
Manchester College City Centre Campus, Phase 2

Environmental Standards Verification Report

Date: May 2025

Document Number: CCPH2-BDP-XX-XX-RP-Y-0804

Revision: P01

Issue: Handover

Rev	Description	Issued by	Date	Reviewed by	Date
P01	First issue	Jack Palmer	12.05.2025	Mia Lacey	14.05.2025

Table of Contents

1.	Introduction	3
2.	Description of the Development.....	3
3.	Planning Policy and Drivers	4
4.	Sustainability Design Response	7
4.1	Environmental Design	7
4.2	Sustainable Travel	7
4.3	Ecology/Biodiversity	7
4.4	Health and Wellbeing	8
4.5	Energy Efficiency Measures and Renewable Energy	8
4.6	Water Management.....	10
4.7	Waste Management	10
5.	Recommendations	11
6.	Conclusion	11
	Appendix A: Manchester College P2 Site Visit Report	12

1. Introduction

This Environmental Standards Verification Report has been conducted on behalf of the LTE Group in support of satisfying Condition 13 (b) of the final planning conditions for the second phase of a new City Centre campus for The Manchester College. Condition 13 (b) is as follows:

13) (a) Notwithstanding the Environmental Standards prepared by BDP statement stamped as received by the City Council, as Local Planning Authority, on the 16 March 2023, prior to any above ground works, a final Environmental Standards Statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented as part of the development.

13) (b) Prior to the first use of the development, a verification report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall confirm that the development has met the requirements agreed within part (a) of this planning condition.'

Therefore, the report seeks to address the requirements outlined previously in the statement 'CCPH2-BDP-XX-XX-RP-Y-0801 Manchester College Environmental Statement Phase 2 P04' (part a of Condition 13). This sets out requirements of 'A Guide to Development in Manchester and Manchester's Core Strategy (adopted 2012)', with a focus on energy efficiency, renewable energy, environmental design and CO₂ reductions from low or zero energy supplies. As the project aims to demonstrate leadership through the adoption of a net zero carbon (NZC) framework, specifically RIBA 2030, this will also be reviewed and verified.

2. Description of the Development

The new City Centre Campus is being developed as part of the wider estate's masterplan. Phase 1 of the college occupies the prominent corner of the site, opposite Manchester Arena, Phase 2 will abut the north façade of Phase 1 to complete the city block extending and replacing the current bike store and external storage space. The site has excellent public transport links, being within walking distance of mainline rail and Metrolink services at Victoria Station. The topography is largely flat, with a small number of shrubs, some trees and areas of scrub surrounding the perimeter.

Phase 2 comprises five stories of education space, together with associated amenity space, servicing, accessible parking bays, cycle storage and other works, further expanding on the Phase 1 development. Key facilities to be provided include classrooms, laboratories, meeting rooms, hospitality and catering spaces, and other support facilities.

3. Planning Policy and Drivers

This Environmental Standards Verification Report seeks to confirm the development's strategy in response to Manchester's local planning policy, in addition to wider national planning policies within the National Planning Policy Framework 2021 (NPPF 2021).

Manchester's current planning policy in respect of environmental standards is set out within the Core Strategy, which was adopted on 11th July 2012 and covers the period of 2012 – 2027. The Strategy is supported by the Supplementary Planning Document (SPD) *Guide to Development in Manchester* (adopted 2007). Section 4 of the SPD, "Environmental Standards", provides guidance to developers of requirements and planning submission documentation to be submitted in support of planning applications in Manchester so as to demonstrate compliance with the relevant Core Strategy planning requirements. This report responds to item 4.4 of the SPD which requires that:

"Developers will be expected to submit a statement on how their proposal will achieve the environmental standards set out in this chapter. This statement will be seen as an addition to the Design and Access Statement [...]. This additional Environmental Standards Statement will be required for all planning applications, both outline and full, with the exception of changes of use where no operational work is required, house extensions and mining or engineering work."

The following planning policies, as detailed within the Core Strategy, are addressed within this Environmental Standards Statement:

- **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:

- All development must follow the principle of the Energy Hierarchy, being designed:
 - to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
 - to reduce the need for energy through design features such as improved insulation and glazing
 - to meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- 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.
- 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.
- 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.
- The use of building materials with low embodied carbon in new development and refurbishment schemes.

- **Policy EN6 (Target Framework for CO₂ Reduction from Low or Zero Carbon Energy Supplies)**

Applications for residential development of 10 or more units and all other development over 1,000m² will be expected as a minimum to meet the target shown in Tables 1 or 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 improvements 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:

- 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).
- Target 2 Electricity intense areas: Locations where the predominant building type has an all-electric fit-out such as retail units and leisure complexes.
- 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.

Table 1: Domestic CO₂ emissions reduction targets

Target	% minimum requirement
Target 1: Network development area	CHP / district heating anchor or, connection or, where not feasible, a 15% increase on Part L 2010.
Target 2: Electricity intense buildings	+15% increase on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

Table 2: Non-domestic CO₂ emissions reduction targets

Target	% minimum requirement
Target 1: Network development area	CHP / district heating anchor or, connection or, where not feasible, a 15% increase on Part L 2010.
Target 2: Electricity intense buildings (applies to commercial uses with a high proportion of emissions from electricity use [$>45\text{kgCO}_2/\text{m}^2$])	+10% increase on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

Where CO₂ emissions reduction required under any future revisions 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.

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.

