

Environmental Standards Statement

Deansgate, Manchester

June 2025



Environmental Standards Statement

Deansgate, Manchester

Client Name: Criterion Capital
Produced: Ensphere Group Ltd
Document Reference: 24-E144-004

Quality Assurance Approval Status

This document has been prepared and checked in accordance with Ensphere Group Ltd.’s Quality Management System.

Issue:	Version:	Prepared:	Reviewed:	Approved:	Date:
Final	3	Kizzy O’Sullivan	Pete Jeavons	Pete Jeavons	June 2025

Report Outline

Contents

Executive Summary.....	iii	Materials Optimisation and Waste.....	11
1. Introduction	1	Pollution Prevention.....	11
Site and Surroundings	1	Water Pollution	11
Proposed Development.....	1	6. Summary	12
Report Objective.....	1		
2. Assessment Methodology	2	Appendices.....	13
Sustainability & Sustainable Development.....	2	A. Proposed Site Plan.....	14
Analysis Methodology	2	B. Key Local Planning Policy Requirements.....	15
3. Planning Context	3	C. Indicative Energy Modelling Outputs	20
National Context.....	3	D. BREEAM Pre-Assessment Report.....	27
Local Context	4	E. General Notes.....	44
4. Sustainable Design Proposals	6		
Energy.....	6		
Sustainable Building Standards.....	8		
Materials & Waste.....	8		
Biodiversity.....	9		
Pollution Reduction	9		
Climate Change Adaptation	10		
Water and Drainage	10		
Transport.....	10		
5. Sustainable Construction Proposals	11		
Responsible Construction Practices.....	11		

Executive Summary

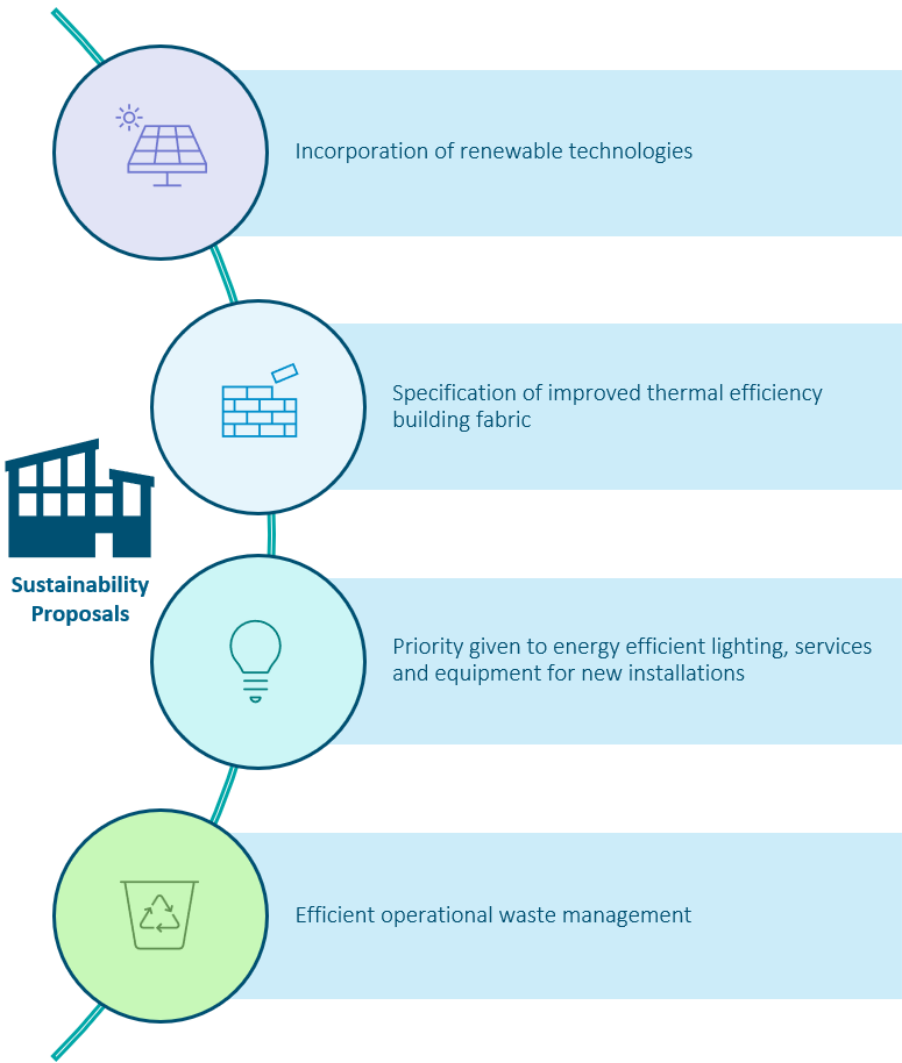
This Environmental Standards Statement presents the sustainability credentials for a proposed development at Church House, 90 Deansgate, Manchester.

The proposals are for the refurbishment and conversion of the above site from office to a hotel, reutilising the existing building.

Consideration has primarily been given to the planning policy context and other requirements prior to establishing a strategy based upon the energy hierarchy; with a priority given to energy demand reduction and efficiency.

The proposed development aims to maximise the reduction of carbon emissions within the constraints of a refurbishment project. Given the nature of the development proposal, the physical alterations are limited. Nevertheless, it is proposed to reduce energy demands in line with the Energy Hierarchy. This will be achieved through the use of energy-efficient lighting, services, and equipment for new installations, as well as improved building fabric, for example.

Overall, the proposals for the scheme are in line with the overarching principles of sustainable development as well as the policy requirements of the National Planning Policy Framework, and policies of the Council. When implemented, the scheme will provide an efficient and low carbon development.



1. Introduction

Ensphere Group Ltd was commissioned by Criterion Capital to produce an Environmental Standards Statement for a proposed development at Church House, 90 Deansgate, Manchester.

Site and Surroundings

The application site (the 'Site') is located in the northern area of Manchester City Centre. The building is situated on Deansgate, a main road (A56) within the city centre, which includes retail, restaurants, and services.

The immediate surroundings are commercial, with a mix of restaurants and shops. Green spaces and recreational facilities, including parks and community centres, are located in the wider surrounding area.

The site has a Greater Manchester Accessibility Level (GMAL) rating of 8, indicating high public transport accessibility. Two bus stops are located within a 10-minute walk on Deansgate and Bridge Street, serving over 10 bus routes. Salford Central and Manchester Victoria Railway Stations are also within a 10-minute walk, providing rail connections via TransPennine Express and Northern lines.

Proposed Development

The proposals are for the refurbishment and conversion of the above site from office to a hotel, reutilising the existing building.

Report Objective

The objective of the Environmental Standards Statement is to outline how sustainability and the principles of sustainable development have been incorporated into the development proposals, as well as outline how energy efficiency, low carbon and renewable technologies have been considered as part of the energy and sustainability strategy.



Figure 1.1 – Map Showing the Location of the Proposed Development

2. Assessment Methodology

Sustainability & Sustainable Development

“Sustainability” is a broad concept generally used to describe the ability to perpetuate a particular state of being. It is widely used in the context of development and where there is potential for changing circumstances to cause an impediment to the perpetuation of a phenomenon.

The term is subjective, and the understanding of the concept is influenced by perceptions and aspirations. “Sustainability” is therefore variably defined but normally encapsulates a wide range of issues, often characterised by their relationship with the economy, society and the environment (the “three pillars” of sustainability).

These issues are not necessarily mutually exclusive and whilst they are often presented as such, technically, the economy is a function of society; and society concerns the interrelationships and behaviours of one species within the wider environment. Nevertheless, the identification and characterisation of these issues enables a better understanding of the things that matter in decision making, which enable a balance to be struck when priorities compete.

The term “sustainable development” is often used interchangeably with “sustainability”, but it is narrower in scope and seeks to promote the perpetuation of human advancement. The “Brundtland Report” (officially titled “Our Common Future” and written by the United Nations World Commission on Environment and Development, Chaired by Gro Harlem Brundtland in 1987), presents perhaps the most widely cited and understood interpretation of this concept:

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs”

The definition introduces the concept of “needs” and the generational timeframe for evaluating whether an action is sustainable or otherwise.

Analysis Methodology

Given the broad definitions associated with the terminology of “sustainability” and “sustainable development”, understanding how these concepts have been interpreted and incorporated into the local planning regime requires a review of the planning policy as well as the documents upon which the policy is based. The report therefore commences with an overview of the planning policy and other considerations.

An appraisal of the sustainability credentials of the scheme then follows. Structure is important when assessing sustainability due to the breadth of issues being considered; an approach has been created based upon the phases of the development cycle relevant to the planning decision making processes, with consideration given to the “three pillars” (discussed above) and requirements of policy.

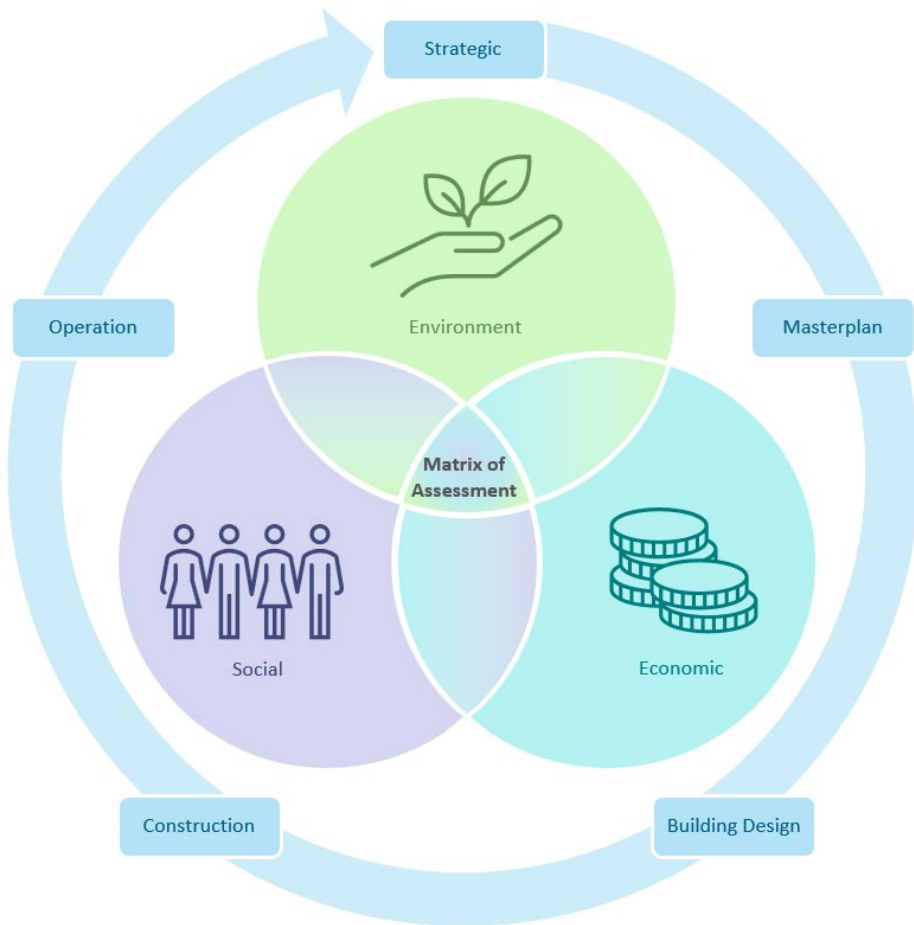


Figure 2.1 – Sustainability Assessment Matrix

It is recognised that the scale and nature of the scheme will affect the relative importance of the matrix dimensions and entries. For example, a single residential unit is unlikely to be viewed as having a major societal impact on the basis of its scale relative to its context. However, the societal implications of an urban extension may be much more significant. The emphasis is therefore case specific, and the assessment sections of this report seek to highlight the relevant factors in a suitably balanced manner.

3. Planning Context

Sustainable development is referenced throughout planning policy, with consideration given to relevant local policies and guidance, as per summarised in this section.



Figure 3.1 – Tiers of Key Relevant Planning Policy

National Context

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) was updated in December 2024. Paragraphs 7, 8 and 10 of the revised NPPF include reference to the following:

“The purpose of the planning system is to contribute to the achievement of sustainable development [...]. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a. 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;*
- b. 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c. An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. [...]*

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”.

