Emery Planning Partnership

4 South Park Court
Hobson Street
Macclesfield
Cheshire SK11 8BS

T: 01625 433881
F: 01625 511457
E: info@epp-planning.com
W: www.epp-planning.co.uk

Application by: Howells Group Plc
Land at: Harper Road, Sharston Industrial Estate, Wythenshawe, Manchester

ENVIRONMENTAL STANDARDS STATEMENT

For the demolition of existing building and erection of extension to main two storey industrial building

EPP reference: ESS1-7206-CG-dr

November 2011

Emery Planning Partnership Ltd
Registered office: as above

VAT Reg. No. 758112726
Registered No. 4471702

CONTENTS:

1.	ENERGY EFFICIENCY	1
2.	RENEWABLE ENERGY	1
3.	ENVIRONMENTAL DESIGN	1
4.	WATER MANAGEMENT AND WEATHER RESILIENCE	2
5.	WASTE MANAGEMENT	2
6.	CONSTRUCTION MANAGEMENT	3
7.	BIODIVERSITY	3
8.	WATERWAYS	3

1. ENERGY EFFICIENCY

1.1 Howells Railway Products Ltd design and manufacture railway products.

1.2 In terms of the site itself, the existing company takes its electricity from the national grid. There are very few other options due to the nature of the business.

1.3 Existing planting to the south of the site will provide shading.

1.4 Any cooling system proposed, will be located at the rear of the existing and proposed building to minimise any noise disturbance.

1.5 See points 3.6 to 3.11 in sub heading Environmental Design

2. RENEWABLE ENERGY

2.1 There is little opportunity to pursue renewable energy due to the nature of the existing business. However, as part of new buildings there is the opportunity to explore the use of solar panels on the roof of the existing and proposed roof structure. This matter is being investigated as part of the proposal.

3. ENVIRONMENTAL DESIGN

3.1 All building work shall be carried out in accordance with the current building regulations and an agent would be appointed to supervise the work on site.

3.2 The proposal involves the replacement of an existing low grade and low energy efficient building with a new purpose built building. The environmental design of the proposal will create a superior building in terms of the efficiency of use.

3.3 An energy assessment would be carried out by independent specialist in accordance with the building regulations.

3.4 Good site management would be encouraged.

3.5 A quantity surveyor would be appointed to quantify the amount of materials required for the development in order to minimise waste.

3.6 Construction waste would be monitored and recycled where possible, any materials removed from site will be disposed of at a registered site.

3.7 Sky lights would be provided to make the best use of natural light. These will be non-opening and insulated against noise and will be south facing to allow solar gains.

3.8 Frequency ballast would be installed on all fluorescent and compact fluorescent lamps.

3.9 A services engineer would be employed to design an appropriate lighting scheme in accordance with recommendations from CIBSE.

3.10 Energy efficient lighting would be used where possible.

3.11 All external luminaries would have an efficiency of at least 100 luminaire- lumens/ circuit-watts and will be controlled through a time switch or daylight sensor.

3.12 Natural ventilation will be designed into the offices. Mechanical ventilation will be introduced in the manufacturing areas to help minimise noise. No air conditioned units are intended to be installed.

3.13 The site is served well by public transport to encourage workers to cycle to work. A cycle store will also be accommodated on site.

3.14 Any new timber would be sourced from a sustainable source.

3.15 External and internal recycling points would be provided.

4. WATER MANAGEMENT AND WEATHER RESILIENCE

4.1 There is no increase to hard landscaping as a result of the proposal. The current external area will be redesigned to accommodate improved off road parking facilities on the site. Any new materials will be of a suitable porous material.

4.2 The proposal is a replacement of an existing building which results in an increase of approximate 6% increase in ground area. The new building is constructed on the footprint of the existing building and the existing yard. Therefore there should be no additional burden on the existing drainage system.

5. WASTE MANAGEMENT

5.1 The applicants would seek to recycle waste by providing internal storage areas, to allow them to segregate their waste into refuse and recyclables until it can be transferred to external bins.

5.2 External bins would be located where it is convenient for collection and accessible for employees at the rear of the site. The specific design and location of the bins will comply with Part H of Building Regulations 2002.

5.3 The process of machining is a clean process, using a small amount of oil and water for lubrication. Any fluid residue evaporates and no noxious gases are produced. The coolants for the machines are water-based and biodegradable. They are covered by COSHH Legislation and inspected regularly. They work to British Standard 1S014001 and

have been accredited for 16 / 17 years for British Standard 9001. All such waste materials are removed by specialist contractors.

5.4 Some products that arrive on site in cardboard boxes are broken down, stored inside and recycled.

6. CONSTRUCTION MANAGEMENT

6.1 A site waste management plan would be implemented

6.2 Building materials would be environmentally friendly and locally sourced where possible.

7. BIODIVERSITY

7.1 The applicant is not aware of any protected or unprotected species within the site. This is also confirmed in the ecology report.

7.2 Land to the rear of the site provides access to a private waste collection and sorting area, beyond which is a railway line. This might provide appropriate habitat for wildlife and the proposal would not impinge upon this.

8. WATERWAYS

8.1 The closest waterway to the site is the River Mersey which is located approximately 550 metres to the north-west of the site. According to the Environment Agency's Flood maps, the site is not at risk of flooding even in extreme circumstances.