- **Policy EN8** (Adaptation to Climate Change) requires all new developments to be designed so as to be adaptable to future climate conditions in terms of the design, layout, siting and function of buildings and associated external spaces.
- **Policy EN9** (Green Infrastructure) aims to ensure that existing green infrastructure is maintained, and, where the opportunity arises, enhanced in terms of quality, quantity and functionality. Where green infrastructure is lost, this should be mitigated.
- **Policy EN14** (Flood Risk) directs developments away from sites that are at risk of flooding and encourages the use of sustainable urban drainage systems to manage surface water runoff.
- **Policy EN17** (Water Quality) seeks to avoid any adverse impact on water quality, including the construction phase, and, wherever possible, enhance water quality and minimise surface water runoff through the use of sustainable urban drainage techniques (SuDS).

- **Policy EN19 (Waste)** aims to ensure that all developments demonstrate consistency with the principals of the waste hierarchy and for construction and demolition waste to be minimised and recycled on site wherever possible.

- **Policy DM1 (Development Management)**

All developments should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document;

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- 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 (note that the requirement to meet Code for Sustainable homes targets has been removed from planning policy)
 - 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 non-domestic buildings.

4. Sustainability Design Response

The following sections summarise the development's strategy for the sustainability requirements of the Manchester Core Strategy, as set out in Section 3.

4.1 Environmental Design

The development has sought to adopt both RIBA 2030 Climate Challenge (version 2) and BREEAM New Construction 2018 minimum requirements as a framework for sustainable design. Whilst formal BREEAM certification is not currently sought, a BREEAM pre-assessment exercise was undertaken during the early stages of the design to ensure that the principles of BREEAM have been incorporated into the project and the site visit confirms that the minimum BREEAM requirements have been met for the site.

The minimum BREEAM requirements that have been met are Man 04-01 Commissioning and Handover, Ene 02-01 Energy Monitoring, Wat 01 Water Consumption and Wat 02-01 Water Monitoring. The site visit report confirms that the specified plant systems have been installed for the development and the contractor has provided the mechanical and electrical certification tracker which confirms that the relevant commissioning and certification has been carried out for the respective systems (ref: MC1185 - Elec Cert Tracker_, MC1185 - Mech Cert Tracker). The site visit report also confirms that energy monitoring (Ene 02-01) and water monitoring (Wat 02-01) credits have been satisfied, with energy and water meters throughout the development connected via the BMS, allowing close monitoring of usage. The site visit was also able to confirm the Wat 01 water consumption credit's compliance, as the sanitaryware specified was calculated to provide a 45.56% betterment over the BREEAM benchmark through specifying products with lower flow rates/flush volumes and using flow restrictors (further information can be found in 4.6.1).

In line with Council policies DM1 and EN 19, the contractor has complied with the BREEAM criteria relating to site management, responsible construction practices, commissioning, aftercare and waste management to ensure that these sustainability practices have been carried out throughout the design, construction and operation of the building. The RIBA 2030 Climate Challenge checklist also requires post occupancy evaluations and the submission of sustainability data, ensuring that buildings continue to operate as designed, and reducing the performance gap. Although, this cannot be measured at present, the client is responsible for ensuring that this is carried out aligning with the RIBA 2030 targets.

4.2 Sustainable Travel

The site visit was able to confirm the installation of features that will support sustainable transport for the development (please see Appendix A, Manchester College P2 Site Visit Report), including cycle storage and cyclist facilities including showers and lockers, as well as electric vehicle parking spaces. The cycle storage offers 114 cycle spaces, providing sufficient cycle parking facilities for the development, and with half of the parking spaces on site having EV charging, use of electric vehicles is encouraged. As part of the Phase 1 development, the pedestrian crossing outside of the college was improved and will also be of benefit to the Phase 2 development. Due to the central location of the development, it was also observed that the site is well connected through public transport, with frequent bus routes operating along the same road as the development, as well as Victoria Station (offering Tram and Train services) which is only a 5-minute walk from the development.

Further sustainable transport measures are described in the transport assessment and travel plan, which was submitted as part of the Planning application.

4.3 Ecology/Biodiversity

The site visit confirmed the installation of 6 nr. bird boxes on the plant screen located on the roof, as well as soft landscaping installations to the front and rear of the site, as specified in the design plans (bird boxes and planting can be seen in Appendix A, Manchester College P2 Site Visit Report). The site is limited in terms of offering ecological enhancements due to the space available, however the features mentioned above are aligned with the RIBA 2030 Checklist Criteria for Biodiversity by optimising the site's contribution to biodiversity and ecology. In line with the council policy EN9, Green Infrastructure, the site previously was a surface level car park with limited ecological value, the newly installed measures will enhance green infrastructure and

encourage biodiversity to the site.

Further ecology and biodiversity measures are described in the ecology report, which was submitted as part of the Planning application.

4.4 Health and Wellbeing

Through the guidance of RIBA 2030 Climate Challenge criteria, the development has sought to achieve the core health and wellbeing metrics of overheating, CO₂ levels, total VOCs and formaldehyde, as detailed in Table 3. Although it was confirmed at design stage that the targets for daylight factor cannot be met, the building promotes natural light ingress as far as practicable, as is confirmed from the site visit and can be seen in Appendix A (Manchester College P2 Site Visit Report, Page 12). The document, 21187-CCPH2-BBA-ZZ-XX-SP-A-0001-S2-CR01, is a construction record for the materials used within the development and outlines that any products specified containing VOCs will comply with all British and European Standards, with the Vinyl 1B, 2A, 2B, 2C, 3A specified having VOC emissions limited to ISO 16000-6, EN 10580: $\leq 0.1 \text{ mg/m}^3$. Alongside this, the BREEAM requirements for formaldehyde, total VOCs and CO₂ levels are listed within the construction detail document, 21187-CCPH2-BBA-ZZ-XX-SP-A-0001-S2-CR01 (Page 160, Section 25). Where formaldehyde is specified, the document 21187-CCPH2-BBA-ZZ-XX-SP-A-0001-S2-CR01, Page 180, Section 200, highlights that it is limited to BS EN 622-1, Class E1. Appendix A, Manchester College P2 Site Visit Report also confirms that CO₂ monitors have been installed and that the CO₂ target of <900ppm will be met throughout the development. Whilst a post construction overheating analysis has not been undertaken, the site visit was able to confirm the use of blinds and the installation of the mechanical ventilation system, which will prevent overheating in the building.

