy required to produce the material;
- durability - its ability for a long life;
- potential for material reuse or recycling if the building is taken down;
- sourcing - materials available locally should be chosen over those imported over long distances; and
- renewable materials should be sought from sustainable sources wherever possible.

5.6.1 Construction Material Life Cycle Impacts

It is proposed that the materials specification should be designed with Life Cycle Impacts in mind, with high performing materials preferentially selected. Where viable all materials should be rated as A or A+ when appraised against the Green Guide to Specification.

All timber and timber products used within the development will be from legally harvested and traded sources. This will be specified as a matter of course within the contract agreed with the Build contractor, who should be able to provide appropriate certification.

Your Housing Group will require the main contractor to adopt a compliant sustainability and procurement policy in place.

The design of the multi-residential apartment blocks will strive to include measures to protect vulnerable parts of the building. Examples of such features that may be specified during future design stages of the internal design include high resistance matting in entrance areas, kick plates to doors, and bollards to protect building facades. In addition, materials in exposed elements of the building will be specified to be resilient to the effects of environmental degradation, and to be practical to maintain and replace as required.

Designing robust and durable buildings reduces the requirement for repairs and replacement, and consequently lowers embodied energy and associated indirect environmental impacts.

5.7 Waste

5.7.1 Construction Waste Management

A Site Waste Management Plan will be produced by the appointed main contractor in order to comply with legislation that would be applicable at the time of the commencement of the construction phase.

The management of all waste and recycling off site will be undertaken by a suitably qualified contractor who specialise in reprocessing and recovery of construction and demolition waste. A range of national and regional waste and resource management companies are available

Where possible the reprocessing and recovery of construction waste produced on site will be undertaken. In addition, waste and resource management companies can offer a comprehensive recycling service for both businesses and households, with specialist disposal facilities for inert, non-hazardous and hazardous waste.

5.7.2 Operational Waste

An Operational Waste Management Strategy (OWMS) will be prepared during the subsequent stages with the aim to sustainably manage waste currently anticipated to arise from the Development once constructed and occupied.

5.8 Land-use and Ecology

This section addresses issues related to the preferential selection of sites with low ecological and biodiversity importance, the protection of ecological features, and the maximisation of potential ecological enhancement. Preference is given to the selection of previously developed sites with low ecological value and encourages developments to enhance the site's biodiversity and vegetative cover to provide Biodiversity Net Gain. This is in line with national, regional and local policies in relation to biodiversity and land-use, including local planning policy EN 15 *Biodiversity and Geological Conservation*.

5.8.1 Site Selection

The application site is currently unused, overgrown with self-seeded trees and shrubbery. Evidence of the former brickworks is present at the site in the form of rubble piles and concrete bases which remain from former buildings.

An existing Remediation Application has been submitted and approved with Manchester City Council which included an Environmental Impact Assessment of associated remediation works including clearance of vegetation and ground works. The current ecological ES-Chapter assessed the scheme's impacts on ecology receptors against two scenarios (with an alternative baseline in the second scenario to account for post-remediation).

A team of suitably qualified ecologists has been appointed to the project team and has undertaken an ecological appraisal of the site as part of the Environmental Statement.

5.8.2 Ecological Impacts and Enhancements

A Suitably Qualified Ecologist was appointed prior to commencement of site activities and has made recommendations for protection of ecology, mitigation of potential impact and proposals for ecological enhancement, that will ensure that all relevant current EU and UK legislation relating to protection and enhancement of ecology will be complied with, if followed.

Impacts of the proposed development on ecological receptors were identified and are detailed within the Ecology ES Chapter for the proposed hybrid application as well as the ES Chapter for the approved remediation works. In summary, mitigation measures are summarised below for the identified ecological receptors.

Rochdale Canal SAC/SSSI

- No mitigation required as no adverse effects.

Undesignated sections of Rochdale Canal

- CEMP protocols including bunding of the site, collection and treatment of surface water and discharge to foul sewer.

Woodland and grassland habitats including LBAP priority grassland

- No mitigation available.

Foraging and commuting bats

- Lighting of site during remediation works to avoid Rochdale Canal corridor.

Slow Worm

- Capture and translocation of individuals to off site receptor location with ongoing management/monitoring.

Breeding Birds

- Timing of vegetation removal to avoid bird breeding season unless a detailed survey by a suitably qualified ecologist confirms no nests are present in the affected area immediately prior to commencement of works.

The condition of the site post-remediation works was assessed as a separate impact assessment scenario which is further detailed in the ecology ES chapter.

