

Re: Condition 16 Discharge – Greenwood / Gladeside, Wythenshawe

This document is written with the sole intention to give Validation to comply with Condition 16 of the approved Planning Permission Ref 125993/FO/2020

The condition

The development hereby approved shall be implemented in accordance with the energy efficiency measures outlined in the email from SATPLAN Planning and Development, dated 27 November 2020. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

The email

From: Hayley Knight <[REDACTED]>
Sent: 27 November 2020 08:54
To: David Lawless <[REDACTED]>
Cc: Mike Gore <[REDACTED]>
Subject: RE: 125993/FO/2020 - Land At The Corner Of Greenwood Road And Gladeside Road Manchester M22 9RA

David,

Further to the below is the following appropriate:

The scheme will be all electric, which will be offset through the use of PV & heat recovery units. We have also specified a high performance facade, with particular note to windows & doors, which are a timber/aluminium composite to achieve u-value / g-values above standard building regulations requirements. This helps to reduce heat loss / gains to ensure the building is as efficient as possible.

Thanks

Hayley

The Validation

By way to substantiate the statement made within the email, the approved “discharged façade materials (as Cond 3) under application CDN/24/0053

The following uplift of U-Values against building regulations was achieved (As Demonstrated on the SAP's – Attached).

	U value achieved	Max B Regs U value	% improvement
Ground floor	0.17	0.25	32.0
Exposed floor	0.24	0.25	4.0
Wall	0.24	0.30	20.0
Roof	0.18	0.20	10.0
Window	1.40	2.00	30.0
Air permeability	5.00	10.00	50.0

All Apartments achieved EPC Rating “B” (See Attached)

This scheme was also pre Building Regulation Part “O” overheating however we commissioned an Overheating Report (See attached) again achieved over compliance.

The M&E strategy changed from planning concept and the strategy used and install was

- Communal Air Source Heat Pumps (Hotwater and Heating)
- MVHR Ventilation

This removed the PV from the scheme.