Table 3: RIBA 2030 Climate Challenge best practice health metrics

Best Practice Health Metrics	Requirement	References
Overheating	25 - 28°C maximum for 1% of occupied hours	CIBSE TM52, CIBSE TM59
Daylighting	<2% average daylight factor, 0.4 uniformity	CIBSE LG10
CO ₂ levels	<900ppm	CIBSE TM40
Total VOCs	<0.3mg/m ³	Approved Document F
Formaldehyde	<0.1mg/m ³	BREEAM

4.5 Energy Efficiency Measures and Renewable Energy

As built compliance with Manchester Core Strategy Policies EN4 and EN6, are addressed in the Part L Compliance Report prepared by TACE. In line with the project's NZC approach, Phase 2 will be fully electric and not connected to the gas grid. The compliant EPC confirms that the building is demonstrating a 21% reduction in carbon emissions over the notional target rating, achieving an energy rating of A.

This 21% improvement also means that the requirements of Policy EN6 (Target Framework for CO₂ Reduction from Low or Zero Carbon Energy Supplies) are satisfied, as the target states that developments must achieve a minimum of 15% reduction in emissions on Part L 2010, achieving a 21% improvement on Part L 2021 (a more stringent target to meet), far exceeds this requirement.

As required by the Policy EN4, the energy hierarchy (Figure 2) has been implemented for the development and is demonstrated below:

- Be Lean (reduce energy demand)
- Be Clean (supply energy efficiently)
- Be Green (reduce carbon emissions further through the use of low and zero carbon technologies)

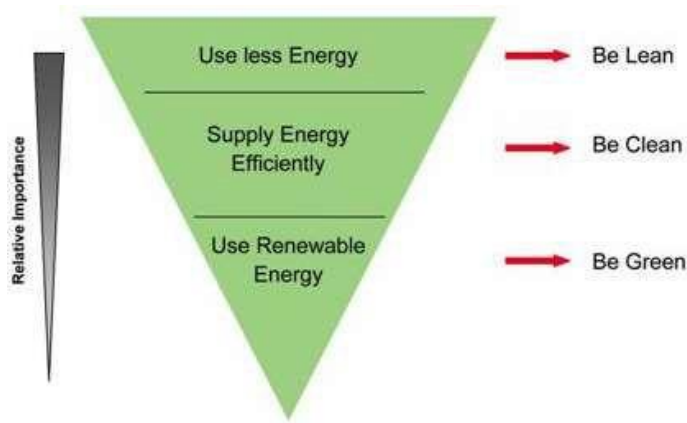


Figure 2: Energy Hierarchy

4.5.1 Be Lean

Building fabric performance has been improved beyond the minimum requirements of the Part L Building Regulations. This fabric first design approach has allowed for less heat demand within the property due to the fabric permitting lower heat loss.

Table 4: Fabric improvements over Building Regulations

Description	Part L minimum	Values for Manchester Colleague Phase 2	Performance Relative to Part L Requirement
External Wall U-Value	0.26 W/m ² .K area-weighted average	0.15 W/m ²	Improvement
Ground Floor U-Value	0.18 W/m ² .K area-weighted average	0.15 W/m ²	Improvement
Roof U-Value	0.17 W/m ² .K area-weighted average	0.15 W/m ²	Improvement
Window / Door glazing U-Value	1.60 W/m ² .K area-weighted average	1.00 W/m ²	Improvement
Building Air Permeability	8 m ³ /(h.m ²) @ 50 Pa	3.33 m ³ /(h/m ²) @50 Pa.	Improvement
Thermal Bridging	Accredited Construction Details – To be confirmed by architects.		-

4.5.2 Be Clean

The below energy efficient measures have been utilised in the development to further reduce the energy demand of the building, as per design stage specification and can be seen in Appendix A.

Table 5: Energy Efficiency Measures

Description	System
Ventilation	Central air handling plant with heat recovery >75%. Demand controlled.
Main Heating	Electric panel heaters via VRF through grid supplied electricity and mechanical ventilation with heat recovery
Emitters	Fan coil units, over door heaters, heater batteries.
Controls	Automatic controls linked to central BMS to monitor energy and meter consumption
Hot Water	Air Source Heat Pump
Secondary Heating	VRF air source heat pumps where cooling loads are also present in the spaces
Renewable Energy	Air source heat pumps, Photovoltaic cells
Lighting	LED with absence / presence detection controls. Daylight dimming where applicable. Daylight linking and an average lighting efficacy of 110 luminaire lumens per circuit Watt.

4.5.3 Be Green

As described above, to offset further emissions, ASHPs and PVs have been installed as per design stage specification.

4.5.4 Achieving Net Zero Carbon

The development has sought to demonstrate their commitment to net zero carbon and to Manchester Council's 2038 NZC targets through the application of RIBA 2030 Climate Challenge sustainability benchmarks relevant to operational carbon to the City Centre Phase 2 development. This is because RIBA 2030 proposes additional and non-energy related benchmarks for issues such as water consumption, daylight, biodiversity, and health and wellbeing, therefore adopting a broader and more holistic approach to sustainable development.