Chapter 14 of the NPPF includes consideration of climate change and the use and supply of renewable and low carbon energy. Paragraph 161 states:

“The planning system should support the transition to net zero by 2050 and full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

Planning Practice Guidance (2016; updated 2024)

- Climate Change – Advises how planning can identify suitable mitigation and adaption measures in plan-making and the application process to address the potential for climate change.
- Design - Design affects how people interact with places and can affect a range of economic, social and environmental objectives. The guidance states that planning policies and decisions should seek to ensure that the physical environment supports these objectives.

- Natural Environment - Explains key issues in implementing policy to protect biodiversity, including local requirements.
- Renewable and Low Carbon Energy – The guidance is intended to assist local councils in developing policies for renewable energy in local plans and identifies the planning considerations for a range of renewable sources.

Local Context

Manchester Core Strategy (2012)

The Manchester City Council Core Strategy was adopted in 2012 and covers a 15-year period up until 2027. This is the key document in the Manchester Local Plan and the purpose of the document is to set out the Councils' vision for Manchester's future development through setting out long term strategic policies.

Some policies of the Core Strategy (CS) have been partially replaced by policies from the 'Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' which was adopted in March 2024. As such, the Core Strategy must be read alongside the Addendum to Manchester Core Strategy 2024, which outlines these changes.

The following policies are considered relevant to this report:

- [Policy SP1 \(Spatial Principles\)](#) – Includes reference to minimising emissions. Parts of the policy replaced by PfE Policy JP-S1 (see below).
- [Policy EN4 \(Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development\)](#) – References Energy Hierarchy. Accompanying text references national policy and includes a “provisional timetable” for “zero carbon”, implying that all development should be targeting zero carbon from 2018/19. Parts of the policy replaced by PfE Policy JP-S2 (see below).
- [Policy EN5 \(Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure\)](#) – Promotes connection to DEN.
- [Policy EN6 \(Target Framework for CO₂ Reductions from Low or Zero Carbon Energy Supplies\)](#) – Includes carbon reduction targets, which have been superseded. Parts of the policy replaced by PfE Policy JP-S2 (see below).
- [Policy EN7 \(Energy Infrastructure Opportunities\)](#) – Includes presumption in favour of low and zero carbon decentralised energy.
- [Policy EN8 \(Adaption to Climate Change\)](#) – All new development will be expected to be adaptable to climate change. Parts of the policy replaced by PfE Policy JP-S2 (see below).
- [Policy DM1 \(Development Management\)](#) – Includes references to (the now obsolete) Code for Sustainable Homes and BREEM; which include requirements for energy.

Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester (SPD) sets out the required documents and format that should accompany planning proposals in Manchester. Whilst written in the context of the Chapter: Planning Context 6 former Unitary Development Plan, the guide remains an adopted document and gives reference to environmental standards, particularly in relation to energy efficiency and renewable energy.

References are made to carbon reduction targets in the context of earlier versions of the Building Regulations; and reference is made for developers to aim for at least 20% of final site energy demand from renewable energy generation.

Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (2024)

The Places for Everyone Joint Development Plan Document sets out the development pathway for nine of the ten Greater Manchester boroughs from 2022 to 2039 to support their sustainable growth. It provides a strategic framework for local plans and supports the delivery and protection of key infrastructures and environmental assets.

As noted in section 4.5, a range of policies from the guide replace sections from the Core Strategy, and the relevant policies to this report include:

- [Policy JP-S1 \(Sustainable Development\)](#) – Includes reference to minimising adverse impacts and utilising sustainable construction techniques.
- [Policy JP-S2 \(Carbon and Energy\)](#) – Includes reference to promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling. A positive approach is taken to renewable and low carbon energy schemes. More, a reference is made to the energy hierarchy which in order of importance, seeks to:
 - Minimise energy demand;
 - Maximise energy efficiency;
 - Use renewable energy;
 - Use low carbon energy; and
 - Utilise other energy sources.
- [Policy JP-S3 \(Heat and Energy Networks\)](#) – Includes an expectation for developments over 1,000 m² within identified “Heat and Energy Network Opportunity Areas”, to connect to existing or planned heat/energy network or be designed to enable future connection and/or install a site-wide or communal heat/energy network solution. Such arrangements are expected unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions, or such connection is not practicable or financially viable.

GMCA Net Zero Guidance Documents (2025)

Three Net Zero guidance documents and a supporting proforma have been produced to support the implementation of the adopted policies in the Places for Everyone Joint Development Plan and Mayoral commitment to deliver Truly Affordable Net Zero (TANZ) homes.

The guidance documents comprise the following:

- Design Guidance for Net Zero - Guidance for applicants on how to design to achieve Net Zero Carbon buildings.
- Low carbon heat - Guidance for applicants on how to deliver heating systems which are low carbon, cost effective and affordable for residents.
- Submission guidance for Places for Everyone policies JP-S2 and JP-S3.
- An energy and low carbon proforma (excel spreadsheet) to support applicants to demonstrate compliance with the policy when submitting energy statements to the Local Planning Authority.

4. Sustainable Design Proposals

This section presents an overview of the proposed sustainable design features for the scheme.

Energy

Energy Hierarchy

The assessment methodology follows the Energy Hierarchy, on the basis that it is preferable to firstly minimise carbon dioxide emissions through reduced energy demand and maximised energy efficiency; prior to considering low carbon and renewable energy supply options. The tiers of the Energy Hierarchy as outlined in the Places for Everyone Joint Development Plan 2022 are shown in the figure below.

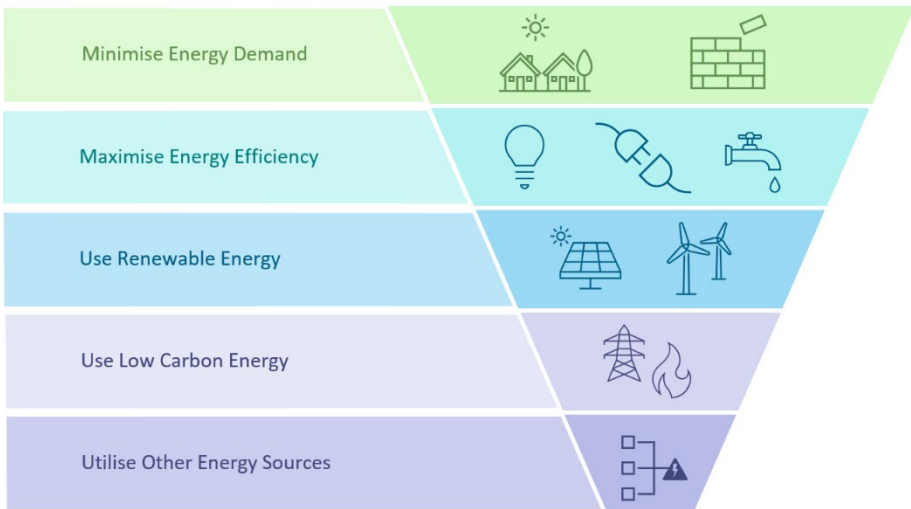


Figure 4.1 – Energy Hierarchy (Adapted from the ‘Places for Everyone Joint Development Plan’ 2022)

Where opportunities to reduce energy demands and improve the efficiency of the design have been maximised, consideration is then given to renewable and low carbon energy sources and other sources of energy (subject to the fuel source) by connecting to district heating networks.

The third principle of the hierarchy promotes the use of producing, storing and using renewable energy on-site. Whilst these technologies can be relatively expensive to install, they do offer the potential to significantly reduce carbon emissions.

The following sections of the report review the planning policy requirements prior to establishing a baseline from which the principles of the Energy Hierarchy are applied.

Minimise Energy Demand

As the proposals comprise a conversion of the existing building, the opportunities in terms of the potential for energy savings are limited, as the site’s orientation, openings and building fabric will be largely unchanged.

Nevertheless, in line with the first principle of the Energy Hierarchy, the design has explored measures to reduce demand as follows.

- It is intended that the performance of the building fabric will be enhanced as far as reasonably possible to incorporate relatively low U-values to reduce the rate at which the building loses heat, preserving the heat within the space and reducing the requirement for mechanical heating. Indicative U-values for the basic building elements are given below:

Table 4.1 – Proposed Building Fabric U-Values (Indicative)

Fabric Element	U-Value Proposed (W/m²K)
External Wall	0.30
Roof	0.18
Exposed Floor	1.40
Windows (Single glazing with secondary glazing)	2.70
Doors	1.60

- There is a potential to retain the existing single glazed windows, subject to a window survey that will be undertaken at a later stage in the design process. Secondary glazing shall be utilised for all retained windows to help minimise heat loss.
- Air tightness levels will be reduced as far as possible, meaning that air infiltration between the internal and the external environment will be largely controlled and space heating demand further reduced.
- Thermal bridging is the penetration of the insulation layer by a highly conductive non-insulating material allowing rapid heat transfer from an interior to exterior environment (and vice versa). In well insulated buildings, as much as 30% of heat loss can occur through thermal bridges. The building fabric shall be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements. The building fabric shall be constructed and refurbished so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements.

Maximise Energy Efficiency

The Amendment Regulations and accompanying Approved Documents L: Volumes 1 and 2 have recently been published by the Ministry of Housing, Communities & Local Government. These contain revised carbon conversion factors to address the carbon intensity projections from the National Grid, with consideration given to the rapidly reducing emission rates associated with electricity in the context of the energy strategy. The newly adopted factors (SAP10.2) are presented below in relation to the previous SAP2012 and SAP10 factors, demonstrating the continued trend of electricity decarbonisation.

Table 4.2 – Carbon Factors (kgCO₂e/kWh) SAP2012, SAP10 and SAP10.2

Fuel	SAP2012	SAP10	SAP10.2
Gas	0.216	0.210	0.210
Electricity	0.519	0.233	0.136

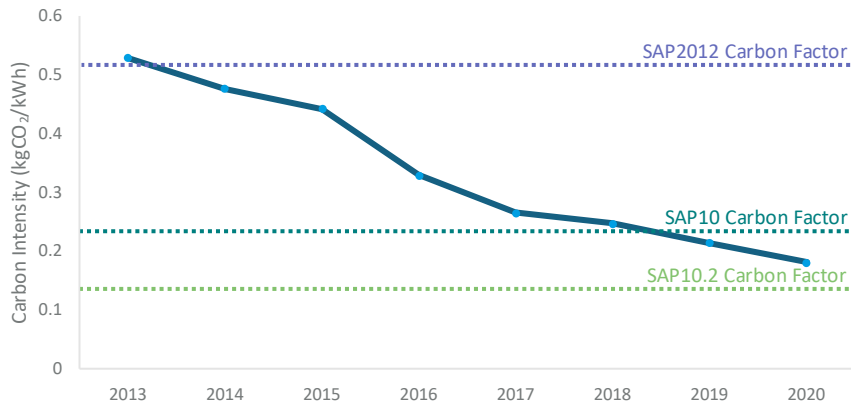


Figure 4.2 – Carbon Intensity of Electricity Generation in Great Britain from 2013 to 2020 (Source: NESO, 2024¹), Relative to Carbon Factors Used for Building Regulation Compliance

The choice of systems will therefore be mindful of decarbonisation of the National Grid, subject to site specific constraints.

Further measures to maximise energy efficiency for the development have been considered as follows:

- Whilst it is anticipated the rooms will have the option of natural ventilation, mechanical ventilation (with heat recovery) as well as potentially comfort cooling, may also be incorporated into certain areas in order to preserve heat during colder months and to maintain suitable thermal comfort levels.

- At this stage, detailed lighting design calculations have not yet been undertaken, but lighting design is intended to be highly efficient and in excess of Building Standards requirements. It is intended that efficacy for all updated luminaires shall be in excess of 110 lumens/circuit Watt (likely LED).
- The external lighting strategy shall be designed to minimise light spillage and nighttime light pollution in line with the ILP's Guidance notes for the reduction of obtrusive light; low illuminance levels, fittings and controls shall be employed accordingly.
- Time and temperature controls by suitable arrangement will be installed, in order to maximise the efficiency of the heating system.
- Appliances, such as fridges, may be included. It is proposed that the EU energy label of these appliances shall be of a high grade.

