Lord Street Manchester

Environmental Standards Statement

May 2021

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Executive Summary

This Sustainability Statement was prepared by WYG on behalf of LBG1.10 Ltd c/o MCR Property Group in support of a planning application for the development of a homeless accommodation centre on Lord Street Manchester.

This report demonstrates how the development will achieve sustainable development in accordance with the relevant National Planning Policy Framework, Planning Practice Guidance and Manchester City Council policies. The scheme presents proposals that aim to effectively balance economic, social and environmental impacts whilst reflecting local sustainability priorities.

The key sustainability measures proposed and incorporated within the design scheme of the development are split between a number of environmental topics and include the following:

- Energy and Climate Change;
- Heritage;
- Water, Flood Risk and Drainage;
- Construction Materials;
- Waste and Recycling;
- Ecology; and,
- Landscape.

1.0 Introduction

1.1 Background

1.1.1 This report was produced on behalf of LBG1.10 Ltd c/o MCR Property Group to accompany a full planning application prepared to be submitted to Manchester City Council (MCC) for the proposed development on land at Lord Street in Manchester.

1.1.2 The purpose of this report is to summarise the proposed Sustainability Strategy, including measures to reduce emissions, promote sustainability and comply with local policy for MCC and ensure that the development is undertaken in a sustainable manner.

1.1.3 To assist the sustainability assessment, the report is supported by 2 site plans illustrating the ground, first and second floors and roof layout plans (Figures 1 to 4).

1.2 Study Area

1.2.1 The Site is located in Manchester and is bounded to the south by Lord Street; to the east by Stocks Street East; to the west by Stocks Street.

1.2.2 The Site is accessed from Stocks Street, followed by Lord Street to the south of the site and A665 to the west.

1.2.3 For the purposes of this report, the study area includes the site boundary and its adjacent surroundings.

1.3 Proposed Development Site

1.3.1 The proposals are for re-development of 3 derelict buildings on the corner of Lord Street, Stocks Street and Stocks Street East to provide a homeless accommodation centre comprising 31 standalone bedrooms with en-suite shower rooms (including two Disability Discrimination Act compliant rooms) and associated infrastructure, including: ancillary healthcare facility/office, staff offices, interview room, decked terrace area, and refuse storage areas.