At the time of writing, operational energy data is not yet available due to the development not yet being in use. Therefore, at this stage, only confirmation of the HVAC installations that contribute to the previously calculated figures can be provided. As mentioned in section 4.5.2, the as-built specification is as per the design stage specification and therefore the operational energy figures calculated at design stage are still to be expected, as outlined below:

Table 6: Proposed EUI and RIBA Operational Energy Targets

Target	RIBA 2030 Climate Challenge	Proposed EUI
RIBA 2025 interim	<75 kWh/m ² /yr	<111.75 kWh/m ² /yr
RIBA 2030 stretch	<55 kWh/m ² /yr	<81.95 kWh/m ² /yr

The Design Stage Energy Statement produced by BDP confirms that, based on the installed design, the proposed 2025 target for energy use intensity (EUI) of <111.75 kWh/m²/yr is easily achievable for the development, with an EUI of 83.90 kWh/m²/yr. This also satisfies the RIBA 2030 target to reduce operational energy demand by at least 60% from current business as usual baseline figures, before offsetting. The current EUI of 80 kWh/m²/year also achieves the <81.95 kWh/m²/year stretch target, demonstrating exemplar performance.

As was mentioned at design stage, despite the PV panels producing 35MWh of electricity annually, the remaining 87.1 tonnes of carbon will need to be offset for approximately £566.15 per year (based on £6.50 per tonne per year).

The site visit confirms the installation of the HVAC equipment specified at design stage, as can be seen in Appendix A, Manchester College P2 Site Visit Report.

4.6 Water Management

4.6.1 Internal water consumption

Based on the as built sanitaryware specification and confirmation of the installations during the site visit, the potable water consumption has been calculated through the use of BREEAM UK NC Wat 01 Calculator, giving a result of 15.79 litres/person/day. Whilst this falls slightly short of the 10 litres/person/day targeted at design stage, it still offers a reduction of 45.56% over the BREEAM benchmark, which exceeds what was targeted at design stage.

The site visit and as built specification also confirms the use of water monitoring systems via the BMS, which allow the building occupant to closely monitor water consumption and identify any areas of the building that are consuming water in excess of the expected levels.

4.6.2 External water consumption

The site visit also confirmed that due to the limited area of soft landscaping and planting provided as part of the development, watering of all vegetation will either be by hand or through precipitation. As such, no permanent irrigation systems have been installed.

4.6.3 Flood risk and drainage strategy

The site-specific Flood Risk Assessment (ref: MCCC-SHD-00-ZZ-RP-C-0001) confirmed that the whole development lies within Flood Zone 2 and therefore has between 1 and 100 and 1 in 1000 annual probability of flooding (1%-0.1%) due to the surcharging of the adjacent River Irwell. The site visit and as built drainage strategy plan confirms the onsite storage and attenuation tank have been installed, which satisfies both EN14 and EN17.

It can also be confirmed that the site benefits from an existing connection to the combined sewer system, as the outline strategy is for runoff to be collected from the roof and external areas and direct it to new below ground storage networks which will connect to the combined sewer via an existing connection. Certain drainage strategy features can be seen in Appendix A.

4.7 Waste Management

The site visit confirmed that the provision of waste management facilities for the development is adequate for the higher and further education buildings, considering all waste streams and waste volumes likely to be generated. For both building staff and building users, there is space for onsite recycling, where the following will be recycled; paper and card; plastic and tin cans; glass and food.

The construction waste report (ref: Manchester City Centre Campus Phase 2 - Full Construction Waste Report) is a document that tracks all waste from the site's construction works, showing how it was disposed of and categorised. It confirms that 99.77% of construction waste was diverted from landfill, with it either being recycled or used as energy. This demonstrates compliance has been met with Policy EN19.

5. Recommendations

To further build on the site's commitment to environmental standards and sustainable design, the below recommendations have been made:

- Whilst the bird boxes (6nr.) have been installed on the roof, they have been installed to the internal of the plant screen wall. To maximise the benefit of their installation, it is recommended that they are outwards facing, allowing easier access for the birds.
- The potable water consumption for the building is 15.79 litres/person/day. As this falls slightly short of the 10 litres/person/day targeted at design stage, the following recommendations would allow the building to achieve this:
 - Effective Flush Volume set at 2 litres for WCs.
 - Cistern Capacity set at 3 litres for urinals.
 - Wash hand basin taps and kitchen taps utilising flow restrictors, setting the flowrate to 2 litres/min.
 - Showers utilising flow restrictors, setting the flow rate to 5 litres/min.
- Whilst the site is limited in terms of green space, the consideration for the expansion of green space, where possible, should always be a priority for the site.

6. Conclusion

This Environmental Standards Verification Report seeks to respond to several policies listed within the Manchester Core Strategy relevant to energy efficiency, renewable energy environmental design, water management, weather resilience, waste management and construction management. Compliance with the following policies has been demonstrated:

- Policy DM1 (Development Management)
- Policy EN4 (Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development)
- Policy EN6 (Target Framework for CO₂ Reduction from Low or Zero Carbon Energy Supplies)
- Policy EN8 (Adaptation to Climate Change)
- Policy EN9 (Green Infrastructure)
- Policy EN14 (Flood Risk)
- Policy EN17 (Water Quality)
- Policy EN19 (Waste)

Although formal BREEAM certification is not being pursued, the development has demonstrated that it is aligned with BREEAM Very Good minimum requirements.

