



FAO Lewis Waddie
Bellway Homes Manchester
304 Bridgewater Place
Birchwood
Warrington
WA3 6XG

27h April 2021

Dear Lewis

Reference : Condition 5, 10977/OO/2015/S1

I write to you in relation to condition 5 of the outline planning approval for your development off Cavendish Road, Manchester. The condition required the constructed development to achieve a 10% improvement in CO₂ emissions over a Part L 2010 baseline. JSP Sustainability completed an Energy Statement in 2016. This accompanied the Reserved Matters planning application. The Statement detailed how Bellway Homes fabric first specification would deliver the necessary 10% saving and we understand this was judged acceptable by the Local Planning Authority. We also understand that a final verification statement is needed to complete the discharge of Outline condition 5 and Reserved Matters condition 2.

As part of the Building Regulations submission, JSP Sustainability completed the design and as built SAP calculations for the development. I have included below a summary of the specification modelled and adopted at the development site;

Wall	0.24-0.26W/m ² K dependent on inner leaf blockwork strength
Ground Floor	0.12W/m ² K
Cold Roof	0.11W/m ² K
Sloped Roof	0.18W/m ² K
Glazing	1.40W/m ² K
Ventilation	System 3 continuous extract
Boilers	Ideal Logic boilers
Controls	Zone controls for types over 150m ² and single zone heating for house types less than 150m ² .
Lighting	100% low energy
Thermal Bridging	Constructive Details & Accredited Construction Details.

JSP Sustainability Ltd
York Science Park,
Innovation Centre,
Innovation Way,
Heslington, York.
YO10 5DG

T: 0845 5485 900
E: info@jspsustainability.co.uk
W: www.jsplimited.co.uk



I have reviewed the as built calculations for the development site and can confirm that the site's regulated Target Emission Rate is 137,025.01kg/year. The constructed site has a calculated emission rate of 123,318.97kg/year of CO₂. This is a saving of 13,706.02kg/year or 10.0% over Part L. On this basis the development has been constructed in line with the standards promised in the 2016 Energy Statement and we can recommend the full discharge of the relevant planning conditions.

I trust the above is satisfactory.

Yours sincerely

Gerard McGuigan BSc PGDipSurveying
Sustainability Consultant

JSP Sustainability Ltd
York Science Park,
Innovation Centre,
Innovation Way,
Heslington, York.
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