Figure 1.1 – Ground Floor Layout Plan



Figure 1.2 – First Floor Layout Plan



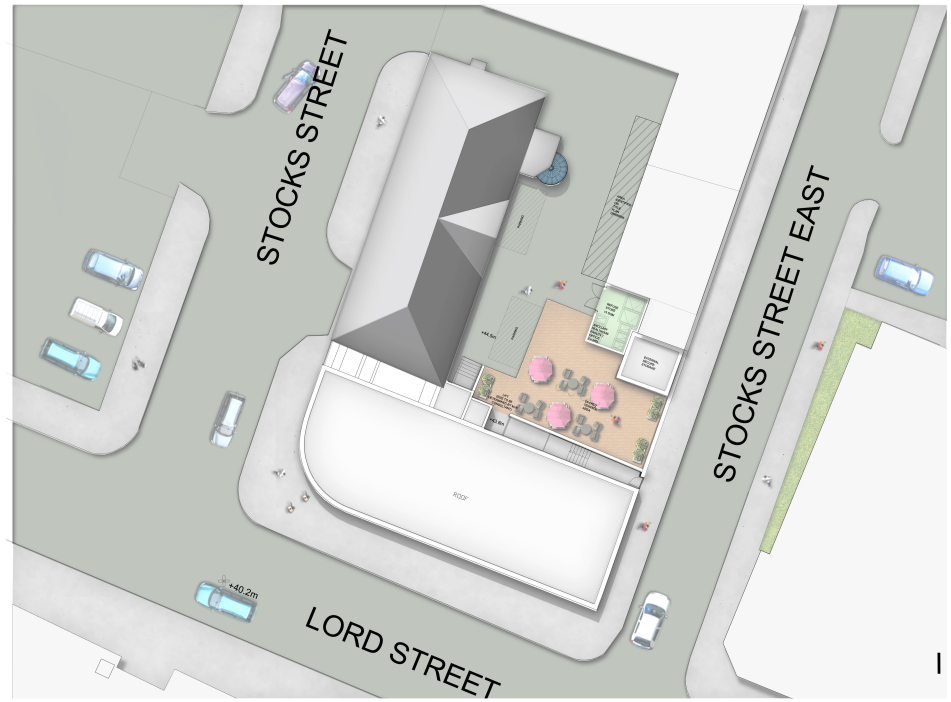
LeachRhodesWalker Architects

Figure 1.3 – Second Floor Layout Plan



LeachRhodesWalker Architects

Figure 1.4 – Roof Plan Layout Plan



4 Purpose of Report

1.1 This report sets out how the site will be developed in accordance with relevant sustainability policy requirements and how the design, construction and future use of proposals encompass sustainable principles as far as practicable.

1.2 The objective of this report is to provide a readily accessible reference to allow those determining the planning application to consider how key issues have been considered within the development in a sustainable context (both locally and nationally).

1.3 At this stage, it is necessary to confirm that many of the statements offered are not detailed in nature but summarise the incorporation of sustainable elements into the design. More specific commitments or initiatives would be progressed as the development evolves and are recommended throughout this report. Subsequently it is the purpose of this document to present those elements of the proposed design that fulfil those criteria and appropriately illustrate how sustainability has been considered in the process to date.

1.4 The report is structured as follows:

- Section 2: outlines the policy requirements for sustainable development at national, regional and local levels;
- Section 3: details the measures within the design which consider the broad range of sustainable development criteria, including additional measures with the potential to be incorporated into the development; and,
- Section 4: provides the conclusion.

2.0 Policy Context

2.1 Introduction

2.1.1 This section outlines the policies and guidance that has influenced the sustainability strategy for this development.

2.2 Global Policy

2.2.1 At the 1992 Earth Summit in Rio de Janeiro, a comprehensive action plan for the 21st Century was created as a result of growing global concern about 'the rapidly deteriorating state of the environment, widespread and growing poverty and social inequalities. It was recommended that each country should produce a national strategy aimed at implementing change and promoting a more sustainable way of life. The United Kingdom was one of 180 countries to sign up to the action plan, which is known as Agenda 21.

2.2.2 These global sustainability policies were further developed at the 2002 Earth Summit in Johannesburg and subsequently the United Nations Conference on Sustainable Development. In September 2015 at the United Nations Sustainable Development Summit, more than 150 world leaders adopted the new 2030 Agenda for Sustainable Development, including the Sustainable Development Goals. These are a set of seventeen aspirational "Global Goals" with 169 targets between them.

2.3 National Policy

Climate Change Act

2.3.1 The Climate Change Act (2008) sets a legally binding target for the year 2050 and directly relates to the following:

- reduction of targeted greenhouse gas emissions, especially Carbon Dioxide – 80% of 1990 levels by 2020;
- provide a system of carbon budgeting;
- establish a Committee on Climate Change, which would be responsible for setting binding interim carbon budgets for the government;
- to make provision about adaptation of climate change;
- provide financial incentives to produce less domestic waste and to recycle more of what is being produced; and,
- encouraging activities that reduce emissions or remove greenhouse gas from the atmosphere.

The Committee on Climate Change

2.3.2 The Committee on Climate Change (the CCC) is an independent, statutory body established under the Climate Change Act 2008 whose purpose is to advise the UK Government on emissions targets and report to Parliament on progress made in reducing GHG emissions and preparing for climate change.

2.3.3 The CCC has produced reports of relevance to the residential sector and the Proposed Development:

1. **Updating an assessment of the costs and benefits of low-regret climate change adaptation options in the residential buildings sector:** report has been produced for the purpose of presenting updated cost curves for a range of building scale adaptation measures for the UK. The updated cost curves provide an indication of the cost and benefits of a range of residential adaptation measures and were presented in the context of a range of climate risks: water stress, flooding and overheating.
2. **UK Housing: Fit for the Future?** The report aims to assess the measures that need to be adopted in the housing sector to both manage climate change impacts and reduce GHG emission. The report considered the current state of play and what is needed for low-carbon heat, energy efficiency, cooling and ventilation, broader life-cycle carbon associated with homes, peak electricity demand management, water

efficiency, property level flood resilience, surface water flood alleviation, green spaces and infrastructure, and sustainable transport.