Appendix A: Manchester College P2 Site Visit Report

Manchester College City Centre Campus, Phase 2

Environmental Site Inspection Report

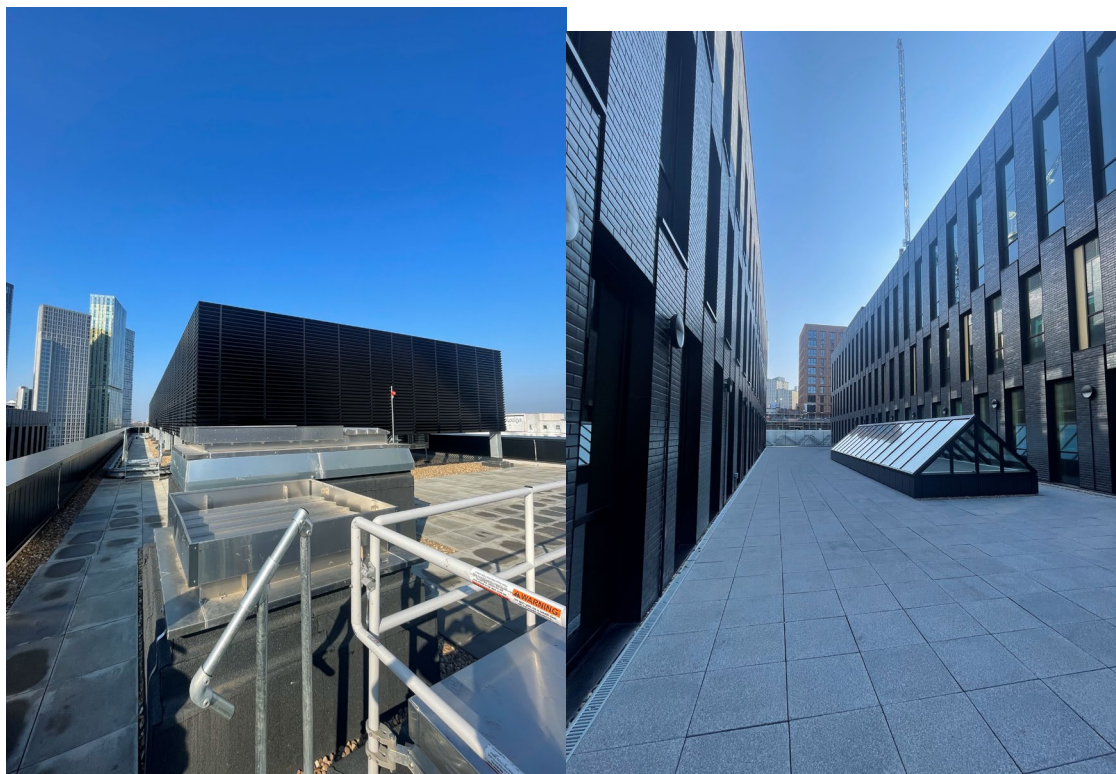
Date: April 2025

BDP.

Job Title	Manchester College Phase 2
Document Title	Environmental Site Inspection Report
Date of Site Visit	3 rd April 2025
Site Visit and Authored by	Jack Palmer

Policy DM1 Development Management

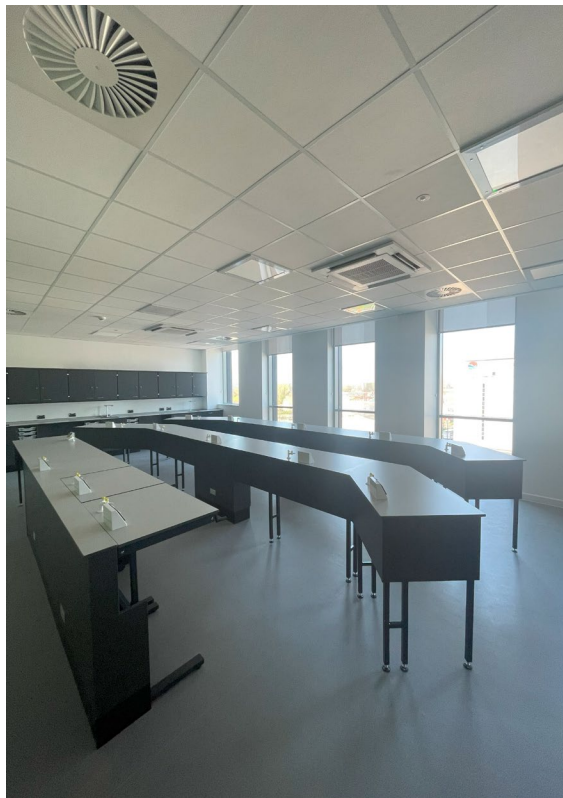
The site visit confirms general external photos of Manchester College P2:



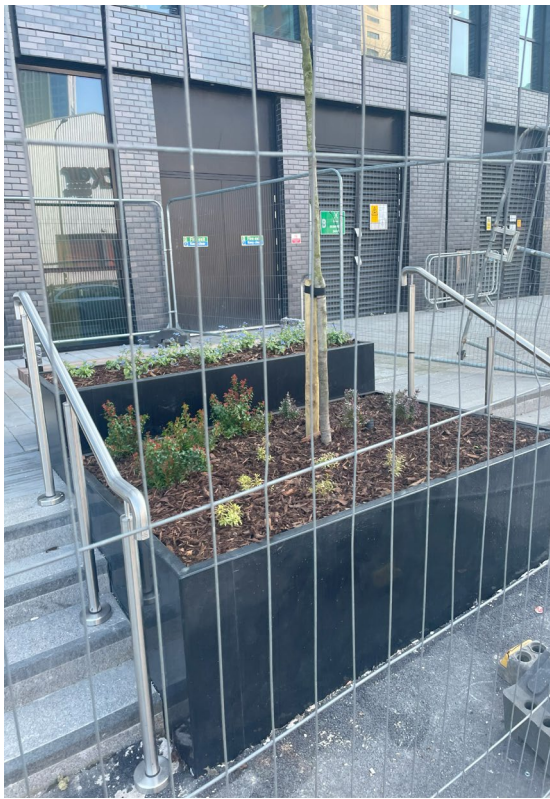
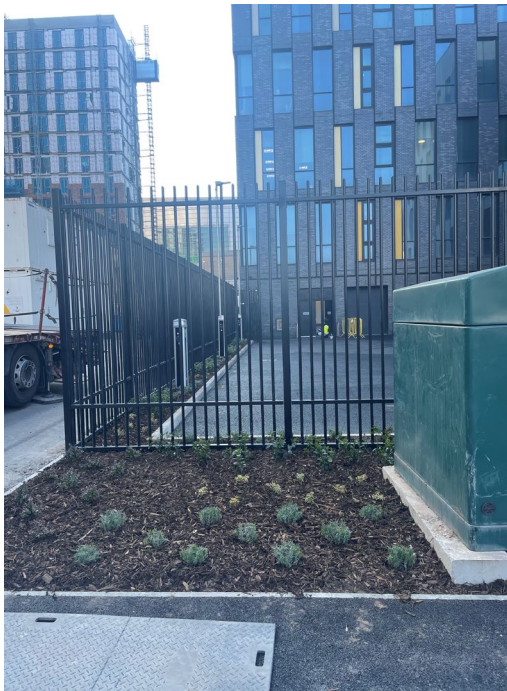


