

Land to the rear of Dickenson Road, Longsight (ref 130197/FO/2021)

Sustainability Statement to address policies EN4 of the Manchester Core Strategy

The proposal would make efficient use of under-used, neglected piece of land within the urban area. It is sustainable location being well related to a variety of services, facilities and public transport routes.

In addition to the above attributes, the scheme has been designed to incorporate a number of energy efficient measures including the following:

- the use of natural materials, including slate & timber and materials will be recycled where possible;
- consideration will be given to the use of SIP's (structural insulated panels) which by their very nature are a sustainable method of construction;
- the orientation of the proposed development has maximises natural light with large over hanging eaves and soffits naturally control solar gain in the summer months.
- low energy fittings will be included to control external light pollution;
- low volume flush w/c's and water efficient appliances will be utilised;
- the development will be in accordance with current Building Regulations Requirements in regard to Part L.
- the scheme includes new hedge and tree planting to the boundaries to the site, planting within and the creation of gardens for use by the residents. This will enhance bio-diversity and provide appealing and useable outdoor space for use by the residents;
- inclusion of 3 EVCP; and
- provision of 10 covered, secure cycle stands.

The development aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.