

Environmental Standards Statement – Post Construction Review / Statement

Client: Place First

Site: Clarence House

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Ref: 4410 Clarence House

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1.0 Introduction

Complete Sustainability Solutions has been commissioned by Place First to complete a post construction review of the Environmental Standards Statement produced at part of the planning submission.

The environmental standards statement shows how the proposed development addresses the relevant national and local policy in terms of environmental consideration for future developments. It shows clearly how the developer and its design team have taken practicable measures with a view to meeting both national and local level in terms of sustainable development.

This statement reviews relevant national and local planning policy as they relate to core environmental strategy and uses the proposed energy statement targets to demonstrate compliance and where these have not been satisfactorily addressed proposes justification in such instances.

The information contained in the environmental standards statement should be in line with Manchester City Council's general environmental policies contained in the Unitary Development Plan Methodology

The Environmental Statement has been prepared by Complete Sustainability summarising the adopted sustainability features with reference to the Energy Statement & Sustainability Statement by Complete Sustainability, Arborist Report by Lally Tree Management, Waste Management Strategy as well as the Design and Access Statement by Michael Cummings Architects for the development.

2.0 Policy Review

2.1. National Planning Policy

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development 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 set out five 'guiding principles' of sustainable development:

- Living within the planet's environmental limits
- Ensuring strong healthy and just society
- Achieving sustainable economy
- Promoting good governance
- Using sound science responsibly

The National Planning Policy Framework 2012 states clearly that it is the responsibility of the planning system to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice.

NPPF 2012 identifies 3 dimensions to sustainable development which are:

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support

growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, uses natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

Making it easier for jobs to be created in cities, towns and villages; Moving from a net loss of bio-diversity to achieving net gains for nature; Replacing poor design with better design

Improving the conditions in which people live, work, travel and take leisure; and Widening the choice of high quality homes.

2.2. Local Planning Policy

Climate change and its impact on the environment both urban and natural is recognised as one of the most significant challenges facing Manchester. Consequently, it is essential that the way in which the city develops is set within the context of mitigating the

impacts of climate change and adapting to its effects on the local environment.

Manchester's Core Strategy (CS) was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero carbon Development

The following actions should aid in the reduction in fuel poverty and decouple growth in the economy:

- All development must follow the principle of the Energy Hierarchy, being designed to reduce the need for energy through design features that provide passive heating, natural lighting and cooling, also reduce the need for energy through energy efficient features such as improved insulation and glazing as well as meeting the residual energy requirements through the use of low or zero carbon energy generating technologies

- Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.

- Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings

- Where appropriate new development will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing/potential decentralised energy schemes

- The use of building materials with low embodied carbon in new developments

Policy EN6 – Target Framework for Co2 reductions from low or zero carbon energy supplies

Applications for residential developments of 10 or more units and non-residential developments over 1,000 sq m will be expected as a minimum to meet the target shown in Table 12.2 unless this can be demonstrated as being unviable.

- The "Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted 2007" indicates a number of environmental standards to be considered for each development which includes the following:

Energy Demand and CO2 Emission Reductions

Water Management and Weather Resilience

Waste Management

Construction Management

Biodiversity

3.0 Sustainable Features

This chapter details the sustainability features of the proposed development

3.1 Energy Demand and CO2 Emission Reductions

The development first seeks to design out energy requirements by optimising certain design elements of the building (high insulation values, specification of sustainable materials) to minimise heating and cooling requirements. The management and reduction of energy use will help to reduce the impact on the environment from within the building, therefore reducing pollution and CO2 emissions.

Post Construction Comments – It can be confirmed via As Built SAPs, Air Test Certificates that the scheme meet the Energy & CO2 Emissions agreed at planning. Going beyond the 9% Upon Part L 2013, required by MCC.

Post Construction Comments – It was confirmed via site visit that EV charging points have been installed. Refer to site photographs to confirm.

Post Construction Comments – It can be confirmed that secure cycle storage has been provided. Refer to manufactures literature to confirm.

3.2 Water Management and Weather Resilience

The scheme is located in a zone 1 of the environment agency flood map - Land and property in flood zone 1 have a low probability of flooding

Post Construction Comments – The scheme was developed in the original location and given that no attenuation or flow control devices were required it can be confirmed the scheme has been developed in accordance with the design stage aspirations.

Please refer to Roscoe Report – “Placefirst Longsight Foul and Surface Water Drainage Assessment November 2020”

- 3.1 The site is in Flood Zone 1, as such not at risk from fluvial flooding and suitable for all development, see EA fluvial flood mapping below



Figure 1 – Extract taken from Roscoe report

- 5.2 The proposed drainage strategy is essentially an internal refurbishment from a drainage perspective. As such attenuation and flow control are not required. No additional hard standing or roof areas are added as a result of the development

Figure 2 – Extract taken from Roscoe reprot - Highlighting further attenuation or flow control devices are not required

The strategy is for the reduction of potable water for use within the building this is based on meeting the minimum baseline threshold for water reduction as set out by the Building Regulations Approved Documents. Low-flow water consuming sanitary fittings will be specified where possible to achieve at least a 25% improvement against the notional baseline performance.

White Goods such as Washing machine and dishwashers where specified will have at least an 'A' rating

Post Construction Comments - All white good, specified meet the necessary EU Energy Ratings. Refer to site photographs to confirm.

3.4. Waste Management

Manchester Waste Storage and Collection Guidance for new developments – GD04 Version 6 has been completed by Project 3 Architects and is attached to as an appendix to this document.