The site visit confirms typical space in the building:





The site visit confirms the onsite landscaping:

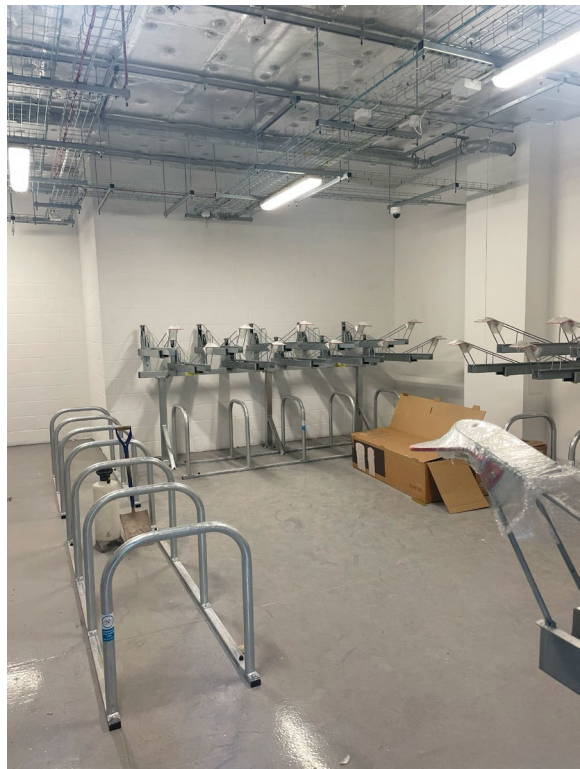


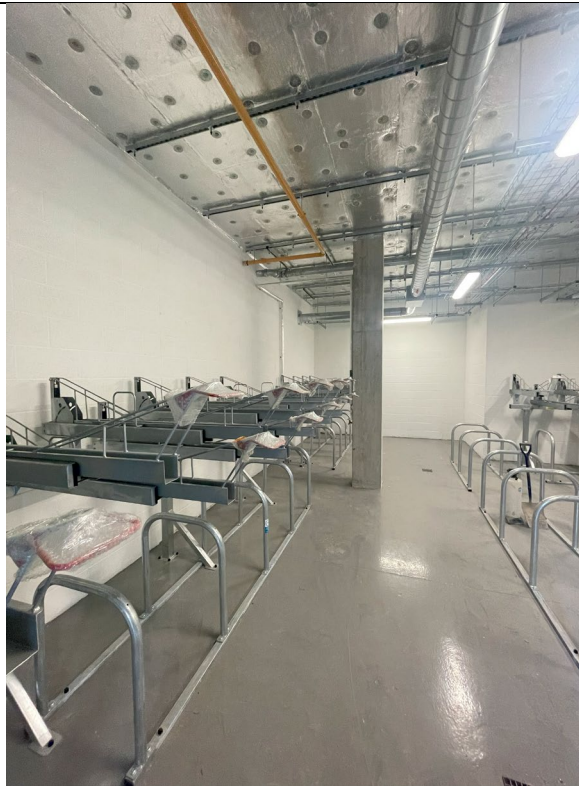
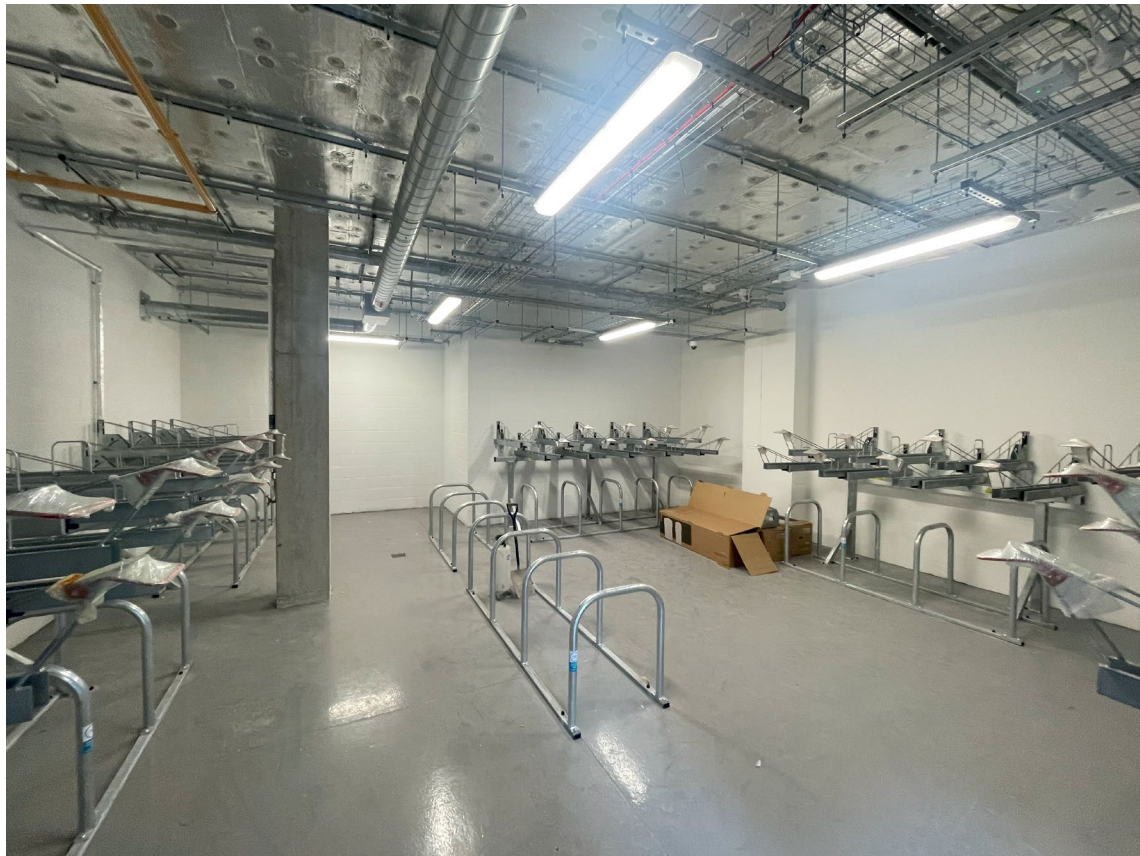
The site visit confirms the onsite security measures:





The site visit confirms the cycle parking spaces:

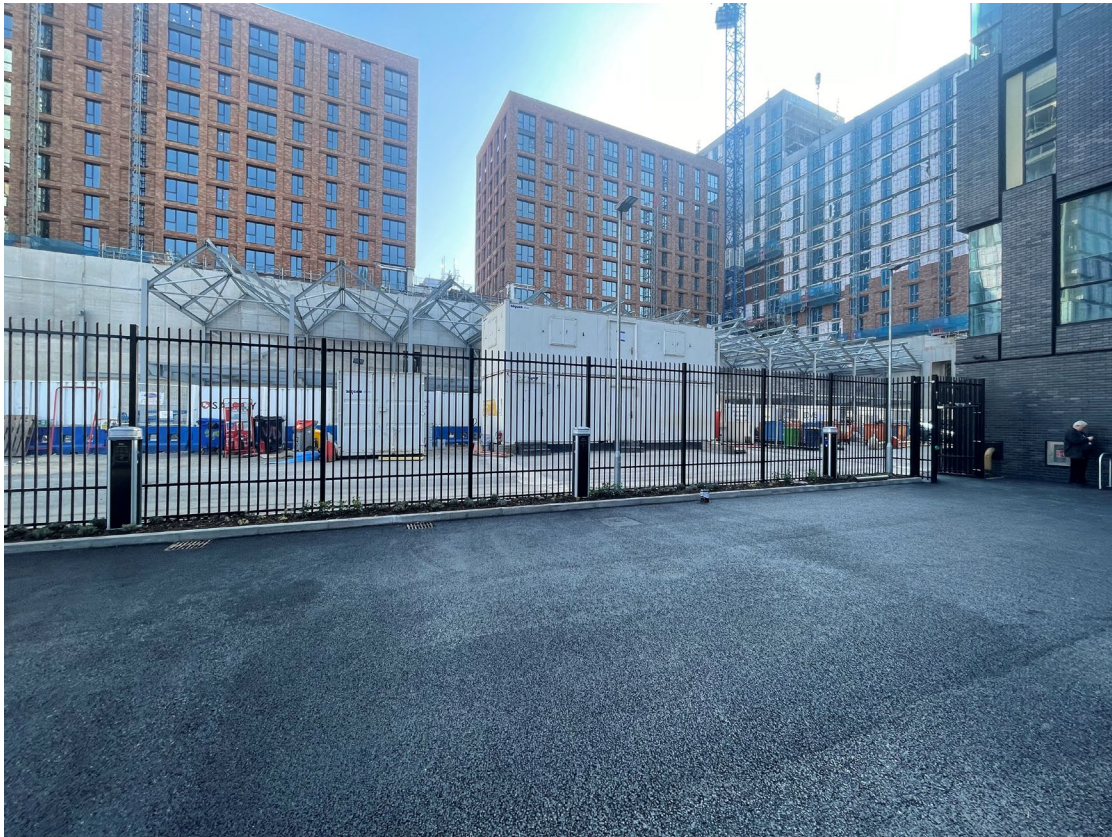
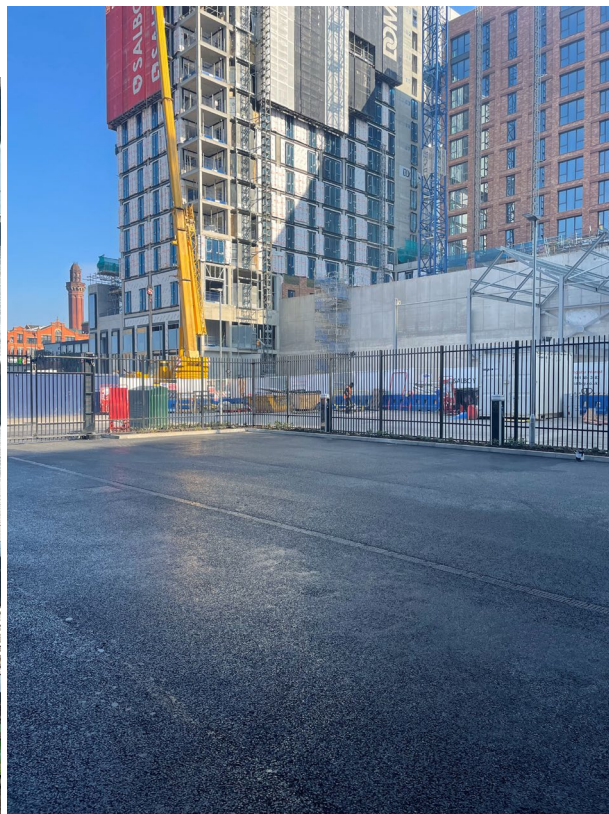