Securing the Future: UK Government Sustainable Development Strategy (2005)

2.3.4 In 2005, the Government published an updated strategy for implementing sustainable development across the UK.

2.3.5 The Government set out five principles for sustainable development in its 2005 strategy for sustainable development:

- Living within environmental limits – respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
- Ensuring a strong, healthy and just society – meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion, and creating equal opportunity for all;
- Achieving a sustainable economy – building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them, and efficient resource use is incentivised;
- Promoting good governance – actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy, and diversity; and,
- Using sound science responsibly – ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

2.3.6 The shared priorities for action set out in Securing the Future include preparing for the climate change and creating sustainable communities.

2.3.7 Although published in 2005, the strategy has taken a recently renewed focus in light of the Government's definition of Sustainable Development in the National Planning Policy Framework (NPPF).

National Planning Policy Framework

2.3.8 The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's national planning policies for England how these are expected to be applied. The NPPF has a specific focus on the protection of the environment and the promotion of sustainable growth.

2.3.9 The NPPF Paragraph 8 outlines the objectives of the three dimensions to sustainable development:

- 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 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,
- 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.

2.3.10 The NPPF Paragraph 9 states that these objectives should not be used against which every decision should be judged and should not be undertaken in isolation and to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously.

2.3.11 The NPPF identifies that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment and in people's quality of life through:

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of biodiversity 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.

Planning Practice Guidance

2.3.12 The NPPF is supported by Planning Practice Guidance, which provides information to local authorities on how to implement the policies of the NPPF and approach specific policy aims.

2.3.13 The guidance confirms that when local planning authorities are setting any local requirements for a building's sustainability, these must comply with the Governments zero carbon buildings policy. Other policies of relevance to sustainable development include:

- Climate Change (2019);
- Flood Risk and coastal change (2014);
- Historic Environment (2019);
- Natural Environment (2019);
- Open Space, sports and recreations facilities, public rights of way and local green space (2014);
- Waste (2015); and,
- Water supply, wastewater and water quality (2019).

2.4 Local Policy

MCC Core Strategy Development Plan Document July 2012

2.4.1 A number of policies relevant to the proposed development and overall sustainability and development goals were identified. These are:

Policy EN1: Design Principles and Strategic Character Area

2.4.2 *All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised.*

Policy EN4: Reducing CO2 emissions by enabling low and zero carbon development

2.4.3 The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

- *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;*
  - *To reduce the need for energy through energy efficient features such as improved insulation and glazing;*
  - *To meet 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 and retrofit projects 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 development and refurbishment schemes.*

Policy EN6: Target Framework for CO2 reductions from low to zero carbon energy supplies

2.4.4 *Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target, unless this can be shown not to be viable.*

2.4.5 *Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.*

Policy EN1: Adaptation to Climate Change

2.4.6 All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

- *Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability;*
- *Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways;*
- *The need to control overheating of buildings through passive design;*
- *The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.*

Policy EN16: Air Quality

2.4.7 The Council will seek to:

Improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

Policy EN17: Water Quality

2.4.8 Development should:

- *Avoid any adverse impact on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological;*
- *Minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses.*

Policy EN19: Waste

2.4.9 The council requires that developers:

- *Demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).*
- *Submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.*
- *Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.*

2.5 Other Policies and Guidance

Guide to development in Manchester Supplementary Planning Document (SPD) and Planning Guidance, April 2007

2.5.1 This SPD is centred on 9 key issues:

- Design;
- Accessibility – Design for Access;
- Environmental Standards;
- Street Hierarchy;
- Parking Guidelines;
- Housing Density;
- Promotion of a safer environment;
- Design for health; and,
- Internal Design Principles.

