

29th September 2025

Sue Wills – Principal Planning Officer
Planning Department,
Manchester City Council,
PO Box 532,
Town Hall,
Manchester M60 2LA

Dear Sue,

RE: Planning Permission ref: 142788/JO/2025 – Louisa Street, Openshaw

We refer to condition 27 of the above planning consent. The condition requires;

- a) The development hereby approved shall be carried out in accordance with the document titled Energy Statement rev.B dated 31.08.2022 received 26th October 2022.*
- b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.*

The approved Energy Statement highlights the required elements to be incorporated into the new properties on the development as follows;

- Utilise a thermally efficient envelope to minimise heat loss, with U-Values that are a significant improvement over the minimum Part L1A 2022 requirements.
- Incorporate Air Source Heat Pumps to provide space and water heating to all plots.
- Sustainable design and waste management for the site.
- A detailed Overheating assessment will be conducted for all plots at the scheme with mitigations applied where required.
- An electric vehicle charging point will be applied to each plot at the scheme, providing the easily accessible facility for the end user to operate an electric vehicle.
- Comply with all targets under Policy ENE4 and ENE6 of the Manchester City Council – Core Strategy Development Plan Document (adopted 11th July 2012).

Westchurch Homes (in conjunction with Focus Consultants our SAP & Compliance Assessors) confirm that Part a) of condition 27 has been complied with.

In order to demonstrate compliance with part b) we provide the following;

1. BREL Compliance Sheets for all houses and apartments showing all properties comply with the required standard.
2. Energy Performance Certificate for all properties – These have been produced following the relevant air / compliance testing.

3. Part O Statement for all properties demonstrating compliance with the necessary standards.

Accordingly, we would be grateful if condition 27 could be discharged in full at the earliest opportunity.

Yours sincerely,



Paul Sinclair
Technical Director
For Westchurch Homes Ltd