Use Renewable Energy

Renewable and low carbon technology options have been considered for the proposed development as follows:

- **Biomass** – This technology is rejected on the basis that the use of biomass would require regular deliveries and combustion of the material would likely impact local air quality; furthermore, carbon associated with the processing and transport of material is ignored within the carbon calculation, meaning that actual emissions are much higher.
- **Air Source Heat Pump (ASHP)** – This technology is considered technically feasible for this scale of development and perform well under new Building Regulations; however, incorporation of this technology will be dependent upon the electricity infrastructure in the vicinity of the site whether such a system can be supported.
- **Ground Source Heat Pump (GSHP)** – The technology is presently rejected on the basis that there are uncertainties concerning the thermal properties of the ground and testing and installation costs are likely to be excessive for a project of this scale.
- **Photovoltaics (PV)** – An extent of roof area is available, which could be used for solar collectors. An array of PV is therefore considered feasible; however, this will need to be considered in the context of other demands on the roof area (e.g. plant equipment, roof lights etc) and visibility from street level.
- **Solar Thermal** – Whilst technically feasible in a limited capacity, the technology is not preferred on the basis that distributing the gained heat on a development of this scale and nature is costly and inefficient.
- **Wind Turbines** – This technology is rejected on the basis of the urban location and relatively low wind speeds.

¹ NESO, 2024, *The Road to Zero Carbon* (<https://www.neso.energy/about/our-progress-towards-net-zero/road-zero-carbon-report>)

Use Low Carbon Energy

Potential application of low carbon technology options has been considered in the context of the proposed development as follows:

- Combined Heat & Power (CHP)** – Whilst the development would have heat demand, which could be satisfied using CHP, this technology has historically been considered “low carbon” on the basis of the offsetting of Grid electricity and associated carbon. With a significantly reduced quantum of offset carbon anticipated going forward, the technology will likely prove more carbon intensive than a conventional gas-fired boiler on the basis that (a) carbon savings will be negligible or non-existent; and (b) the overall efficiency of CHP is generally lower than conventional boilers. The technology is therefore not proposed.
- District Energy Networks (DEN)** – The term “district energy” applies to the energy distribution network, rather than the origins of the energy and the extent of any carbon savings will be largely determined by the energy source and heat losses on the network. A review of DEN in the context of the proposed development has been conducted as follows:
 - “Heat and Energy Network Opportunity Areas” are identified in the Joint Development Plan, with the below image extracted from the document. This indicates the development is located inside of the opportunity areas highlighted.

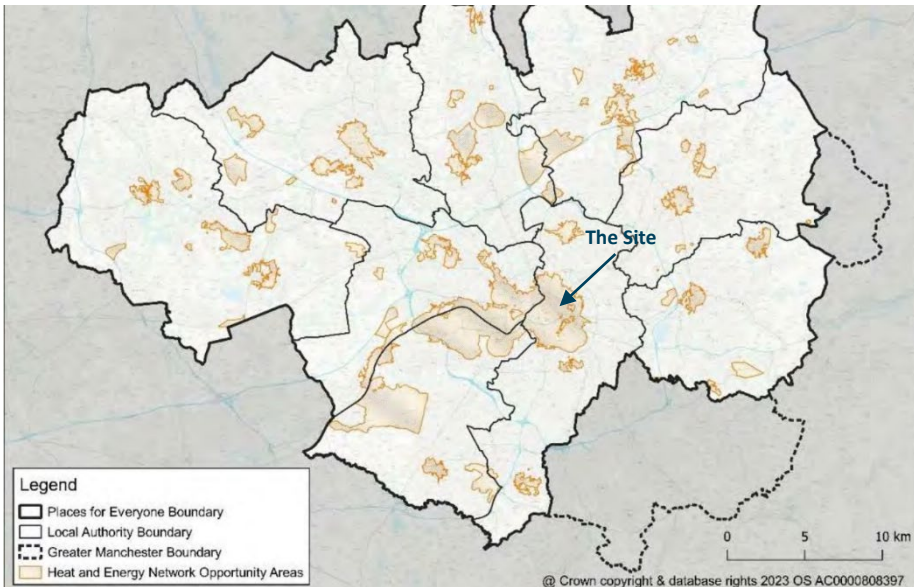


Figure 4.3 - Heat and Energy Network Opportunity Areas (taken from the Joint Development Plan)

- A review of the Greater Manchester heat network routes indicates the Manchester Civic Quarter Heat Network (CQHN) may be located in close proximity to the site.
- The new network technologies consist of a 2km district heating network and an energy centre containing a 3.3MWe CHP engine and two 12MW gas boilers that will generate energy for several public buildings in the area, including Manchester Town Hall and Town Hall Extension, Central Library, Manchester Central Convention Centre, The Bridgewater Hall, Heron House and the Manchester Art Gallery.
- It is understood that the current phase of the network has capacity for a number of designated public buildings only, meaning connection will not be possible at this time.
- Furthermore, it is expected that the proposed energy strategy will be less carbon intensive than connection to the DEN. Therefore, preference will be given to an onsite solution.

Utilise Other Energy Sources

In line with the final stage of the Energy Hierarchy, other potential energy sources for the proposed development have been considered as follows:

- The existing building currently utilises a gas-fired heating system. While the preferred approach is to transition to ASHPs in consideration of the Energy Hierarchy, this is contingent upon the availability of ample electricity supply to support the technology, which will be evaluated during subsequent design phases.
- If the electrical capacity is found to be inadequate, the existing gas system will be upgraded and optimised to provide space and hot water heating for the development.

Sustainable Building Standards

A BREEAM “Very Good” rating will be targeted for the project. The BREEAM Pre-Assessment for the scheme has been appended to this report for reference.

Materials & Waste

Whole life-cycle carbon (“WLC”) emissions are the carbon emissions resulting from materials, construction and use of a building over its entire life, including its demolition and disposal.

A whole life carbon approach identifies the overall best combined opportunities for reducing lifetime emissions and helps to avoid any unintended consequences of focusing on operational emissions alone.

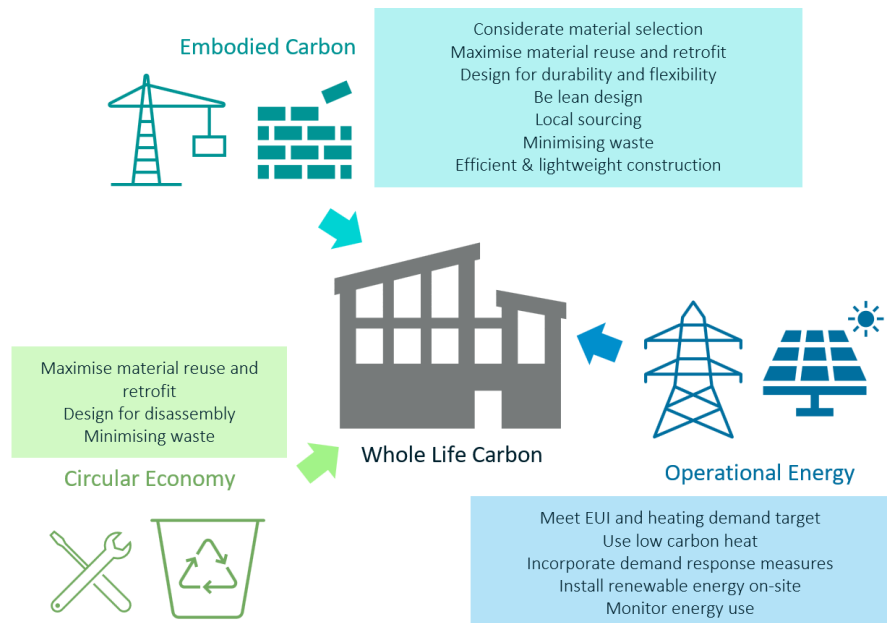


Figure 4.4 – Whole Life Carbon Assessment Approach

- With a significant proportion of a building's carbon footprint relating to its construction and materials choices, consideration shall be given to embodied carbon as part of the materials selection process and build. As the development aims to make use of existing structures, it is anticipated that the upfront embodied carbon will be reduced relative to a new build scheme.
- Any new material used in the scheme will be considerate to the local character, whilst reinforcing its own identity.
- All timber and timber-based products should be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source. Preference will be given to sustainably sourced materials, with suppliers being used that are able to provide BES6001 certification and ISO14001, where possible.
- Consideration has been given to the most appropriate Circular Economy ("CE") strategic approaches based on the nature and predicted lifespan of the development. This will include the use of materials that have high durability for longevity; to protect vulnerable parts of the building from damage and exposed parts of the building from material degradation to reduce maintenance and operation costs for the end users.

- Suitable waste and recycling facilities will be provided in convenient locations across the development to collect and segregate waste, promoting the diversion of waste from landfill in line with the Waste Hierarchy.

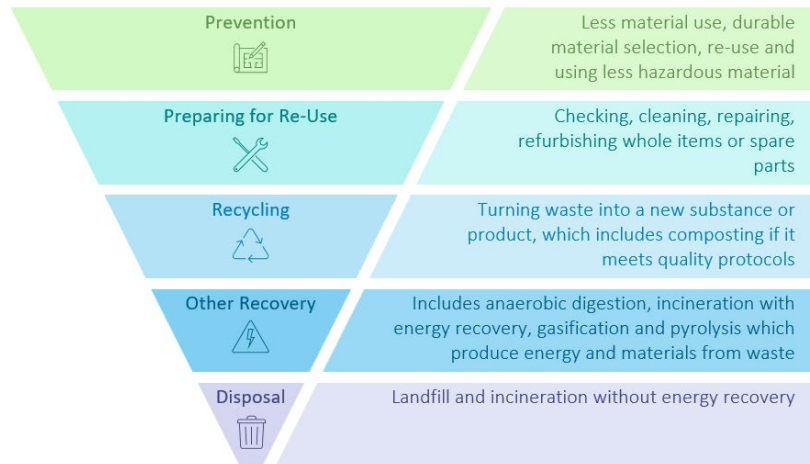


Figure 4.5 – The Waste Hierarchy (Adapted from the 'Waste Management Plan for England' 2013)

Biodiversity

Given that the site is almost entirely occupied by buildings and hardstanding, biodiversity opportunities are limited. Nevertheless, where possible measures will be incorporated to enhance the biodiversity value of the Site. This is anticipated to include the use of native species or species of benefit to wildlife to provide foraging opportunities for birds, bats, invertebrates.

A Biodiversity Net Gain Statement as well as an Ecology Assessment and Bat Survey have been undertaken for the development.

Pollution Reduction

Measures relating to building design, fabric design and landscaping shall be implemented as appropriate so that internal ambient noise levels are acceptable for the intended use and do not compromise the health and well-being of occupants.

The developer will also endeavour to avoid the use of materials with a high VOC (volatile organic compound) content; therefore, ensuring an improved air quality for the completed development.

The external lighting strategy shall be designed to minimise light spillage and nighttime light pollution; low illuminance levels, fittings and controls shall be employed accordingly.

Climate Change Adaptation

Consideration will be given to climate change matters in the context of structural stability and robustness. To reduce the need for repairs and replacements, suitable resilience and protection measures will be adopted, particularly for parts of the building that are vulnerable to damage or exposed to environmental factors. These measures will include the use of high-performance materials resistant to degradation from temperature fluctuations, moisture, and other weather-related stressors.

Thermal comfort for end users is expected to be better understood as the design progresses, and the building design will seek to minimise its demands on the environment through improved energy efficiency, reduced water consumption and reduced surface water runoff rates

Water and Drainage

The Development would ensure the efficient use of natural resources (including water), including making the most of natural systems both within and around buildings through:

- Water saving fittings and appliances shall be installed to limit water consumption levels.
- The development will incorporate suitable sustainable drainage systems (SuDS) to reduce the volume of water run-off over the building's lifecycle.
- Drainage systems and wastewater discharge shall be designed in line with best practice guidance, to eliminate any pollution risks for watercourses and underground water.

Transport

The central location of site is highly accessible by foot and in terms of public transport, so promoting exercise and helping reduce congestion and emissions.

5. Sustainable Construction Proposals

It is recognised that the construction industry has the potential to cause significant environmental impacts through resource use, waste generation and pollution. It is therefore proposed to manage the construction phase in a sustainable manner to ensure that these impacts are reduced.

Responsible Construction Practices

Impacts on Neighbours, Pedestrians, Road Users and Workforce

The scheme will be registered with the Considerate Constructors Scheme to ensure that the contractor carries out the construction operations in a safe and considerate manner, with due regard to local residents, road users, the workforce and the environment.

A target of achieving a score of at least 35 and with a minimum score of 11 points in each of the three sections shall be set. This represents a high level of performance and a commitment to responsibly manage construction activities.

Environmental Management

It is expected that the principal contractor for the project shall also operate a third party certified Environmental Management System (EMS), demonstrating sound management and systematic control of environmental impacts.

Materials Optimisation and Waste

The Site Waste Management Plan (SWMP) will detail the design measures towards optimum use of materials, set specific targets for construction and demolition waste generation and appropriate mechanisms/protocols for segregating waste on-site and monitoring overall waste management.

