ELEMENT SUSTAINABILITY

CINE CITY, MANCHESTER

ENVIRONMENTAL STANDARDS STATEMENT VERIFICATION REPORT

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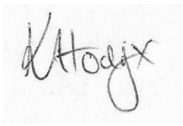
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1. INTRODUCTION

Element Sustainability has been commissioned by Britannia Property Group to review the development's performance relative to the Environmental Standards Statement (report reference: 2016.125 - Cine City, Environmental Standards Statement v1) submitted to the local planning authority in support of the planning application for this mixed-use scheme at Cine City, Withington, Manchester.

The purpose of this report is to summarise and verify the design attributes, specifications and characteristics of the scheme that have been implemented as per the commitments made within the Environmental Standards Statement. This verification report is intended to assist with the discharge of the following planning condition applied within the Appeal Decision Notice for this site (ref. Appeal Decision APP/B4215/W/15/3136755):

> *17) Prior to the implementation of any of the above ground works an Environmental Standards Statement shall be submitted to and approved in writing by the local planning authority. A post construction review certificate/statement shall be submitted for approval to the local planning authority within a timescale that has previously been agreed.*

2. DEVELOPMENT SITE

The development site at Cine City, Withington, Manchester was previously occupied by the Scala Cinema which was demolished in 2008. The site is bound by Copson Street to the north east, Wilmslow Road to the south east, the White Lion public house building (now occupied by Sainsbury's) to the south west and dwellings to the north west. Figure 2.1 shows the development site location.

Figure 2.1- Pre-Development Site



The scheme has delivered a total of twenty-five apartments and ground floor retail accommodation. Figure 2.2 shows the building's north elevation.

Figure 2.2 –North Elevation (Copson Street)



3. SUSTAINABILITY PERFORMANCE VERIFICATION

This section provides an appraisal of the Environmental Standards and details the specific approach, design features and specifications that have contributed to reducing the environmental impact of this scheme in line with Manchester City Councils adopted planning policies.

The approach used to compile the data in this report involved communications and correspondence with various stakeholders. In order to proceed with the Verification Report, we liaised with the client (Awais Shaid of Britannia Property Group) and the contactor (Insite Construction Ltd.) to arrange a site visit that took place on the 7th September. Photographic evidence was acquired during the site visit to confirm that some specifications of the Environmental Standards Statement (ESS) had been met. This also supported the documentary evidence that was supplied to Element Sustainability. Evidence was received from Insite personnel and the architect (Atelier MB) in the form of:

- Invoices;
- Written confirmation (Email);
- Drainage drawings;
- Site waste management plan;
- Design and specification details; and,
- Test certificates.

ESS requirements regarding energy performance were also fulfilled by Element Sustainability. The evidence and data gathered in this appraisal responds to the Council's aforementioned planning condition. The following summary Table 3.1 confirms the design attributes and build specifications that have been provided by Britannia Property Group to ensure this scheme contributes to sustainable development and meets the Council's policy aims.

Table 3.1- Environmental Standards Statement Verification Table

Environmental Standards Statement Requirements	Evidence Provided	Comments
Energy		
1. Dwelling Emission Rate & Fabric Energy Efficiency – The dwellings will perform above the minimum requirements of Building Regulations Approved Document L1A 2013 England.	• As Built SAP and worksheets for all plots. • All air test results provided. • MSC certificate for photovoltaic array	• The residential scheme provides an improvement over the building regulation Part L1A compliance standard.
2. Energy Labelled White Goods – Provision of A and A+ rated white goods (where provided).	• Post-Construction Site visit- Photographic evidence of: o Fridge- Indesit IF A1. UK integrated fridge. Product Energy rating – A+. o Washing Machine/ Dryer- Hotpoint BHWD14 integrated washer dryer. Product energy rating – B (in-line with Code for Sustainable Homes guidance.	• Post-Construction Site visit has been completed.
3. External Lighting – All external space lighting to be provided by dedicated energy efficient fittings and controls.	• Post-Construction Site visit provided photographic evidence of: o One external light is present next to front entrance (Confirmation of Lux level- 100).	• Post-Construction Site visit has been completed. • Internal landlord manual key operated controls present. • Electrical drawings and specifications of external space and security lighting were requested.

Environmental Standards Statement Requirements	Evidence Provided	Comments
4. Internal lighting- 100% low energy and/or LED internal lighting.	• Post-construction site visit provided photographic evidence of: o Crompton energy saving lamps (11w) provided in each apartment. o LED spotlights in each apartment. o Automatic lighting sensors present in communal bin store/ hallways. o No automatic light sensors in communal cycle storage (manual switch).	• Post-construction site visit has been completed.
5. Cycle Space Provision – Fourteen cycle storage spaces are to be provided for the future occupants of the development to encourage sustainable modes of transport.	• Post-construction site visit provided photographic evidence of: o 14 cycle storage spaces provided. o Pin code security lock present on door to cycle storage. o Location, type and size of storage. o Convenient access to cycle storage. o Any security measures. o Manufacturers specification of the cycle locks used and secure entrance lock to store (if applicable).	• Post-construction site visit has been completed.

