

FILE NOTE

JOB No: 2047

PROJECT: Wythenshawe Road

DATE: 19.11.2021



25 Goodlass Road | Suite A206 | Speke | Liverpool | L24 9HJ

 0151 665 0065

 admin@auderebwarchitects.com

ENVIRONMENTAL REPORT

1.0 Introduction

1.1 This file note has been produced to satisfy items documented in the City Council's Guide to Development in Manchester SPD/SPG, (chapter 4) and Core Strategy policies EN4 and EN6 in relation to 202 Wythenshawe Road.

2.0 Development Description

2.1 The proposed development is located at the junction of Orton Road and Wythenshawe Road. The proposal is for a 3no 4bed houses, following the demolition of the existing detached house.

3.0 Policy Context

3.1 Within this section of the report we will review both local and national policy, establishing key principles that can be taken forward and applied across the development.

3.2 National Planning Policy Framework 2019 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) 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;
- b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3 Policy Context – Local Manchester's Local Development Framework Core Strategy Development Plan 2012 – 2027.

3.3.1 Strategic Areas for low and zero carbon decentralised energy infrastructure

Within Manchester it is considered that the following strategic areas, indicated on the key diagram, will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available:

3.3.2 Manchester City Council's Policy EN 6 of Core Strategy.

Policy EN 6 requires applications for new development of 10 or more units; as this scheme is only 3no houses the need for compliance to further levels will not need to be investigated. The scheme however will comply fully with

Part L Building Regulations for a new build residential property; to ensure high levels of energy efficiency and low energy demand. Generally, all provisions will be bettered to achieve higher specifications in order to provide good quality, efficient fabric for the house types.

4.0 Sustainability – Core design principles.

Manchester City Council's Policy EN 4 of Core Strategy.

Within this section of the report, we will examine the key and core design principles of sustainable design, allowing the developer to incorporate sustainability from conception, through construction and into the operation of the dwellings.

4.1.0 Categories of Sustainable Design.

We have identified categories of sustainable design including:

- Energy and CO2 Emissions
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management

4.1.1 Energy and Carbon Emissions

The development will meet Building Regulations Part L 2016. The Scheme will operate a fabric first approach as set out in both national and local planning policy.

Where provided by the chosen energy supplier the development will utilise smart meters covering both electricity and the primary heating fuel.

Low Energy lighting will be provided both internally and externally throughout the development.

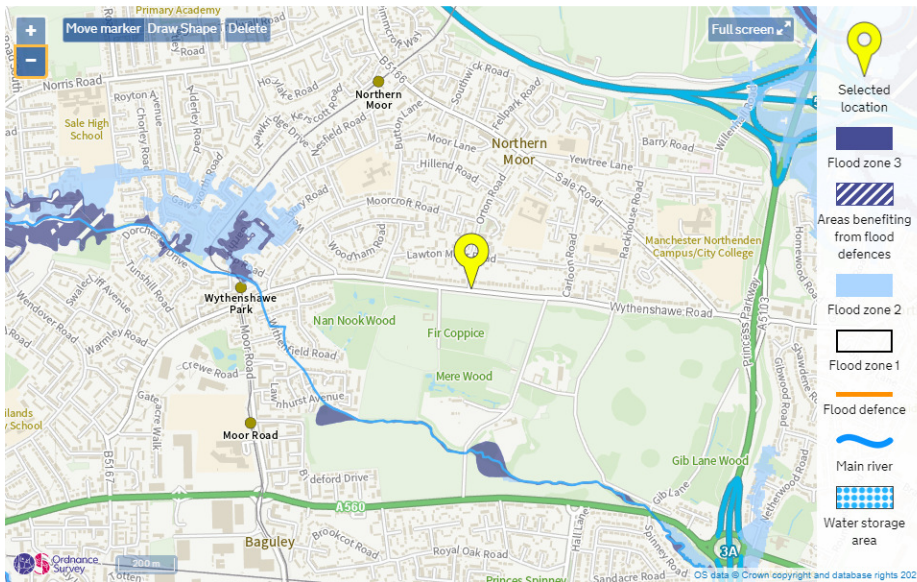
4.1.2 Water

All properties will comply with Part G of Building Regulations, they will utilise low flow and low-capacity water fittings to ensure the water consumption figure of 125litres/per person/per day is achieved.