Pollution Prevention

Pollution Prevention Guidelines

The Environment Agency's (EA) Pollution Prevention Guidelines (PPG) shall be followed as appropriate to minimise pollution risks from construction activities; works will also be in line with the Environment Agency's 'Building a Better Environment' (2013), a guide for developers.

Air Pollution

Best practice methods for minimising the formation of dust and emissions from construction activities shall be implemented, as appropriate to the specific site and proposed activities. Control measures may include:

- Appropriate site layout.

- Solid screens/barriers or other physical boundaries around dust/emission generating activities.
- Good site maintenance and regular inspections for liquid spillages.
- Sealed storage for cement, sand and fine aggregates

In addition to the above, the contractor shall comply with the BRE Code of Practice to control dust from construction and demolition activities.

Water Pollution

Appropriate measures shall be implemented to minimise risks of watercourse and underground water pollution, in line with EA's PPG 5 Works in, near or liable to affect watercourses and the Environment Agency's 'Building a Better Environment' (2013), a guide for developers, as stated above. Specific measures shall be outlined in the contractor's CEMP.

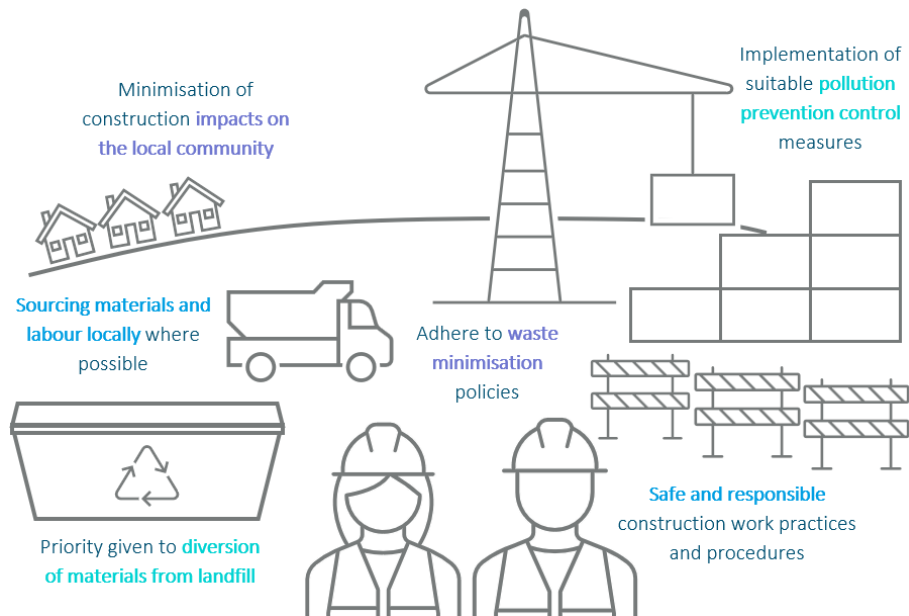


Figure 5.1 – Illustration of Sustainable Construction Practices

6. Summary

This Sustainability and Energy Statement provides an overview as to how the proposed scheme contributes to sustainable development in the context of the strategic, design and construction considerations.

Sustainability is a broad concept and covers a range of environmental, social and economic considerations. A review of the policies outlined within the Manchester Core Strategy (2012) and the Places for Everyone Joint Development Plan Document (March 2024) has identified a number of requirements relating to sustainable development. Of these, Policies [EN4 \(Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development\)](#), [EN6 \(Target Framework for CO₂ Reductions from Low or Zero Carbon Energy Supplies\)](#) and [JP-S2 \(Carbon and Energy\)](#) are considered most pertinent to this report.

The proposals are for the refurbishment and conversion of the above site from office to a hotel, reutilising the existing building.

A range of sustainable design and construction features are proposed including:

- Highly thermally efficient building fabric for new elements.
- Highly efficient lighting.
- Water saving sanitary fittings and appliances to deliver a water efficient development.
- Incorporation of renewables with photovoltaics expected to be used.
- The use of materials with a low lifecycle environmental impact and embodied energy.
- Efficient construction and operational waste management.

Overall, the proposals for the scheme are in line with the overarching principles of sustainable development as well as the policy requirements of the planning authority. When implemented, the scheme will provide an efficient and low carbon development.

Appendices

A. Proposed Site Plan



Figure Appendix A-1. – Proposed Site Plan (Provided by Buttress)

B. Key Local Planning Policy Requirements

Local Planning Policy

Table Appendix B.1 – Manchester City Council Core Strategy (2012)

Policy Reference	Details
Policy SP1 – Spatial Principles	The key spatial principles which will guide the strategic development of Manchester to 2027 are: 1) The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. 2) The growth of Manchester Airport will act as a catalyst for the regional economy, and will also provide the impetus for a second hub of economic activity in this part of the City. 3) Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. 4) The City is covered by regeneration areas including the City Centre. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan. 5) The City's network of open spaces will provide all residents with good access to recreation opportunities. The River Valleys (the Irk, Medlock and Mersey) and City Parks are particularly important, and access to these resources will be improved. 6) New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development. Core Development Principles Development in all parts of the City should: 1) Make a positive contribution to neighbourhoods of choice including:- a. creating well designed places that enhance or create character. b. making a positive contribution to the health, safety and wellbeing of residents c. considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. d. protect and enhance the built and natural environment. 2) Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible. (Replaced by PFE Policy JP-S1)

	3) Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	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: 1) All development must follow the principle of the Energy Hierarchy, being designed: a. to reduce the need for energy through design features that provide passive heating, natural lighting and cooling b. to reduce the need for energy through energy efficient features such as improved insulation and glazing c. to meet residual energy requirements through the use of low or zero carbon energy generating technologies (Sections replaced by PFE policy JP-S2) 2) 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. 3) 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. 4) 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. 5) The use of building materials with low embodied carbon in new development and refurbishment schemes.
Policy EN5 – Strategic Area for Low and Zero Carbon Decentralised Energy Infrastructure	Within Manchester it is considered that the following strategic areas, indicated on the key diagram, will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available: 1) The Regional Centre, which also includes the Oxford Road Corridor and Eastlands 2) District Centres and associated major development sites 3) Airport Strategic Site 4) Strategic housing location 5) Strategic employment locations Within these areas new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all

	relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, to bring forward such plans. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.
Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies	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 shown in Tables 12.1 or 12.2, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development. 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. The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows 1) Target 1 Network development areas: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling). 2) Target 2 Electricity intense areas: Locations where the predominant building type has an all electric fit-out such as retail units and leisure complexes. 3) Target 3 Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical. Where the CO2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply. Where the Council identifies an 'allowable solution', for example within an energy proposals plan, that would produce higher carbon reductions at no extra cost than that of achieving the '% Minimum requirement' (or required under building regulations if greater) the higher percentage reduction will be required. The cost comparison is based on the cost of incorporating the 'allowable solution' at design stage. (Sections replaced by PFE Policy JP-S2) The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation, subject to the energy statement incorporating evidence such as modelling to demonstrate compliance. Guidance on what the energy statement should contain and how to decide which target applies to a development proposal is given in Appendix A.
Policy EN7 – Energy Infrastructure Opportunities	There will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to the following considerations:

	1) That any new generating plant capable of producing heat and cooling as well as electricity should be located in a way that facilitates future connection to a local distributed energy system. 2) That any energy centre, including generating plant, standby/boiler plant and substations, shall be located and designed to a high quality so as to integrate with and contribute to the townscape. 3) Biofuels should be obtained from sustainable sources and processes and in a way that minimises transport impacts, following a sequential approach in order to minimise CO2 emissions – firstly prioritising local and regional sources, followed by national, European and international. 4) Consideration should be given to biofuel delivery by rail and waterways where possible. Where large-scale fuel or feedstock delivery is required by road the energy centre must be located in or adjacent to light industrial, industrial or leisure uses with any impact on local residential amenity minimised. 5) The cumulative impact of energy schemes will be taken into account when considering applications, to include modelled impacts on air quality and landscape character, with reference to Policy EN16. 6) Flood risk, through the Manchester-Salford-Trafford Strategic Flood Risk Assessment. In determining proposals for development, consideration will be given to the need to safeguard strategic energy sites and network routes, both proposed or existing, where these have been identified as having strategic significance for the delivery of low or zero carbon energy infrastructure or, would be required in order to achieve the successful regeneration of an area in line with targets for reducing carbon emissions.
Policy EN8 – Adaption to Climate Change	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: 1) Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability 2) Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways 3) The need to control overheating of buildings through passive design 4) The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation (Sections replaced by PFE Policies JP-S2, JP-S4 and JP-G8) Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with
Policy EN 16 – Air Quality	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.

(Sections replaced by PFE Policy JP-S5)

When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.

Table Appendix B.2 – Places For Everyone Joint Development Plan Document (March 2024)

Policy Reference	Details
Policy JP-S1: Sustainable Development [extract]	To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively. [...] Addressing Climate Change 5.5 Greater Manchester's Vision is to be at the forefront of action on climate change and to make its fair contribution to international commitments by becoming a carbon neutral city region by 2038. In acknowledgment of climate change, by 2020, all 10 districts and the Greater Manchester Combined Authority have declared a climate emergency. To support this vision a 5 Year Environment Plan¹⁸ was launched in 2019 to identify the urgent actions that are needed to ensure Greater Manchester can follow the required pathway for carbon neutrality. 5.6 To meet our carbon commitments we will need to: 1) Be carbon neutral by 2038 2) Hold cumulative carbon dioxide emissions to within our carbon budget 3) Initiate a programme of mitigation to reduce emissions including by: a. Significantly upscaling solar photovoltaic energy; b. Reducing heat demand in homes; c. Moving away from carbon intensive gas as the primary source of heat; d. Reducing heating and cooling demand for public and commercial buildings; e. Increasing biofuel use; f. Enable sustainable choices for travel and decarbonise transport; g. Significantly upscaling building retrofit; and

h. Increase the delivery of nature-based solutions and biodiversity net gain.

In supporting our ambitions, climate change is a key theme running throughout the plan, rather than being reduced to a single policy, and it is only through this combination of actions that it can be properly addressed. In particular we set out:

- 1) Methods to de-carbonise the city region through new and existing development, effective land management and through the provision of infrastructure and new technologies Policy JP-S2 'Carbon and Energy';
- 2) The delivery of renewable and low carbon energy schemes Policy JP-S3 'Heat and Energy Networks'.
- 3) Water based measures to adapt and reduce the impacts of climate change Policy JP-S4 'Flood Risk and the Water Environment'; and
- 4) Measures to help achieve a circular and zero-waste economy Policy JPS6 'Resource Efficiency'

[...]

Carbon and Energy

5.10 Without any mitigation, new development is estimated to result in around a 3% increase in energy demand. However, new development also enables carbon reduction through the delivery of sustainable patterns of growth, which can support new public transport investment, the establishment of new energy centres and decentralised heat infrastructure, and nature-based solutions to sequester carbon, which also provide multi-benefits, as well as opportunities to deliver high standards of energy efficiency through good design. Clean growth is essential to meet future emission targets and to avoid costly retrofit programmes at a later date. Making this happen will require a co-ordinated approach towards carbon reductions through new and existing buildings and strategic energy infrastructure.

[...]

5.12 Meeting the 2038 carbon neutrality target will require a radical transformation across a range of sectors to drive carbon reduction. Within this, new development will have a critical role to play and all new homes and commercial/industrial buildings will need to achieve net zero carbon by 2028. The definition of net zero carbon development has been established by the UK Green Building Council.²² It is expected that development in the Plan area will apply a net zero carbon approach to operational emissions up until 2028, thereafter emissions in construction should be considered. Minimum carbon reduction targets will be set in line with the Future Homes Standard of 80% or until such a time this is superseded.

[...]

5.14 Part L 2021 of national Building Regulations took effect on 15 June 2022 and is a stepping stone to Future Homes and Future Building Standards (FHS), which is currently being consulted on in 2024 and is expected to be introduced in 2025. In the interim, the policy will follow the trajectory of FHS in relation to carbon reduction with applicants demonstrating how savings have been maximised following the energy hierarchy. From 2025, applicants will need to demonstrate carbon reductions have been maximised with an opportunity to offset any residual carbon to a carbon offset fund. The approach will be reviewed in line with future standards as they are introduced.

[...]

5.17 Based on the evidence which has informed the 5 Year Environment Plan and achieving net zero carbon in new development, this has shown that there will need to be a significant increase in photovoltaic technology. Therefore where planning applications for residential development are accompanied by an energy statement, the following best practice thresholds should be seen as the starting point in relation to reducing energy demand and onsite renewable energy generation. The thresholds set out in Table 5.1, for post 2025, are consistent with the GM Five Year Environment Plan.