Environmental Standards Statement Requirements	Evidence Provided	Comments
Water		
6. Indoor Water Use – All dwellings will be designed to reduce mains/potable water consumption and will include water efficient devices and equipment. Sanitary fixtures will be specified to achieve a calculated daily consumption of <125litres/person/day in line with the regulatory standard in order to reduce water demand.	• Post-construction site visit provided photographic evidence of: o sanitary ware. • Written confirmation indicates that the calculations, detailed evidence and specifications are representing the dwelling as built.	• Post-construction site visit has been completed.
Materials		
7. Environmental Impact of Materials – Materials with a low environmental impact throughout their lifecycle will be selected	• Drawings confirm that materials with a low environmental impact throughout their lifecycle have been selected.	--

Environmental Standards Statement Requirements	Evidence Provided	Comments
8. Responsible Sourcing of Materials – • Responsible sourcing of materials will be managed by the contractor. All timber used within the development will be responsibly sourced, verified by the Forestry Stewardship Council (FSC). • Suppliers and manufacturers who operate Environmental Management Systems will be prioritised. • Consideration will be given to local sourcing of construction materials where feasible.	• Photographic evidence of four invoices detailing that their products are FSC compliant.	• Invoices indicate that at least four suppliers were 'local'. • Unable to attain ISO accreditation standards from the contractor. • Compliance certificates from suppliers (e.g. FSC, ISO 14001 etc) were requested.
Surface water and flood risks		
9. Management of Surface Water – The increase will result in the surface water runoff being managed, by sustainable urban drainage or/and on-site attenuation, ensuring the peak rate and volume of surface water run-off will be no greater post development than the pre-development.	• Final drainage drawing.	• No formal strategy produced.

Environmental Standards Statement Requirements	Evidence Provided	Comments
10. Flood Risk of the Development – The development site is located in Flood Zone 1, a low flood risk zone. Flood Risk assessment to determine the risk of flooding from all sources.	• Flood risk map.	• Flood risk has been assessed.
Waste		
11. Construction Waste- • A site waste management plan will identify opportunities to minimise waste generation. • Divert at least 90% of construction waste from landfill. • This design will promote the minimisation of waste in site development and seek to maximise the use of recycled materials in construction required and also demonstrating 90% diversion of waste from landfill.	• A Site waste management plan was provided.	• No data provided to demonstrate that a target of 90% diversion of waste from landfill has been met.

Environmental Standards Statement Requirements	Evidence Provided	Comments
12. Domestic and retail waste- The dwellings will be provided with infrastructure and facilities that meet the need of the occupants for segregated storage. • Communal bin storage provision at ground level designed in line with council's guidance GD 04. • Waste management strategy ensuring adequate bin storage for each residential apartment/ retail unit to optimise recycling rates achieved by Manchester City Council. • The strategy will allow for storage of general waste, recyclable materials and food waste.	• Post-construction site visit provided photographic evidence of: o Communal bin storage at ground level with adequate access for collection. o Communal storage available for; general waste & recyclable materials.	• Post-construction site visit has been completed.
Pollution		
13. Global Warming Potential (GWP) of Insulants – To reduce emissions of gases with high Global Warming Potential (GWP) into the atmosphere, the dwelling will be specified with insulating materials that have a GWP of less than 5.	• Written confirmation from the developer confirming that the insulation materials proposed have been installed within the dwellings.	--
Health and wellbeing		

Environmental Standards Statement Requirements	Evidence Provided	Comments
14. Daylighting – Good levels of natural day lighting will be achieved. Good daylighting levels will provide a good quality of life for the occupants and reduce the need for energy to light the dwellings	• Post-construction site visit provided photographic evidence of: o Good levels of natural day lighting.	• Post- construction site visit completed.
15. Sound Insulation- Sound insulation will be specified to achieve Building Regulation, Part E compliance standards.	• Details of design and specification submitted. • Acoustic test certificates have been provided.	--
16. Disability Access- • Disabled access provision within the scheme itself will be in accordance with Building Regulation, Part M criteria • Lift access will be provided to all floors.	• Post-construction site visit provided photographic evidence of: o Disabled access provision within the scheme is in accordance with Building Regulation, Part M criteria. o Lift access to all floors.	• Post- construction site visit completed.
Management		