Sufficient waste collection areas with adequate number of waste bins (clearly labelled) will be provided.

The existing use of the site includes a waste storage area in the south-eastern corner of the site, where numerous 1100L Euro style bins have previously been stored in connection with the existing office use. It is understood that collections previously took place through the pedestrian gate to waiting vehicles on Dickenson Road.

The proposed revisions to the site layout plan and residential conversion presents the opportunity to rationalise the bin storage areas. There would be two new waste storage areas proposed on the northern and southern ends of the building.

In this arrangement, refuse collection for the proposed development will be taken from the two new bin stores to a waiting refuse vehicle on Clarence Road, thereby removing the potential for refuse to be wheeled out to a vehicle waiting on the much busier Dickenson Road instead.

The refuse collection areas are located circa 15m from Clarence Road, which accords with the requirement for waste collection vehicles to be able to park within 25m of refuse collection areas as set out in paragraph 6.8.9 of the MfS.

Post Construction comments – Waste / recycling storage has been installed as per the proposals made at the planning stage. Refer to site photographs to confirm.

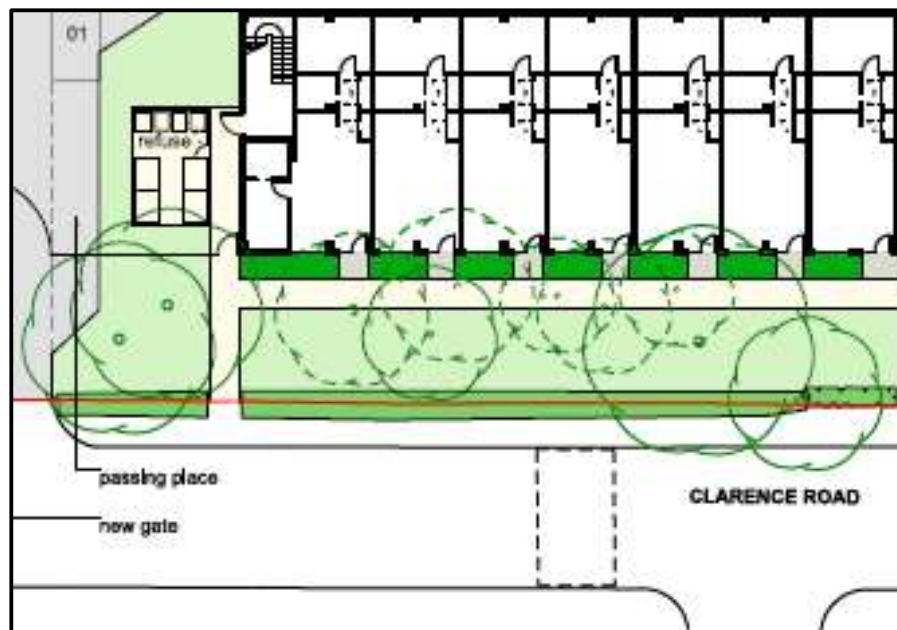


Figure 3 Waste / Recycling Store 1



Figure 4 Waste / Recycling Store 2

3.5. Construction Management

Where practical the contractor should source all major materials for the following elements from suppliers with an environmental management system such as ISO 14001

Commissioning of all building services will be carried out in line with current Building Regulations, BSIRA and CIBSE standards.

Insulation will need to be specified in line with the Green Guide to Specification. This will also need to be responsibly sourced.

Insulation for the external wall, ground floor, roof and building services) will need to be specified to achieve an average Green Guide rating of A, in line with the Green Guide to Specification.

All timber used for any of the building elements will be sourced from legal and responsible sources with chain of custody from certifying bodies such as the Forestry Stewardship Council (FSC) or PEFC.

Post Construction Comments – The scheme has been registered and scored a high score of 36 out of 50

3.6 Biodiversity

Please refer to Arborist Report Cheshire Woodlands Arboricultural Statement below we have taken a snippet from the report to highlight the recommendations made for the site

10. RECOMMENDATIONS

- 10.1 All tree pruning and removal work should be implemented in accordance with the management recommendations in the Schedule and in compliance with BS3998.
- 10.2 Statutory protection of wildlife should be considered in the planning and implementation of tree and hedge pruning and removal.
- 10.3 All retained trees and shrubs should be protected during construction in accordance with the Drawing, to be agreed with the LPA and in compliance with BS5837.
- 10.4 Landscaping should be implemented in accordance with a scheme of work to be agreed with the LPA.

All UK and EU legislation pertaining to Biodiversity will be implemented as part of the landscaping and ecology works.

The principal contractor will be required to nominate a biodiversity champion to ensure that all recommendations of the ecologist are implemented satisfactorily.

Post Construction Comments – Site have confirmed that they have worked in accordance with the recommendations made in section 10 of the ecology report.

Post Construction Comments - Keith Huntington was nominated as the bio diversity champion

4.0 Conclusion

Compliance with National Policy - The proposed development satisfactorily demonstrates compliance with the aspirations of the relevant parts of the National Planning Policy Framework

Compliance with Local Policy, the requirements of the Manchester Core Strategy as stated in Policies DM1, EN4 and EN6 have been considered.

Particular attention has also been given to the prescriptions in the 'Guide to Development in Manchester Supplementary Planning Document and Planning Guidance' and incorporated into the design ethos of the development proposal for Clarence House

The proposal exceeds current Building Regulations requirements

Post Construction Comments – It can be confirmed that the scheme has been developed in accordance with the commitments made at planning.