Table 5.1 Best Practice Thresholds for Reducing Energy Demand and Onsite Renewable Energy Generation within residential developments

	Space Heat Demand ²⁵	Hot Water Energy Demand ²⁶	Renewable Energy Generation Targets
2021 -2025	Houses (30kWh/m2) Flats (25kWh/m2)	20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 20% ground floorspace
2025 -onwards	Houses (20kWh/m2) Flats (15kWh/m2)	^20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 40% ground floorspace

*Ground floorspace used as a proxy for available roof area.

^will need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.

²⁵As calculated within SAP 10.2, Space Heating Requirement (Box99 or equivalent at later SAP versions). It does not take into account the efficiency of the space heating system. It is based on a fabric first approach (insulation and airtightness)

²⁶Reduction in expected DHW grid energy demand compared to the Part L concurrent notional building. Takes into account the efficiency of the domestic hot water generating system, on-site energy generation and direct use, and any other passive hot water energy recovery systems installed, as shown in Calculation Reference 62 in SAP10.2.

5.18 In calculating carbon emissions from 2025, 'unregulated' emissions (e.g. those associated with cooking and small appliances) should be assessed, in addition to 'regulated' emissions. The only way that this can be deliverable will be through the use of onsite electricity generation or through carbon offsetting ('allowable solutions') as

occupants' lifestyle choices are not predetermined by energy efficiency measures associated with construction standards.

5.19 By following the energy hierarchy, new development will need to achieve net zero carbon through the maximisation of on-site measures first. However, in circumstances where a development has demonstrated that the hierarchy has been followed and there are no reasonable alternatives to meet the minimum carbon reductions, then payment to offset remaining emissions will also be required. Such payments should be expected to fund other carbon saving programmes within Greater Manchester to help meet the 5 Year Environment Plan targets (such as energy efficiency retrofit and renewable energy installations). The Mayor of Greater Manchester has developed the Greater Manchester Environment Fund, which will provide a mechanism for carbon offset payments to be made. Districts may also set up their own carbon off-setting schemes and set their own carbon price. District carbon off-set funds will need to be ring-fenced and used effectively to support local carbon reduction projects and programmes (such as retrofitting existing properties with energy efficiency measures).

5.20 When considering a whole life approach for any new building, embodied emissions from construction can account for up to half of the carbon impacts associated with its lifecycle. In addition, other emissions can be attributed to the end-of-life stages such as demolition, repair or refurbishment.

[...]

5.22 Greater Manchester seeks to promote investment in new zero-carbon technologies, to reduce the reliance on carbon-based fuels to accelerate the speed at which such new technologies become financially viable and/or technically feasible.

[...]

Policy JP-S2: Carbon and Energy

The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:

- 1) Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;
- 2) Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured;
- 3) Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;
- 4) Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques;
- 5) An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable;
 - a. Be net zero carbon⁽²⁹⁾ which applies:
 - i. from adoption– to regulated operational carbon emissions;
 - ii. from 2028 -to all emissions 'in construction'.

From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions.

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

- i. Minimise energy demand;
- ii. Maximise energy efficiency;
- iii. Use renewable energy;
- iv. Use low carbon energy; and
- v. Utilise other energy sources.

From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund.

As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.

- a. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;
- b. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;
- c. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1.

For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.

- d. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.
- e. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.

Districts may set out specific carbon emission reduction and energy demand targets within Local Plans.

Policy JP-S3: Heat and Energy Networks

The provision of decentralised energy infrastructure is critical to the delivery of our objectives for low carbon growth, carbon reductions and an increase in local energy generation. The following measures will help to achieve this:

1. Delivery of renewable and low carbon energy schemes will be supported with particular emphasis on the use of decentralised energy networks in areas identified as "Heat and Energy Network Opportunity Areas". These have been identified where:
 - a. Existing heat/energy networks are operational or have been commissioned;
 - b. Proposals for new heat networks/energy networks are being progressed, or future opportunities have been identified in city-region master planning;
 - c. Sufficient density of existing heat demand occurs; and
 - d. Significant future development is proposed at the strategic development locations.
2. Within the identified "Heat and Energy Network Opportunity Areas", unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is not practicable or financially viable, it is expected that:
 - a. New residential developments that are '10 dwellings or more' or other developments over 1,000 m2 floorspace shall:
 - i. Connect to an existing or planned heat/energy network or be designed to enable future connection (where within 500m of such a network); and/or
 - ii. Install a site-wide or communal heat/energy network solution.
 - b. An expectation that new industrial development will demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals;
 - c. An expectation that where publicly-owned buildings and assets adjoin new major development sites, opportunities for these buildings and assets to connect to site-wide proposals will be considered; and
 - d. An expectation that any site-wide networks will be designed so as to enable future expansion to adjoining buildings or assets as appropriate.

C. Indicative Energy Modelling Outputs

BRUKL Output Document

 HM Government

Compliance with England Building Regulations Part L 2021

Project name

Deansgate_Proposed

As designed

Date: Mon Mar 10 20:03:09 2025

Administrative information

Building Details

Address: 90 Deansgate, Churchhouse, Manchester, M3 2GP

Certification tool

Calculation engine: SBEM
Calculation engine version: v6.1.e.2
Interface to calculation engine: Virtual Environment
Interface to calculation engine version: v7.0.27
BRUKL compliance module version: v6.1.e.1

Certifier details

Name: Pete Jeavons
Telephone number: +44 (0) 20 7846 9040
Address: 55a Catherine Place, London, SW1E 6DY

Foundation area [m²]: 677.44

The CO₂ emission and primary energy rates of the building must not exceed the targets

The building does not comply with England Building Regulations Part L 2021

Target CO ₂ emission rate (TER), kgCO ₂ /m²annum	57.54
Building CO ₂ emission rate (BER), kgCO ₂ /m²annum	67.23
Target primary energy rate (TPER), kWh _m /m²annum	312.99
Building primary energy rate (BPER), kWh _m /m²annum	364.24
Do the building's emission and primary energy rates exceed the targets?	BER > TER BPER > TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	U _{A-Limit}	U _{A-Calc}	U _{A-Calc}	First surface with maximum value
Walls*	0.26	0.3	0.3	B_000000_W7
Floors	0.18	1.28	1.42	B_000000_F
Pitched roofs	0.16	-	-	No heat loss pitched roofs
Flat roofs	0.18	0.18	0.25	G_000003_C_A0
Windows** and roof windows	1.6	2.7	2.7	G_000001_W1_O2
Rooflights***	2.2	-	-	No external rooflights
Personnel doors^	1.6	1.6	1.6	G_000001_W1_O0
Vehicle access & similar large doors	1.3	-	-	No external vehicle access doors
High usage entrance doors	3	-	-	No external high usage entrance doors

U_{A-Limit} = Limiting area-weighted average U-values [W/(m²K)]
U_{A-Calc} = Calculated area weighted average U-values [W/(m²K)]
* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.
** Display windows and similar glazing are excluded from the U-value check. *** Values for rooflights refer to the horizontal position.
^ For fire doors, limiting U-value is 1.8 W/m²K
NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
m³/(h.m²) at 50 Pa	8	15

Page 1 of 13

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values

YES

Whole building electric power factor achieved by power factor correction

<0.9

1- Gas Boiler

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0.9	4.5	-	-	-
Standard value	0.93*	5	N/A	N/A	N/A

Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system

YES

* Standard shown is for gas single boiler systems <=2 MW output and overall for multi-boiler systems. For single boiler systems >2 MW or any individual boiler in a multi-boiler system, limiting efficiency is 0.88.

1- SYST0002-DHW

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	Hot water provided by HVAC system	0.015
Standard value	N/A	N/A

Zone-level mechanical ventilation, exhaust, and terminal units

ID	System type in the Approved Documents
A	Local supply or extract ventilation units
B	Zonal supply system where the fan is remote from the zone
C	Zonal extract system where the fan is remote from the zone
D	Zonal balanced supply and extract ventilation system
E	Local balanced supply and extract ventilation units
F	Other local ventilation units
G	Fan assisted terminal variable air volume units
H	Fan coil units
I	Kitchen extract with the fan remote from the zone and a grease filter

NB: Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.

Zone name

ID of system type	SFP [W/(l/s)]									HR efficiency	
	A	B	C	D	E	F	G	H	I	Zone	Standard
B_Staff WC	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
01_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
02_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
02_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A
02_Bathroom	0.4	-	-	-	-	-	-	-	-	-	N/A

Page 2 of 13

Page 3 of 13

General lighting and display lighting		General luminaire	Display light source	
Zone name	Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]	
	95	80	0.3	
B_Bin Store	110	-	-	
B_Store	110	-	-	
B_Plant	110	-	-	
B_Store	110	-	-	
B_Store	110	-	-	
01 Store	110	-	-	

General lighting and display lighting	General luminaire	Display light source	
Zone name	Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m²]
Standard value	95	80	0.3
01_Store	110	-	-
01_Store	110	-	-
02_Store	110	-	-
02_Store	110	-	-
02_Store	110	-	-
03_Store	110	-	-
03_Store	110	-	-
03_Store	110	-	-
04_Store	110	-	-
04_Store	110	-	-
04_Store	110	-	-
05_Store	110	-	-
05_Store	110	-	-
B_Staff WC	110	-	-
B_Lockers/Changing	110	-	-
B_Staff Room	110	100	1.5
G_Circulation Area	110	-	-
G_Reception Lobby	110	100	1.35
G_Circulation Area	110	-	-
01_Bathroom	110	-	-
01_Bedroom	110	-	-
01_Bathroom	110	-	-
01_Bathroom	110	-	-
01_Bathroom	110	-	-
01_Bedroom	110	-	-
01_Bathroom	110	-	-
01_Bathroom	110	-	-
01_Bedroom	110	-	-
01_Bathroom	110	-	-
01_Bathroom	110	-	-
01_Bathroom	110	-	-
01_Bedroom	110	-	-
01_Bathroom	110	-	-
02_Bathroom	110	-	-
02_Bathroom	110	-	-
02_Bathroom	110	-	-
02_Bathroom	110	-	-
02_Bedroom	110	-	-
02_Bathroom	110	-	-
02_Bathroom	110	-	-
02_Bathroom	110	-	-
02_Bedroom	110	-	-
02_Bathroom	110	-	-

[illegible]

Page 7 of 13

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Page 8 of 13

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bathroom	NO (-24.9%)	NO
02_Bedroom	NO (-71.9%)	NO
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bedroom	NO (-3.4%)	NO
02_Bathroom	N/A	N/A
02_Circulation Area	NO (-47.9%)	NO
02_Bedroom	NO (-38.3%)	NO
02_Bathroom	NO (-27.7%)	NO
02_Bathroom	N/A	N/A
02_Bedroom	NO (-1.3%)	NO
02_Bathroom	N/A	N/A
02_Bedroom	NO (-40.8%)	NO
02_Bedroom	NO (-3.6%)	NO
02_Circulation Area	NO (-32.3%)	NO
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bathroom	NO (-15.6%)	NO
02_Bedroom	NO (-16.9%)	NO
02_Bathroom	N/A	N/A
02_Bedroom	NO (-66.1%)	NO
02_Bathroom	N/A	N/A
02_Bathroom	N/A	N/A
02_Bedroom	NO (-13.4%)	NO
02_Bathroom	N/A	N/A
02_Bedroom	YES (+2.6%)	NO
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bedroom	NO (-32.3%)	NO
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bedroom	NO (-35.7%)	NO
03_Bathroom	N/A	N/A
01_Circulation	NO (-36.1%)	NO
03_Bathroom	YES (+26.6%)	NO
03_Bedroom	NO (-74.7%)	NO
03_Bathroom	NO (-68.3%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bathroom	N/A	N/A
03_Bedroom	NO (-30.4%)	NO
03_Bathroom	N/A	N/A
03_Bedroom	NO (-56.1%)	NO
03_Bedroom	NO (-3.5%)	NO
03_Bedroom	YES (+9.5%)	NO
03_Bedroom	NO (-25%)	NO
03_Circulation Area	YES (+10.3%)	NO
03_Circulation Area	NO (-49.1%)	NO
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	YES (+49.7%)	NO
04_Bedroom	NO (-18.3%)	NO
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Bedroom	NO (-37.3%)	NO
04_Bathroom	N/A	N/A
04_Bedroom	NO (-1.5%)	NO
04_Bathroom	NO (-15.6%)	NO
04_Bedroom	NO (-29.7%)	NO
04_Bathroom	N/A	N/A
04_Bathroom	N/A	N/A
04_Circulation Area	NO (-45.7%)	NO
04_Bedroom	NO (-26.1%)	NO
04_Bedroom	NO (-39.4%)	NO
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bedroom	YES (+34.5%)	NO
05_Bathroom	N/A	N/A
05_Bathroom	NO (-19.8%)	NO
05_Bathroom	N/A	N/A
05_Circulation Area	NO (-59.7%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
05_Bathroom	NO (-27.9%)	NO
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bedroom	NO (-50%)	NO
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bedroom	NO (-48.1%)	NO
05_Bathroom	YES (+4.3%)	NO
05_Bathroom	N/A	N/A
05_Bedroom	NO (-41.2%)	NO
05_Bathroom	N/A	N/A
05_Bathroom	N/A	N/A
05_Bedroom	NO (-37.3%)	NO
05_Bathroom	N/A	N/A
B_Circulation	N/A	N/A