2.5.2 The environmental standards section draws upon the checklist and applies a set of requirements that relate to MCC's commitment to becoming 'the greenest city in Britain'. This section identifies that:

Developers will be expected to submit a statement on how their proposal will achieve the environmental standards and will be seen as an addition to the Design and Access Statement.

2.5.3 The environmental standard requirements are the following:

- Energy Efficiency: In the Environmental Standards Statement, developers should show how they have considered the steps necessary to reduce energy demand at the earliest stages of design.
- Renewable Energy: To reduce energy demand and the harmful impact of using energy from non-renewables, developers should aim for at least 20% of final site energy demand to be met by on-site renewable energy technologies.
- Environmental Design: Developers must demonstrate energy efficiency. For residential developments, this should be through the use of the Department for Communities and Local Government's 'Code for Sustainable Homes'.
- Water Management and Weather Resilience: The environmental standards statement should show how water is to be managed in the most environmentally effective way.
- Waste Management: All developments should have a waste management strategy included in the Environmental Standards Statement.
- Construction Management: Building materials used in new development and refurbishment schemes to be environmentally friendly wherever possible, and encourages the use of recycled building materials, which is also energy efficient.
- Biodiversity: Developers will need to contribute to Manchester's Biodiversity Strategy by demonstrating in their Environment Standards Statement how they have taken full account of the effect of their proposed development on biodiversity.

- Waterways: Developers working in close proximity to the City's waterways should demonstrate, in line with the Manchester's Waterways Strategy, how public access, environment and management will be enhanced.

Manchester Climate Change Strategy 2017-2050

2.5.4 This strategy sets out the framework of how the Council is aiming to limit the impacts of climate change, locally and globally. The Councils' objectives are therefore the following:

- Sustainable economy and jobs: *Manchester-based businesses and universities will be playing a strong and growing role in delivering solutions locally and to cities around the world.*
- Healthy communities: *Manchester's residents will lead increasingly healthy lifestyles that are underpinned by access to high quality parks and green spaces, clean air, healthy local food, safe walking and cycling routes, energy efficient homes, affordable supplies of energy and an understanding of how they can help to reduce local flood risk and exposure to heat stress.*
- Resilience to climate change: *The city's communities, public sector, businesses and third sector will become increasingly resilient to the changing climate*.
- Zero Carbon: *Manchester will adopt and stay within a scientifically robust carbon budget that is consistent with the Paris Agreement to limit global average temperature increases to well below 2°C, ultimately resulting in Manchester becoming a zero carbon city by 2050.*
- Culture Change: *A shift in culture, where an understanding of climate change and how to take action is embedded throughout the city, will underpin action to meet all four of the strategy's other objectives.*

3.0 Sustainability Criteria

3.1.1 The sustainable development priorities have been identified in line with the policies identified in Section 2 and in line with the current design of the development.

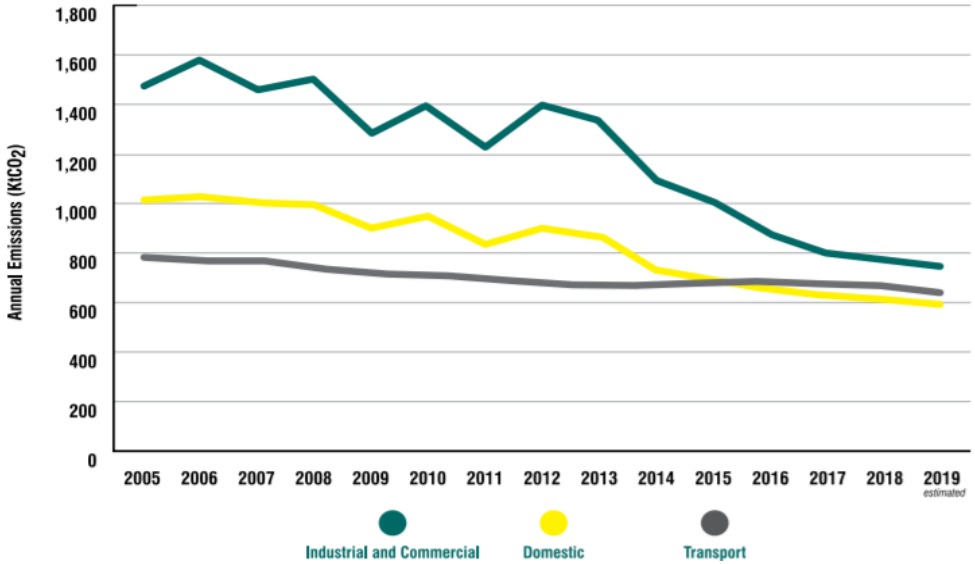
3.1.2 Sustainability has been considered for the development under a number of environmental topics / headings outlined below.