5.9 Pollution

5.9.1 Local Air Quality

The impact of air quality as a result of the proposed development has been demonstrated to result in 'not-significant' effects with time inclusion of appropriate site-specific mitigation during the construction phase.

The operational phase would also result in 'not-significant' air quality effects and thus no mitigation measure are required. Mitigation measures have still been proposed during the hybrid application for the purposes of 'future-proofing' the proposed development, including access and highway improvements to reduce congestion, as well as EV charging infrastructure and cycle parking.

Incorporating electric heat pumps as the primary source of heating and hot water provision ensures that the proposed systems are non-combustion.

5.9.2 Flood and Surface Water Management

Provision of a flood risk assessment and surface water run-off calculations have been undertaken by a suitably qualified consultant.

The assessment concludes that the existing site is an appropriate location for the proposed development due to the potential flooding from the sources assessed (fluvial, tidal; reservoirs, other artificial sources, groundwater, and sewers).

It was identified that the main receptor at risk is the canal immediately north of the Site, which is currently impacted by surface water run-off. The mitigation measures associated with Water Resources and Flood Risk are summarised below and further detailed in the ES Chapter for Hydraulic Impact including Flood Risk:

- Silt-laden runoff, management and control;
- Spillage and leaks of pollution;
- Regular inspection and maintenance of all drainage infrastructure including adopting a suitable maintenance strategy – guidance of which are outlined within the AJP Flood Risk Assessment and Drainage Strategy Report;
- The use of source control SuDS;
- Temporary drainage network installed during construction phase;
- Ensuring the site impermeable area is increased as little as possible during construction.

5.9.3 Reduction of Night-Time Light Pollution

Street lighting to be adopted will be as designed and installed to comply with MCC Highway requirements during the Technical Approval process.

Appropriate street lighting will be used to create safe routes throughout where there is limited overlooking from neighbouring homes. The use of bollards, cowls and directional lighting will help reduce light spill and minimise the impact on residents.

A Sensitive Lighting Strategy will be provided to set out construction and operation lighting proposals and address potential impacts on sensitive ecological receptors including bats.

5.9.4 Noise Attenuation

A noise assessment in compliance with BS 4142:2014 has been carried out and existing background noise levels at the nearest or most exposed noise-sensitive development have been measured/determined by a suitably qualified acoustic consultant.

The noise assessment confirms that noise is not a constraint to residential development, and that good standard of acoustic design can be achieved using reasonable and practicable design measures. Some facades of the proposed dwellings located close to the local road network may exceed internal noise guidelines, however with appropriate mitigation in the form of standard thermal glazing and ventilation, all dwellings will achieve guideline noise levels while maintaining background ventilation levels.

5.10 Other Environmental and Social Initiatives

In addition to the sustainability topics described in this report, social benefits arising from the proposed scheme include the following:

- The proposed development is remediating a contaminated former landfill to a safe standard in accordance with Environment Agency requirements and legislation including the treatment of large areas of Japanese Knotweed promoting health, safety and wellbeing.
- The development is introducing new sustainable mixed tenure housing to accommodate different demands and economic needs, including specially designed public open space areas.
- The housing will be built to comply with new building regulations to reduce carbon emissions including electric car charging (combination of passive and active provisions).
- The development will help to reduce the effects of historic anti-social behaviour associated with the vacant site.
- The development will promote safe pedestrian and cycle routes from the surrounding area to the existing canal route into Manchester City Centre reducing reliance on car travel.
- The development is facilitating the development a new secondary school to complement the existing primary school adjacent to site.
- The development will include a central hub building for community use.

6.0 Conclusions

The analysis above indicates that the proposed development will be compliant with national and local planning policies regarding sustainability, and that sustainable and efficient design has been considered from the earliest phases of the design process. The use of a range of Low and Zero Carbon Energy sources has been appraised under a formal Energy Assessment a strategy has been provided to ensure compliance with Part L of the Building Regulations. The adoption of a 'Be Lean', 'Be Clean' and 'Be Green' energy strategy is proposed, including fabric-first approach, provision of air-source heat pumps and possible incorporation of solar PV.

The site is well served by public transport and the requirement for transport by private vehicle has been minimised. Environmentally friendly construction materials will be used, and measures have been taken to minimise waste going to landfill, both during construction and operation of the care home. Impacts on biodiversity and nature conservation have been minimised, and a scheme of enhancements appropriate to the site's location and function will be implemented.

The proposed residential development at the Jackson's Brickworks site, east of Ten Acres Lane in Newton Heath, Manchester, is anticipated to be a sustainable, well-designed, add social benefit to the local community and be a pleasant development for any future occupants, with long-term impacts on the environment having been significantly reduced across the range of sustainability criteria including environmental standards.

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