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	NO
Is evidence of such assessment available as a separate submission?	NO
Are any such measures included in the proposed design?	NO

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters			Building Use	
	Actual	Notional	% Area	Building Type
Floor area [m ²]	5124.3	5124.3		Retail/Financial and Professional Services
External area [m ²]	5339.3	5339.3		Restaurants and Cafes/Drinking Establishments/Takeaways
Weather	MAN	MAN		Offices and Workshop Businesses
Infiltration [m ³ /hm ² @ 50Pa]	15	3		General Industrial and Special Industrial Groups
Average conductance [W/K]	3820.36	2196.67	100	Storage or Distribution
Average U-value [W/m ² K]	0.72	0.41		Hotels
Alpha value* [%]	20.08	27.05		Residential Institutions: Hospitals and Care Homes

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Residential Institutions: Residential Schools
Residential Institutions: Universities and Colleges
Secure Residential Institutions
Residential Spaces
Non-residential Institutions: Community/Day Centre
Non-residential Institutions: Libraries, Museums, and Galleries
Non-residential Institutions: Education
Non-residential Institutions: Primary Health Care Building
Non-residential Institutions: Crown and County Courts
General Assembly and Leisure, Night Clubs, and Theatres
Others: Passenger Terminals
Others: Emergency Services
Others: Miscellaneous 24hr Activities
Others: Car Parks 24 hrs
Others: Stand Alone Utility Block

Energy Consumption by End Use [kWh/m²]

	Actual	Notional
Heating	95.44	63.33
Cooling	1.73	2.72
Auxiliary	0.38	0.7
Lighting	6.04	6.86
Hot water	221.42	206.79
Equipment*	23.27	23.27
TOTAL**	325	280.4

* Energy used by equipment does not count towards the total for consumption or calculating emissions
** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m²]

	Actual	Notional
Photovoltaic systems	3.24	4.22
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
Displaced electricity	3.24	4.22

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	394.36	290.97
Primary energy [kWh _{PE} /m ²]	364.24	312.99
Total emissions [kg/m ²]	67.23	57.54

HVAC Systems Performance									
System Type	Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEFF	Cool SSEER	Heat gen SEFF	Cool gen SEER
[ST] No Heating or Cooling									
Actual	285.1	654.1	0	0	0	0	0	0	0
Notional	109.6	585.2	0	0	0	0	0	----	----
[ST] Split or multi-split system, [HS] LTHW boiler, [HFT] Natural Gas, [CFT] Electricity									
Actual	327.8	22.6	103.1	1.9	0.4	0.88	3.36	0.9	4.5
Notional	211.9	46.5	68.4	2.9	0.4	0.86	4.4	----	----

Key to terms

Heat dem [MJ/m2] = Heating energy demand
 Cool dem [MJ/m2] = Cooling energy demand
 Heat con [kWh/m2] = Heating energy consumption
 Cool con [kWh/m2] = Cooling energy consumption
 Aux con [kWh/m2] = Auxiliary energy consumption
 Heat SSEFF = Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
 Cool SSEER = Cooling system seasonal energy efficiency ratio
 Heat gen SSEFF = Heating generator seasonal efficiency
 Cool gen SSEER = Cooling generator seasonal energy efficiency ratio
 ST = System type
 HS = Heat source
 HFT = Heating fuel type
 CFT = Cooling fuel type

D. BREEAM Pre-Assessment Report



BREEAM Pre-Assessment Report

Deansgate, Manchester

May 2025



BREEAM Pre-Assessment Report

Deansgate, Manchester

Client Name: Criterion Capital
Produced: Ensphere Group Ltd
Document Reference: 24-E144-006

Quality Assurance Approval Status

This document has been prepared and checked in accordance with Ensphere Group Ltd.'s Quality Management System.

Issue:	Version:	Prepared:	Reviewed:	Approved:	Date:
Final	1	Stephanie Grácio	Pete Jeavons	Pete Jeavons	May 2025



Report Outline

Contents

Executive Summary..... iii

1. Introduction 1

 Project and Assessment Details..... 1

 BREEAM Assessor and BREEAM AP 1

 BREEAM Tracker Key 1

 Report Objective..... 1

 Next Steps 1

2. Planning Context 2

 Local Policy..... 2

3. Assessment Method 3

 The BREEAM Standard 3

 Assessment Process..... 3

 Rating Summary..... 3

4. Minimum Standards 4

 Minimum Standards 4

5. Early Considerations 5

 Preparation and Brief (RIBA Stage 1)..... 5

 Concept Design Stage (RIBA Stage 2) 5

6. BREEAM Pre-Assessment 6

Appendices 9

 A. Key Planning Policy Requirements..... 10

 B. General Notes 11



Executive Summary

Ensphere Group Ltd (“Ensphere”) was commissioned by Criterion Capital to act as BREEAM Assessor and BREEAM Accredited Professional (AP) for the proposed development at 90 Deansgate, Manchester. Based on initial discussions with the project team and documentation available at the time of writing this report, it is expected that the project is to be assessed against the BREEAM UK Refurbishment and Fit-out 2024 Technical Manual (Reference: SD216).

Due to the nature of the proposal, the project classifications deemed most appropriate are “Parts 1 to 4”. This is relevant to the number of credits available and the nature of the requirements the development is assessed against.

The pre-assessment was reviewed by licensed BREEAM New Construction UK Assessor Stephanie Grácio (Assessor No. ENSPSG61) which identifies the credits that are potentially achievable by the proposed scheme and flags the anticipated studies that are required to meet the team’s desired rating.

At present the team have agreed to the achievement of an ‘Very Good’ BREEAM rating, which requires a score of ≥55%. An initial assessment of credits demonstrates that the scheme has the potential to achieve this rating as shown below.



Figure ES.I – Targeted Score and Rating.

It is recommended that the targeted score include a buffer of ~5% above the minimum required to achieve the desired rating to account for any unforeseen shortfalls or loss of credits throughout the design and construction process. Additionally, this will also help during the quality assurance phase of the assessment.



Figure ES.II – Targeted Score Overview Compared with Available Credits by Category.

The above figure provides an overall breakdown of the scores that make up the targeted rating per assessed category. For this project, it is expected that the Management, Health & Wellbeing, Materials, Ecology and Pollution credits will hold the most weight overall. However, it should be noted that each category is weighted differently, so those with less credits targeted may contribute an equal or potentially higher amount to the overall score.

A detailed copy of the pre-assessment tracker is provided in section 6. Achievement of the targeted rating is dependent on project team engagement alongside the achievement of the BREEAM Minimum Standards summarised in section 4.

1. Introduction

Ensphere Group Ltd (“Ensphere”) was commissioned by Criterion Capital to act as BREEAM Assessor and BREEAM Accredited Professional (AP) for the proposed development at 90 Deansgate, Manchester.

Project and Assessment Details

The proposed development is the refurbishment and conversion of the above site from office to a hotel, reutilising the existing building.

Based on a review of the information available at this stage, this development is expected to fall within the “Parts 1 – 4” classification, therefore the credits considered are applicable to schemes of this classification type.

BREEAM Assessor and BREEAM AP

The BREEAM Assessor and BREEAM AP on this project is:

- **Pete Jeavons:** Ensphere Group Ltd, 55A Catherine Place, London, SW1E 6DY, pjeavons@enspheregroup.com; 020 7846 9041 (Assessor No. ENSP-PJ06 & AP No. BREEAMAP0356)

Support is also provided by:

- **Stephanie Grácio:** Ensphere Group Ltd, 55A Catherine Place, London, SW1E 6DY, sgracio@enspheregroup.com; 07961680153 (Assessor No. ENSPSG61).

BREEAM Tracker Key

Blue text is used to distinguish credits that are deemed to be achievable at this stage. Credits highlighted in grey are either potentially achievable, not applicable or assessed to not be achievable at this stage.

Report Objective

This Pre-Assessment report is an initial estimate of the potential credits that the project team could achieve based on early discussions with the team alongside a review of information available at this stage of the assessment. These are subject to change throughout the assessment process.

Next Steps

At the beginning of the assessment, the project BREEAM Assessor will issue a separate Tracker to cover the “Design Stage” evidence items and progress. This would be a live document kept updated throughout the duration of the assessment highlighting changes to the score.



Figure 1.1 – Map Showing the Location of the Proposed Development

2. Planning Context

Assessment under the BREEAM standard is referenced throughout planning policy, with consideration given to the relevant local policies and guidance, as summarised within this section.



Figure 2.1 – Tiers of Key Relevant Planning Policy

Local Policy

Manchester Core Strategy (2012)

The Manchester City Council Core Strategy was adopted in 2012 and covers a 15-year period up until 2027. This is the key document in the Manchester Local Plan and the purpose of the document is to set out the Councils' vision for Manchester's future development through setting out long term strategic policies.

Some policies of the Core Strategy (CS) have been partially replaced by policies from the 'Places for Everyone (Pfe) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' which was adopted in March 2024. As such, the Core Strategy must be read alongside the Addendum to Manchester Core Strategy 2024, which outlines these changes.

The following policies are considered relevant to this report:

- [Policy DM1 \(Development Management\)](#) – New commercial developments to demonstrate best practice will apply the BREEAM standard.

Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (2024)

The Places for Everyone Joint Development Plan Document sets out the development pathway for nine of the ten Greater Manchester boroughs from 2022 to 2039 to support their sustainable growth. It provides a strategic framework for local plans and supports the delivery and protection of key infrastructures and environmental assets.

As noted in section 4.5, a range of policies from the guide replace sections from the Core Strategy, and the relevant policies to this report include:

[Policy JP-S2 \(Carbon and Energy\)](#) – For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.

3. Assessment Method

The BREEAM Standard

BREEAM assessments are broken down into two parts:

- **Design Stage Assessment** – This is based on the overall building design and commitments from the wider team to align with the BREEAM requirements. Following submission and audit of this assessment, the BRE will issue an Interim Certificate.
- **Post Construction Review** – This is an assessment based on as built information provided by the wider project delivery team alongside the results from the BREEAM Assessor’s site inspection. Following submission and audit of this assessment, the BRE will issue Final Certificate.

There is also an option for teams to do a Post-Construction Assessment which combines both design and post construction assessments into a single submission.

Assessment Process

The BRE advises engaging a licensed BREEAM Advisory Professional (AP) and/or Assessor early in the design process as a means of as a means of integrating the BREEAM methodology into the new-build procurement process.

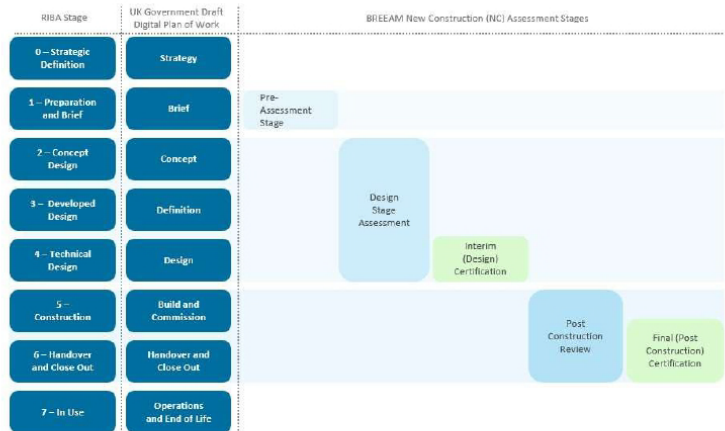


Figure 3.1 – BREEAM Assessment and Certification Stages by RIBA Stage (Taken from: Technical Manual SD5079)

Following the production of a Pre-Assessment and a targeted score is agreed between members of the project team, the appointed BREEAM Assessor will liaise with all relevant members of the project team to progress the design stage assessment. This typically lasts until the end of RIBA Stage 4 (Technical Design) or at the beginning of RIBA Stage 5 (Construction).