4.1.3 Materials

New materials are required, those with lower environmental impacts, over their life cycle, and high levels of thermal performance will be given preference. The developer will aim to ensure all building elements hold green guide element ratings. All site timber used on the project will be sourced in accordance with the UK government's timber procurement policy. The developer will take this opportunity to review their current practice and where practicable implement a Sustainable procurement plan. A plan that sets out a clear framework for the responsible sourcing of materials to guide procurement throughout a project and by all involved in the specification and procurement of construction materials.

4.1.4 Surface water runoff.



The clip above highlights that the area is not located within a Flood Zone.

4.1.5 Waste

A sufficient waste collection area in the rear garden of each house, will be provided, allowing for an adequate quantity of waste and recycling bins, in line with planning requirements for private residential houses.

4.1.6 Pollution

The developer will utilise well established insulation brands that favour blowing agents with a low global warming potential. Where applicable, the developer will look to utilise where possible, low NOX boilers.

4.1.7 Health and Wellbeing

Good day lighting levels will play a major role in the overall design of the development, with emphasis placed on achieving high daylight factors both through opening areas and good reflectance values.

The development will look to ensure good acoustic qualities wherever possible through the principles of robust details: as a minimum the developer will ensure compliance with Part E of building regulations.

4.1.8 Management

Management can also be used through the construction period providing effective project management and sustainable site practices, giving a framework that encourages projects to be managed in an environmentally, socially considerate, and accountable manner. The developer will look to monitor both energy and water consumption throughout the duration of construction.

5.0 BREEAM

5.1 In accordance with the City Council's Guide to Development in Manchester SPD/SPG, (chapter 4) and Core Strategy policies EN4 and EN6, a BREEAM assessment is only required for a commercial or refurb development. As this is a new build residential development, a BREEAM assessment, and report will not be provided.

6.0 Blue and Green Infrastructure Statement - 'Manchester's Great Outdoors - A Green and Blue Infrastructure Strategy for Manchester 2015-2025' (G&BIS):

6.1 Embed green infrastructure a part of a residential development: The proposed scheme is set on the edge of Wythenshawe Park and Gardens, one of the major green assets used by the local residents of Wythenshawe. The

house types benefit from views out across the park and within walking distance to enjoy the open green spaces. Additionally, each house benefits from a private rear and front garden for their own personal use; that also softens the back of pavement arrangement, breaking up the hard and soft landscaping proposal.

6.2 The G&BIS seeks to provide good quality housing that improves the attractiveness of Wythenshawe and improves connectivity between residential and employment areas. The 3no. houses proposed are architecturally designed, quality houses to contribute to the quality of the place and improve the general housing stock.

6.3 It is part responsibility for developers to contribute to the delivery of the G&BIS strategy. The developer in this particular scheme, is a local resident keen to provide good quality housing for the people of Wythenshawe, that maximises the green open spaces that exist.

7.0 Conclusion

The three main dimensions to sustainable development: economic, social and environmental play a key role in both national and local planning policy requirements. Both the National Planning Policy Framework 2019 and Manchester's Local Development Framework Core Strategy Development Plan 2012 – 2027 have been reviewed and applied to the proposed development through the principles of sustainable design, thus ensuring the relevant planning framework has been addressed. The design of the scheme has been shaped by the following categories of sustainable design:

- Energy and CO2 Emissions
- Water
- Materials
- Surface Water Run-off
- Waste
- Pollution
- Health and Wellbeing
- Management

It can be concluded that the core principles of sustainability, national planning policy and Manchester's Local Development Framework Core Strategy Development Plan 2012 – 2027 have been addressed.