3.1 Energy Efficiency and Climate Change

3.1.1 Greenhouse gas emissions are a main contributor to climate change therefore a sustainable approach to energy consumption is imperative. Consequently, the development will need to ensure it is resilient to predicted changes in climate such as an increase in temperatures, increased winter rainfall, decreased summer rainfall and more extreme weather events.

3.1.2 Manchester's target is to reduce its 2005 CO2 emissions by 41% by 2020. Through a combination of local and national policies on energy and transport, Manchester is projected to make a 29% reduction by 2020. The 2020 Climate Change annual report also identified that although overall emissions are decreasing, transport related emissions have not fallen significantly (as illustrated in Figure 3.1 below), representing the largest share of impact on the climate.

Figure 3.1 Sectoral CO2 emissions for Manchester (Annual Report 2020)

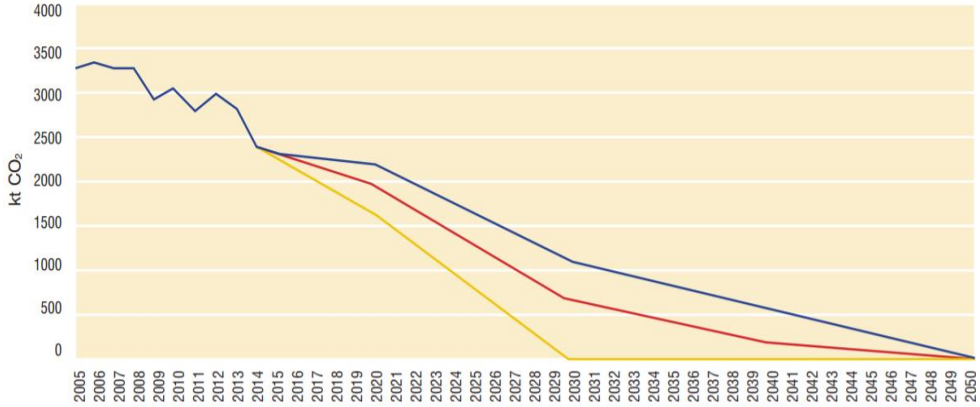


3.1.3 As part of the Manchester Climate Change Strategy, indicative budgets, pathways and CO2 reduction targets have been developed for three potential scenarios of temperature increases, as listed in Table 3.1 below. A graphical representation of the predicted decreases in overall emissions is illustrated in Figure 3.2.

Table 3.1 Carbon Budgets

		% CO_2 reduction from 2005			
Scenario	Carbon budget (Mt CO_2)	2020	2030	2040	2050
Scenario 1 – 50% chance of limiting global average temperature increase to 2°C	37	34%	68%	85%	100%
Scenario 2 – 66% chance of limiting global average temperature increase to 2°C	28	41%	80%	95%	100%
Scenario 3 – 33% chance of limiting global average temperature increase to 1.5°C	17	50%	100%	100%	100%

Figure 3.2 Carbon Budget Pathways (Scenario 1: blue, Scenario 2: red, Scenario 3: yellow)



Proposed Development and Mitigation

3.1.4 In response to local policy as well as recent recommendations of the Housing Standards, the application aims to take a 'fabric first' approach incorporating a number of sustainable design principles to meet the requirements of the applicable Building regulation:

- Double UPVC glazing is proposed, the specifications of which will be optimised to allow the maximum amount of solar energy, helping to reduce electricity consumption through artificial lighting;
- The dwellings will be fitted with 100% dedicated energy efficient light fittings to reduce energy consumption;
- The building will be controlled with thermostatic sensors;
- The dwellings will be mechanically ventilated with extracts in the kitchen and WC/bathrooms; and,
- All external lighting will be energy efficient and will incorporate the relevant controls i.e. passive infra-red, timers etc. in order to ensure that these are not switched on when they are not required.