Once the interim certificate is issued by the British Research Establishment (BRE), the Assessor can commence the Post Construction Review which will last up until the building is complete as all elements will need to be installed for final sign off by the Assessor.

Rating Summary

Following the BREEAM standard, a development can achieve one of the following possible ratings:

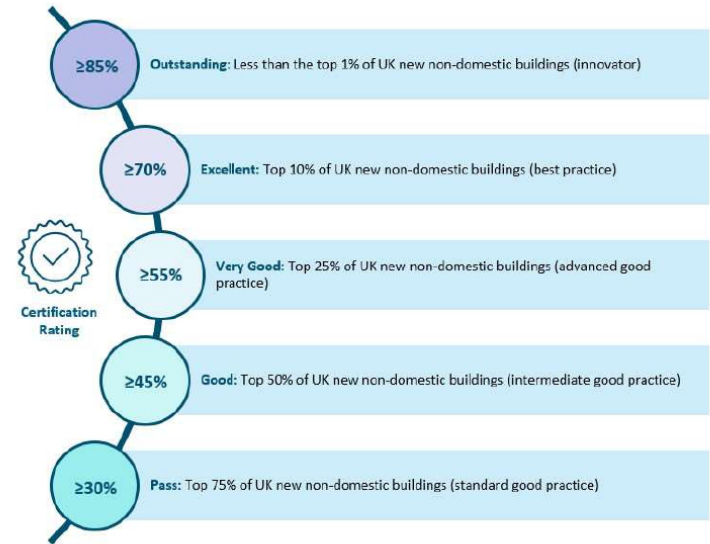


Figure 3.2 – BREEAM Ratings (Taken from: Technical Manual SD216)

Achievement of the above ratings is dependent on the provision of compliant evidence by the project team alongside the achievement of the minimum standards outlined in section 4 of this report.

4. Minimum Standards

To gain a BREEAM certified building, alongside meeting the required score threshold, the team are required to meet a number of mandatory credits which are referred to as minimum standards by the BRE. Where these credits are missed out, even when meeting the required score, the project cannot be certified under that specific rating.

This section details the minimum standards applicable to the assessed project.

Minimum Standards

The minimum standards applicable to the achievement of a 'Very Good' BREEAM Rating are summarised below.

Table 4.1 – Minimum Standards for an 'Excellent' Rating

BREEAM Issue	Credit
Ene 02: Energy Monitoring	One Credit (First Sub-Metering Credit)
Wat 01: Water Consumption	One Credit (Where Applicable)
Wat 02: Water Monitoring	Criterion 1 Only
Mat 03: Responsible Sourcing of Construction Products	Criterion 1 Only

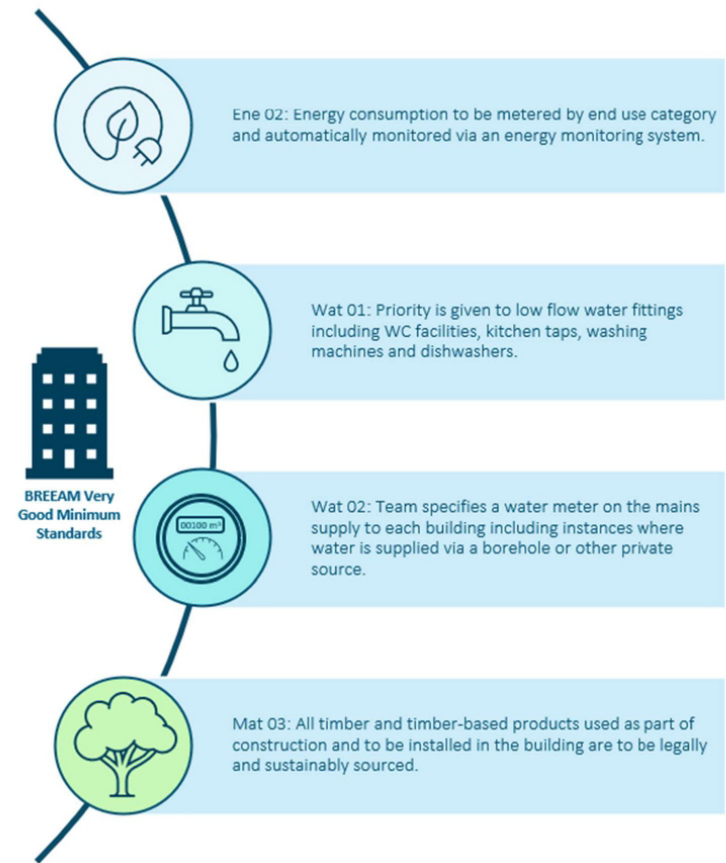


Figure 4.1 – Minimum Standards to Achieve an Excellent Rating (Taken from: Technical Manual SD216).

5. Early Considerations

As part of the BREEAM Assessment process there are a number of credits that are time critical and require early actions from the project team to secure these credits. For these credits, there are actions required during both RIBA Stages 1 and 2.

Preparation and Brief (RIBA Stage 1)

Where targeted, the following items require completion during RIBA Stage 1:

Table 5.1 – RIBA Stage 1 BREEAM Credits (Taken from: Technical Manual SD5079)

Credit	Evidential Requirement	Responsibility
Mat 06 – Material Efficiency	Dedicated report setting out a clear framework including aims, objectives, targets, performance indicators, opportunities, constraints and responsibilities to guide material efficiency activities.	Client or client's agent with input from the design team (if appointed)

Concept Design Stage (RIBA Stage 2)

Prior to the end of the Concept Stage, where targeted, the following credits require early-stage consideration by the project team:

Table 5.2 – RIBA Stage 2 BREEAM Credits (Taken from: Technical Manual SD5079)

Credit	Requirement	Responsibility
Man 01 – Stakeholder Consultation (Project Delivery)	A sustainability brief must be produced setting out a number of items including client requirements, timescales, budget, etc. Also, the project team meet to identify and define their roles, responsibilities and contributions at each key stage. Key members includes: client, building occupier (if known), design team and principal contractor. If no contractor is appointed at this stage an individual with substantial construction/ contracting experience in similar projects similar is involved.	Client/Project Manager
Man 01 – Stakeholder Consultation (Third Party)	Public consultation must be carried out with all relevant interested parties prior to the end of the Concept Stage on the relevant BREEAM minimum consultation content.	Appointed Consultant
Man 01 – Sustainability Champion (Design)	Team to appoint a Sustainability Champion to provide early-stage input and guidance.	Client/Project Manager
Man 02 – Elemental Life Cycle Costing	An outline, entire asset Life Cycle Costing plan with design options appraisals in line with PD 156865: 2008 is produced.	Quantity Surveyor/Cost Consultant

Hea 02 – Indoor Air Quality Plan	A site-specific indoor air quality plan is produced in accordance with Guidance Note 6 to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building.	Appointed Consultant
Hea 06 – Security of Site and Building	An SQSS produces a site-specific Security needs assessment and based on the outcome of their study, provides recommendations of suitable security measures.	Suitably Qualified Security Specialist (SQSS)
Ene 04 – Passive Design Analysis	The team conducts an assessment identifying opportunities for the implementation of passive design measures and to quantify the reduced total energy demand and carbon dioxide emissions resulting from the proposed measures.	Energy Modeller
Ene 04 – Low and Zero Carbon Technologies	A feasibility study is carried out to assess the suitability of a range of renewable and low carbon technologies for the development alongside the quantification of reduced regulated carbon emissions resulting from the proposed technologies.	Energy Modeller
Tra 05 – Travel Plan	A Transport Assessment and draft Travel Plan are produced assessing the current conditions of the site and potential sustainable transport measures for the development.	Transport Consultant
Mat 01 – Environmental Impact of Materials	The appointed consultant carried out a life cycle options appraisal assessment of the development.	Life Cycle Modeller
Mat 06 – Material Efficiency	Team keeps records of material efficiency considerations at this stage.	Architect/Structural Engineer/Building Services Engineer
Wst 01 – Project Waste Management	A Pre-Refurbishment Audit is conducted of any existing buildings, structures or hard surfaces within the scope of the refurbishment or fit-out zone.	Demolition Contractor/Consultant
Wst 05 – Adaptation to Climate Change	A systematic risk assessment is carried out to identify the impact of extreme weather resulting from climate change on the building over its projected life cycle.	Appointed Consultant
Wst 06 – Functional Adaptability	Team conducts a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios.	Architect
LE 02 – Protection of Ecological Features	An ecological survey and assessment is carried out assessing the existing value and potential enhancements appropriate to the site.	Ecologist

6. BREEAM Pre-Assessment

The following pre-assessment presents the credits considered to be achievable at this stage of the assessment.

Table 6.1 – BREEAM Pre-Assessment

Issue	Credit	Points			Score			RIBA Stage	Responsibility
		Available	Target	Potential	Available	Target	Potential		
Man 01: Project Brief and Design	Stakeholder Consultation (Project Delivery)	1	1	0	0.57%	0.57%	0.00%	2	Project Manager
	Stakeholder Consultation (Third Party)	1	1	0	0.57%	0.57%	0.00%	2	Appointed Consultant
	Sustainability Champion (Design)	1	1	0	-	-	-	-	Project Manager/BREEAM AP
	Sustainability Champion (Monitoring Progress)	1	1	0	0.57%	0.57%	0.00%	2	Project Manager/BREEAM AP
Man 02: Life Cycle Cost and Service Life Planning	Elemental Life Cycle Cost (LCC)	2	2	0	1.14%	1.14%	0.00%	2	QS/Cost Consultant
	Component Level LCC Option Appraisal	1	1	0	0.57%	0.57%	0.00%	4	QS/Cost Consultant
	Capital Cost Reporting	1	1	0	0.57%	0.57%	0.00%	-	Project Manager
	Pre-Requisite	-	-	-	-	-	-	-	Principal Contractor
Man 03: Responsible Construction Practices	Pre-Requisite (NHS Healthcare Buildings Only)	N/A	N/A	N/A	-	-	-	-	-
	Environmental Management	1	1	0	0.57%	0.57%	0.00%	-	Principal Contractor
	Sustainability Champion (Construction)	1	1	0	0.57%	0.57%	0.00%	-	Principal Contractor
	Considerate Construction	2	2	0	1.14%	1.14%	0.00%	-	Principal Contractor
	Monitoring of Refurbishment or Fit-Out Sit Impacts	2	2	0	1.14%	1.14%	0.00%	-	Principal Contractor
	Commissioning and Testing Schedule and Responsibilities	1	1	0	0.57%	0.57%	0.00%	-	M&E/Principal Contractor
Man 04: Commissioning and Handover	Commissioning Building Services	1	1	0	0.57%	0.57%	0.00%	-	M&E/Principal Contractor
	Testing and Inspecting Building Fabric	1	0	1	0.57%	0.00%	0.57%	-	Principal Contractor
	Handover	1	1	0	0.57%	0.57%	0.00%	-	Principal Contractor
	Aftercare Support	1	0	0	0.57%	0.00%	0.00%	-	Principal Contractor
Man 05: Aftercare	Seasonal Commissioning	1	0	0	0.57%	0.00%	0.00%	-	Principal Contractor
	Post Occupancy Evaluation	1	0	0	0.57%	0.00%	0.00%	-	Project Manager
	Glare Control	1	0	1	0.79%	0.00%	0.79%	-	Architect
Hea 01: Visual Comfort	Daylighting	3	0	3	2.37%	0.00%	2.37%	-	Daylighting Consultant
	View Out	2	0	2	1.58%	0.00%	1.58%	-	Architect
	Internal and External Lighting Levels, Zoning and Control	1	1	0	0.79%	0.79%	0.00%	-	M&E
Hea 02: Indoor Air Quality	Indoor Air Quality (IAQ) Plan	1	1	0	0.79%	0.79%	0.00%	2	Appointed Consultant
	Ventilation	1	0	1	0.79%	0.00%	0.79%	-	M&E
	Volatile Organic Compound (VOC) Emission Levels (Products)	1	0	1	-	-	-	-	Principal Contractor
	Volatile Organic Compound (VOC) Emission Levels (Post Construction)	1	1	0	0.79%	0.79%	0.00%	-	Principal Contractor
	Potential for Natural Ventilation	1	0	1	0.79%	0.00%	0.79%	-	Architect/M&E
Hea 03: Safe Containment in Laboratories	Laboratory Containment Devices and Containment Areas	0	0	0	0.00%	0.00%	0.00%	-	M&E
	Buildings with Containment Level 2 and 3 Laboratory Facilities	0	0	0	0.00%	0.00%	0.00%	-	M&E
	Thermal Modelling	1	1	0	0.79%	0.79%	0.00%	3	Appointed Consultant
Hea 04: Thermal Comfort	Adaptability for a Projected Climate Change Scenario	1	1	0	0.79%	0.79%	0.00%	3	Appointed Consultant
	Thermal Zones and Controls	1	1	0	0.79%	0.79%	0.00%	-	M&E
Hea 05: Acoustic Performance	Acoustic Performance	3	0	1	2.37%	0.00%	0.79%	-	Acoustician
Hea 06: Safety and Security	Security of Site and Building	1	1	0	0.79%	0.79%	0.00%	2	Security Specialist
Ene 01: Reduction of Energy Use and Carbon Emissions	Whole Building Energy Model (Option 1)	15	6	9	10.56%	4.22%	13.15%	-	M&E
	Elemental Level Energy Model (Option 2)	0	0	0	0.00%	0.00%	0.00%	-	M&E