Environmental Standards Statement Requirements	Evidence Provided	Comments
17. Construction Site Impact – Monitoring, reporting and set targets for water consumption on site, 80% of site timber is reclaimed, re-used or responsibly sourced AND adopt best practice policies in relation to water (surface and ground) and Air (dust) pollution during construction.	• Pre and post construction water and energy meter readings were provided indicating total water and energy consumption.	• No evidence of energy and water monitoring data available. • No evidence of best practice policies adopted in relation to water (ground and surface) pollution during construction.
18. Secure by Design – This scheme will comply with Secure by Design criteria.	• Evidence of Secure by Design approved door.	• A final inspection of the scheme is required a week before handover, during which the items within the checklist can be verified and the final secure by design certificate can be issued. • Final certificate understood to be issued imminently.
Biodiversity		
19. Protection of Ecological Features - Features of ecological value, such as the street trees located along the Copson Street boundary, will be adequately protected.	• Post-construction site visit provided photographic evidence of: o The two live trees that were located along Copson street are no longer present.	• Post- construction site visit has been completed. • Trees were located outside of development boundary.

4. CONCLUSION

This independent Verification Report responds to the developer's commitments within the Environmental Standards Statement (ESS) for the Cine City development in Withington, Manchester. This report has reviewed the assurances made by the developer at the pre-construction stage and confirms the key issues have been implemented in-line with the Manchester City Council's Supplementary Planning Document (Environmental Standards) in accordance with the Core Strategy Policy DM 1.

The evidence confirming the implementation of some items are yet to be resolved and are as follows:

- As specified in the ESS, external lighting is to be provided by dedicated energy efficient fittings and controls. Confirmation was provided for one external light present outside the front entrance with a Lux level of 100.

- The ESS specifies that best practice techniques to prevent and minimise waste during the design and construction phases of the development were to be adopted. A target of 90% of waste was to be diverted away form landfill. No data was provided to demonstrate that this target has been met.

- In accordance with the ESS, construction site impacts were to be minimised and best practice policies adopted in respect of air and water pollution. To facilitate this, monitoring, reports and targets were requested for energy and water consumption arising from site activities. In addition to this, the contractor's adopted best practice policies were requested. Pre and post construction water and energy meter readings were provided indicating the total water and energy consumption appointed to Insite.

- The ESS stated that features of ecological value, such as the trees located along the Copson Street boundary, were to be adequately protected. The post-construction site visit confirmed that these trees have been removed and have not been replaced.

Nonetheless, the site visit and subsequent information received from the developer and contractor relating to the development at Cine City demonstrates this scheme has been designed and built in accordance with all other commitments specified in the Environmental Standards Statement. The specifications designed to ensure that sustainability standards sought by the council have been achieved are as follows:

- Dwelling Emission Rate & Fabric Energy Efficiency - The dwellings perform above the minimum requirements of Building Regulations Approved Document L1A 2013 England.

- Energy Labelled White Goods – All dwellings have been provided with A and A+ rated white goods (or in-line with Code for Sustainable Homes guidance).

- Internal lighting - Internal lighting is 100% low energy.

- Cycle Space Provision - Fourteen cycle storage spaces have been provided for the occupants of the development to encourage the use of sustainable modes of transport.

- Indoor Water Use - All dwellings are designed to reduce mains/potable water consumption and include water efficient devices and equipment. A daily consumption of <125litres/person/day has been calculated in line with the regulatory standard in order to reduce water demand.

- Environmental Impact of Materials - Materials with a low environmental impact throughout their lifecycle have been selected.

- Management of Surface Water – The peak rate and volume of surface water run-off is no greater post development than the pre-development site.

- Flood Risk of the Development –The development site is located in Flood Zone 1, a low flood risk zone. A Flood Risk assessment has been carried out to determine the risk of flooding from all sources.

- Domestic and retail waste - The dwellings and the retail unit are provided with infrastructure and facilities that meet the need of the occupants. This is in-line with the council's guidance GD 04.

- Global Warming Potential (GWP) of Insulants – To reduce emissions of gases with high Global Warming Potential (GWP) into the atmosphere, it has been confirmed that the dwellings are built as specified with insulating materials that have a GWP of less than 5.

- Daylighting – Good levels of natural day lighting have been achieved.

- Sound Insulation - Acoustic test certificates have been provided which achieve compliance with Building Regulation, Part E compliance standards.

- Disability Access - Disabled access provided within the scheme itself is in accordance with Building Regulation, Part M criteria. The provision of a lift provides access to all floors.

- Secure by Design - This scheme complies with Secure by Design criteria and the final certificate is to be issued.

In conclusion, the commitments reviewed within this Verification Report for the scheme at Cine City, Manchester have been met with satisfaction with the exception of a few points. Britannia Property Group's contractor, Insite Ltd. have sought to deliver a development that responds positively to the guidance provided within Manchester City Councils adopted planning policies and within the Environmental Standards Statement.