3.1.5 The development does not include the provision of parking facilities and therefore no emissions associated with transport (excluding those associated with public transport where applicable) will be derived from the development.

Construction and re-development

3.1.6 The development will reduce the lifecycle impact of materials used in construction by ensuring:

- The use of materials with low environmental impact throughout their lifecycle;
- That materials are responsibly sourced from suppliers operating an Environmental Management System or procuring timber from FSC and PEFC sources, for example will be prioritised; and,
- Consideration will be given to local sourcing of construction materials where feasible, which will minimise the impact of carbon dioxide emissions associated with the transportation of materials.

Policy Compliance

3.1.7 These measures accord with guidance outlined in the:

- NPPF PPG Flood Risk and coastal change (2014);
- NPPF PPG Climate Change (2019);
- MCC Local Plan Policy EN1: Design Principles and Strategic Character Area;
- MCC Local Plan Policy EN4: Reducing CO2 emissions by enabling low and zero carbon development;
- MCC Local Plan Policy EN6: Target Framework for CO2 reductions from low to zero carbon energy supplies;
- MCC Local Plan Policy EN1: Adaptation to Climate Change;

- MCC Guide to development in Manchester SPD; and
- Climate Change Strategy for Manchester.

Further Potential Measures

3.1.8 Further sustainability measures which could be secured through suitably worded planning condition and agreed with MCC are the following:

- The preparation of a Construction Environmental Management Plan to include measures to reduce energy use and greenhouse gas emissions during construction and re-development works of the existing buildings, such as the recycling and reuse of materials where possible, the use of local suppliers and ensuring vehicle engines are switched off when not in use.

3.2 Water Management and Weather Resilience

Proposed Development

3.2.1 Initial assessment of EA Flood Mapping indicates that the majority of the site is located within Flood Zone 1 and has a low probability of fluvial flooding. Surface water flooding summary identifies the sites' surroundings within a medium risk zone.

3.2.2 River Irk is the nearest watercourse to the site and is located approximately 250m to the east.

3.2.3 As the development site is under 1ha, a Flood Risk Assessment was not undertaken. It is anticipated that the choice material used internally and externally and types of planting on the terrace area will be considered for their flood resilience and their ability to adapt to the changing climate.

3.2.4 Flood resilience measures which may be appropriate for the development site include:

- Water-resistant plaster/tiles/paint on the walls of the ground floor;
- Covers for doors and airbricks; and,
- Non-return valves on new plumbing works.

Policy Compliance

3.2.5 These measures accord with guidance outlined in the:

- NPPF PPG Flood Risk and Coastal Change (2014);
- MCC Local Plan Policy EN1: Design Principles and Strategic Character Area;
- MCC Policy EN17: Water Quality;
- MCC Guide to development in Manchester SPD;

Future Potential Measures

3.2.6 Further sustainability measures which will be integrated into the development design in line with the relevant policies include:

- During re-development, drainage facilities will be upgraded if required and re-used where practical;
- During construction, best practice methods will be employed to conserve water usage; and,
- Water control measures within washrooms - WC flushes will be dual flow and set to the latest water saving recommendations.

3.3 Construction Management and Materials

Proposed Development

3.3.1 No materials will be used in the Proposed Development that by their nature or application or use contravene any British Standard or Code of Practice, or which contravenes the recommendations of Good Practice in the Selection of Construction Materials.

3.3.2 The contractor will maintain best practices across the site with the aim of keeping the construction process sustainable. It is anticipated that

the Principal Contractor will use ISO14001 and BES6001 suppliers and manufacturers during construction of the development.