BREEAM Pre-Assessment Report | Deansgate, Manchester

Ene 02: Energy Monitoring	Sub-Metering of Major Energy Consuming Systems	1	1	0	0.70%	0.70%	0.00%	-	M&E
	Sub-Metering of High Energy Load and Tenancy Areas	1	1	0	0.70%	0.70%	0.00%	-	M&E
Ene 03: External Lighting	External Lighting	1	1	0	0.70%	0.70%	0.00%	-	M&E
	Passive Design Analysis	1	0	0	0.70%	0.00%	0.00%	2	Appointed Consultant
Ene 04: Low Carbon Design	Free Cooling	1	0	0	0.70%	0.00%	0.00%	-	Appointed Consultant
	Low and Zero Carbon Feasibility Study	1	1	0	0.70%	0.70%	0.00%	2	Appointed Consultant
Ene 05: Energy Efficient Cold Storage	Refrigerant Energy Consumption	0	0	0	0.00%	0.00%	0.00%	-	M&E
	Greenhouse Gas Emissions from Energy Use	0	0	0	0.00%	0.00%	0.00%	-	M&E
Ene 06: Energy Efficient Transport Systems	Energy Consumption	1	1	0	0.70%	0.70%	0.00%	-	Lift Manufacturer
	Energy Efficient Features (Lifts)	2	2	0	1.41%	1.41%	0.00%	-	Lift Manufacturer
	Energy Efficient Features (Escalators/Moving Walks)	0	0	0	0.00%	0.00%	0.00%	-	M&E
	Pre-Requisite	N/A	N/A	N/A	-	-	-	-	-
Ene 07: Energy Efficient Laboratory Systems	Design Specification	0	0	0	0.00%	0.00%	0.00%	-	M&E
	Best Practice Energy Efficient Measures	0	0	0	0.00%	0.00%	0.00%	-	M&E
Ene 08: Energy Efficient Equipment	Energy Efficient Equipment	2	0	0	1.41%	0.00%	0.00%	-	M&E
Ene 09: Drying Space	Drying Space	1	0	0	0.70%	0.00%	0.00%	-	Architect
Tra 01: Sustainable Transport Solutions	Accessibility Index	5	5	0	3.64%	3.64%	0.00%	-	Transport Consultant
	Alternative Transport Measures	0	0	0	0.00%	0.00%	0.00%	-	Architect/M&E/Project Manager
Tra 02: Proximity to Amenities	Proximity to Amenities	1	1	0	0.73%	0.73%	0.00%	-	Transport Consultant
Tra 03: Cyclist Facilities	Cycle Storage	1	1	0	0.73%	0.73%	0.00%	-	Architect
	Cyclist Facilities	1	1	0	0.73%	0.73%	0.00%	-	Architect
Tra 04: Maximum Car Parking Capacity	Car Parking Capacity	2	2	0	1.45%	1.45%	0.00%	-	Architect
Tra 05: Travel Plan	Travel Plan	1	1	0	0.73%	0.73%	0.00%	2	Transport Consultant
Wat 01: Water Consumption	Water Consumption	5	3	0	3.33%	2.00%	0.00%	-	M&E
Wat 02: Water Monitoring	Water Monitoring	1	1	0	0.67%	0.67%	0.00%	-	M&E
Wat 03: Water Leak Detection	Leak Detection System	1	1	0	0.67%	0.67%	0.00%	-	M&E
	Flow Control Devices	1	1	0	0.67%	0.67%	0.00%	-	M&E
Wat 04: Water Efficient Equipment	Water Efficient Equipment	1	1	0	0.67%	0.67%	0.00%	-	M&E
Mat 01: Environmental Impact of Materials	Project Life Cycle Assessment Study (Option 1)	6	6	0	5.77%	5.77%	0.00%	2	Appointed Consultant
	Elemental Assessment of Environmental Performance Information (Option 2)	0	0	0	0.00%	0.00%	0.00%	2	Appointed Consultant
Mat 02: Hard Landscaping and Boundary Protection	Not Assessed as part of the RFO 2014 Scheme	N/A	N/A	N/A	N/A	N/A	N/A	-	-
Mat 03: Responsible Sourcing of Materials	Pre-Requisite	-	-	-	-	-	-	-	Principal Contractor
	Sustainable Procurement Plan	1	1	0	0.96%	0.96%	0.00%	2	Principal Contractor
	Responsible Sourcing of Materials	3	1	2	2.88%	0.96%	2.50%	-	Principal Contractor
Mat 04: Insulation	Embodied Impact	1	0	1	0.96%	0.00%	1.25%	-	Architect
Mat 05: Designing for Durability and Resilience	Protecting Vulnerable Parts of the Building from Damage	0.5	0.5	0	0.48%	0.48%	0.00%	-	Architect
	Protecting Exposed Parts of the Building from Material Degradation	0.5	0.5	0	0.48%	0.48%	0.00%	-	Architect
Mat 06: Material Efficiency	Material Efficiency	1	1	0	0.96%	0.96%	0.00%	1	Architect
	Pre-Refurbishment Audit	1	1	0	0.75%	0.75%	0.00%	2	Appointed Consultant
Wst 01: Project Waste Management	Reuse and Direct Recycling of Materials	2	1	1	1.50%	0.75%	1.50%	-	Principal Contractor
	Resource Efficiency	3	1	3	2.25%	0.75%	4.50%	-	Principal Contractor
Wst 02: Recycled Aggregates	Recycled Aggregates	1	0	0	0.75%	0.00%	0.00%	-	Principal Contractor
Wst 03: Operational Waste	Operational Waste	1	1	0	0.75%	0.75%	0.00%	-	Architect
Wst 04: Speculative Finishes (Offices Only)	Interior finishes for Category A Projects	0	0	0	0.00%	0.00%	0.00%	-	Architect
Wst 05: Adaptation to Climate Change	Structural and Fabric Resilience	1	1	0	0.75%	0.75%	0.00%	2	Appointed Consultant
Wst 06: Functional Adaptability	Functional Adaptability	1	0	0	0.75%	0.00%	0.00%	2	Architect
Le 01: Site Selection	Not Assessed as part of the RFO 2014 Scheme	N/A	N/A	N/A	-	-	-	-	-

BREEAM Pre-Assessment Report | Deansgate, Manchester

LE 02: Protection of Ecological Features	Protection of Ecological Features	1	1	0	2.50%	2.50%	0.00%	2	Ecologist
LE 03: Minimising Impact on Existing Site Ecology	Not Assessed as part of the RFO 2014 Scheme	N/A	N/A	N/A	-	-	-	-	-
LE 04: Enhancing Site Ecology	Ecologist's Report and Recommendations	1	1	0	2.50%	2.50%	0.00%	2	Ecologist
	Simple Buildings Only	0	0	0	0.00%	0.00%	0.00%	-	Project Manager
LE 05: Long Term Impact on Biodiversity	Long Term Impact on Biodiversity	2	2	0	5.00%	5.00%	0.00%	-	Principal Contractor/Architect
	No Refrigerant Use	0	0	0	0.00%	0.00%	0.00%	-	M&E
Pol 01: Impact of Refrigerants	Pre-Requisite	-	-	-	-	-	-	-	M&E
	Impact of Refrigerant	2	1	0	1.54%	0.77%	0.00%	-	M&E
	Leak Detection	1	0	0	0.77%	0.00%	0.00%	-	M&E
Pol 02: NOx Emissions	NOx Emissions	3	0	2	2.31%	0.00%	1.54%	-	M&E
Pol 03: Flood Risk Management and Reducing Surface Water Run-Off	Flood Risk Management	2	2	0	1.54%	1.54%	0.00%	-	Flood Consultant
	Surface Water Run-Off	2	0	0	1.54%	0.00%	0.00%	-	Drainage Consultant
	Minimising Water Course Pollution	1	0	0	0.77%	0.00%	0.00%	-	Drainage Consultant
Pol 04: Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution	1	1	0	0.77%	0.77%	0.00%	-	M&E
Pol 05: Reduction of Noise Pollution	Reduction of Noise Pollution	1	0	0	0.77%	0.00%	0.00%	-	Acoustician
Inn 01: Innovation	Exemplary Level Performance	10	1	1	10.00%	1.00%	1.00%	-	-
					Total	63.93%	33.12%		

Appendices

A. Key Planning Policy Requirements

Manchester’s Local Development Framework (July 2012)

Table Appendix B.1 – Manchester’s Local Development Framework (2012)

Policy Reference	Details
Policy DM 1 Development Plan [extract]	[...] Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 - Code Level 4; Year 2016 - Code Level 6; and b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

Table Appendix A.2 – Places For Everyone Joint Development Plan Document (March 2024)

Policy Reference	Details
Policy JP-S2: Carbon and Energy	The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: 1) Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling; 2) Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured; 3) Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities; 4) Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques; 5) An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable, a. Be net zero carbon(29) which applies: i. from adoption– to regulated operational carbon emissions;

ii. from 2028 -to all emissions ‘in construction’.

From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions.

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

- i. Minimise energy demand;
- ii. Maximise energy efficiency;
- iii. Use renewable energy;
- iv. Use low carbon energy; and
- v. Utilise other energy sources.

From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund.

As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.

- a. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;
- b. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;
- c. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1.

For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.

- d. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the ‘Ene 01 – reduction of energy use and carbon emissions’ category rising to ‘BREEAM outstanding’ equivalent for ENE 01 from 2028.
- e. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.

Districts may set out specific carbon emission reduction and energy demand targets within Local Plans.

B. General Notes

The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Ensphere Group Ltd for inaccuracies in the data supplied by any other party.

The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.

No site visits have been carried out, unless otherwise specified.

This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.

The copyright in the written materials shall remain the property of Ensphere Group Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Ensphere Group Ltd by the client of the outstanding amounts.

The report is provided for sole use by the Client and is confidential to them and their professional advisors. No responsibility whatsoever for the contents of the report will be accepted to any person other than the client, unless otherwise agreed.

These terms apply in addition to the Ensphere Group Ltd "Standard Terms of Business" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms of Business the said Standard Terms of Business shall prevail.). In the absence of such a written contract the Standard Terms of Business will apply..



www.enspheregroup.com

+44 (0) 20 7846 9040

United Kingdom | 55A Catherine Place, London, SW1E 6DY

España | Oficina 35, Centro de Negocios Independencia Cn, Paseo de la Independencia, 8 Duplicado, 50004 Zaragoza

E. General Notes

The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Ensphere Group Ltd for inaccuracies in the data supplied by any other party.

The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.

No site visits have been carried out, unless otherwise specified.

This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.

The copyright in the written materials shall remain the property of Ensphere Group Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Ensphere Group Ltd by the client of the outstanding amounts.

The report is provided for sole use by the Client and is confidential to them and their professional advisors. No responsibility whatsoever for the contents of the report will be accepted to any person other than the client, unless otherwise agreed.

These terms apply in addition to the Ensphere Group Ltd "Standard Terms of Business" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms of Business the said Standard Terms of Business shall prevail.). In the absence of such a written contract the Standard Terms of Business will apply.



www.enspheregroup.com

+44 (0) 20 7846 9040

United Kingdom | 55A Catherine Place, London, SW1W 6DY

España | Oficina 35, Centro de Negocios Independencia Cn, Paseo de la Independencia, 8 Duplicado, 50004 Zaragoza