3.3.3 Materials chosen will be robust, low maintenance and long lasting to suit the location and intended use. The building elements will also incorporate appropriate design and specification measures to limit material degradation due to environmental factors.

3.3.4 The contractor will endeavour to ensure materials are sustainably procured and utilise locally sourced and produced materials in an effort to reduce transport energy use.

3.3.5 Materials will also be recycled and re-used as far as practicable.

Policy Compliance

3.3.6 These measures accord with:

- MCC Local Plan Policy EN1: Design Principles and Strategic Character Area;
- MCC Guide to development in Manchester SPD;

Future Potential Measures

3.3.7 Further sustainability measures with the potential to be integrated into the development design and in line with the relevant policies include:

- Use of Building Research Establishment (BRE) guidance for reducing environmental impacts such as the Green Guide to Specification to ensure sustainable materials and materials with lower embodied carbon are specified;
- Use of natural materials where possible, which typically have a lower environmental impact than synthetic alternatives; and,
- Consideration of the whole life performance of materials.

3.4 Waste and Recycling

Proposed Development

3.4.1 The Proposed Development will actively seek to reduce the amount of waste sent to landfill during the redevelopment of the existing building through sustainable design where applicable. Responsibility for waste management during the construction works will be assigned to either the Principal Contractor or a waste contractor. During the redevelopment of the existing building, the existing materials will be re-used where practical, with the remainder of the materials recycled wherever practical.

3.4.2 Upon completion of the construction phase, waste produced during the day to day use of the site once operational will comprise household waste from residents as well as waste arising from property maintenance.

3.4.3 A waste strategy is being prepared and will be submitted with the planning application. The refuse store is located adjacent the external terrace area at the rear of the building next to the service yard. The arrangements for the storage and segregation of household waste within the proposed development have been designed to comply with the relevant MCC policies.

3.4.4 MCC, as the waste collection authority, will collect the household waste from the development.

Policy Compliance

3.4.5 These measures accord with guidance outlined in the:

- NPPF PPG Waste (2015);
- MCC Local Plan Policy EN1: Design Principles and Strategic Character Area;
- MCC Policy EN19: Waste;
- MCC Guide to development in Manchester SPD;

Future Potential Measures

3.4.6 Further sustainability measures with the potential to be integrated into the development design and in line with the relevant policies include:

- The production of a Site Waste Management Plan for construction of the development in order to control the development of waste and plan for its sustainable management.

3.5 Biodiversity and Landscape

Proposed Development

3.5.1 The Site comprises an existing building with no significant ecological receptors present within or adjacent to the development boundary.

3.5.2 No statutory designated sites of ecological importance were identified within or adjacent to the site.

3.5.3 There are no National Parks or Areas of Outstanding Natural Beauty located within the study area. There are no formally designated Public Rights of Way within the site.

3.5.4 The site is surrounded by residential and commercial units as well as hotels and therefore will be developed within a similar townscape context.

Proposed Mitigation

3.5.5 Standard pollution and dust control measures will be implemented during site clearance and construction works.

3.5.6 The development was designed to appropriately respond to the existing landscape context. The selection of plant species planted on the decked terrace areas will be confirmed and agreed with MCC during the planning application stage.

3.5.7 The development forms an existing building which will be redeveloped and therefore no potential effects in terms of sustainability and landscape are anticipated.

Policy Compliance

3.5.8 These measures accord with guidance outlined in the:

- NPPF PPG Natural Environment (2019);
- MCC Local Plan Policy EN1: Design Principles and Strategic Character Area;
- MCC Guide to development in Manchester SPD;

4.0 Concluding Statement

4.1.1 This report outlines how the planning application for a homeless accommodation shelter considers a range of sustainable development measures in its design and construction. The potential mitigation measures outlined above are not detailed in nature at this stage and provide the potential for incorporation of sustainable elements into the design at a later stage. More specific commitments or initiatives would be progressed as the development evolves and will be coordinated with all parties involved in the discharging of conditions and construction of the development.

4.1.2 The preceding discussion provides evidence that the sustainable development measures meet relevant national and local policy requirements of MCC.