The site visit confirms the storage lockers:

As of the time of the site visit, the lockers had not yet been installed and are to be provided and installed by the building occupier.

The site visit confirms the car parking spaces:



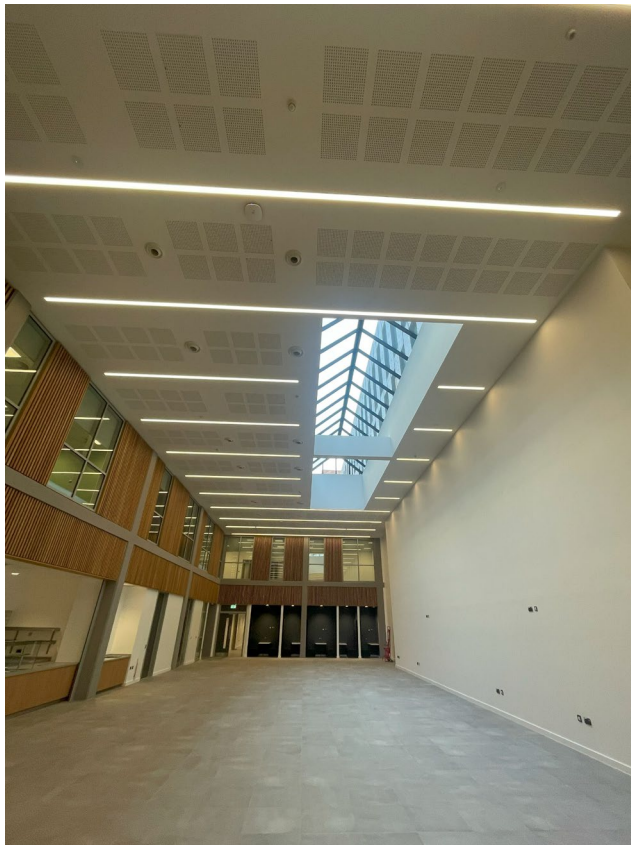
The site visit confirms the pedestrian drop-off areas:



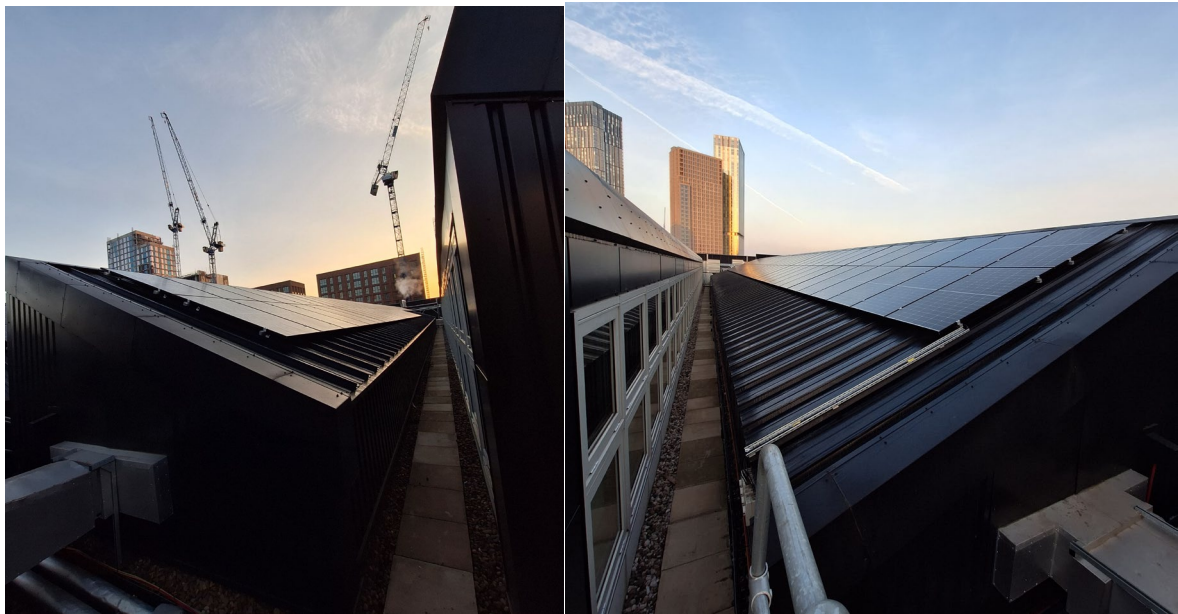
Policy EN4 Reduce CO₂ Emissions and Policy EN6 Target Framework for CO₂ Reduction

The site visit confirms the general natural indoor lighting and windows:





The site visit confirms the installation of PVs:





The site visit confirms the installation of ASHP





Policy EN8 Adaptation to Climate Change

The site visit confirms that glare control measures have been provided:

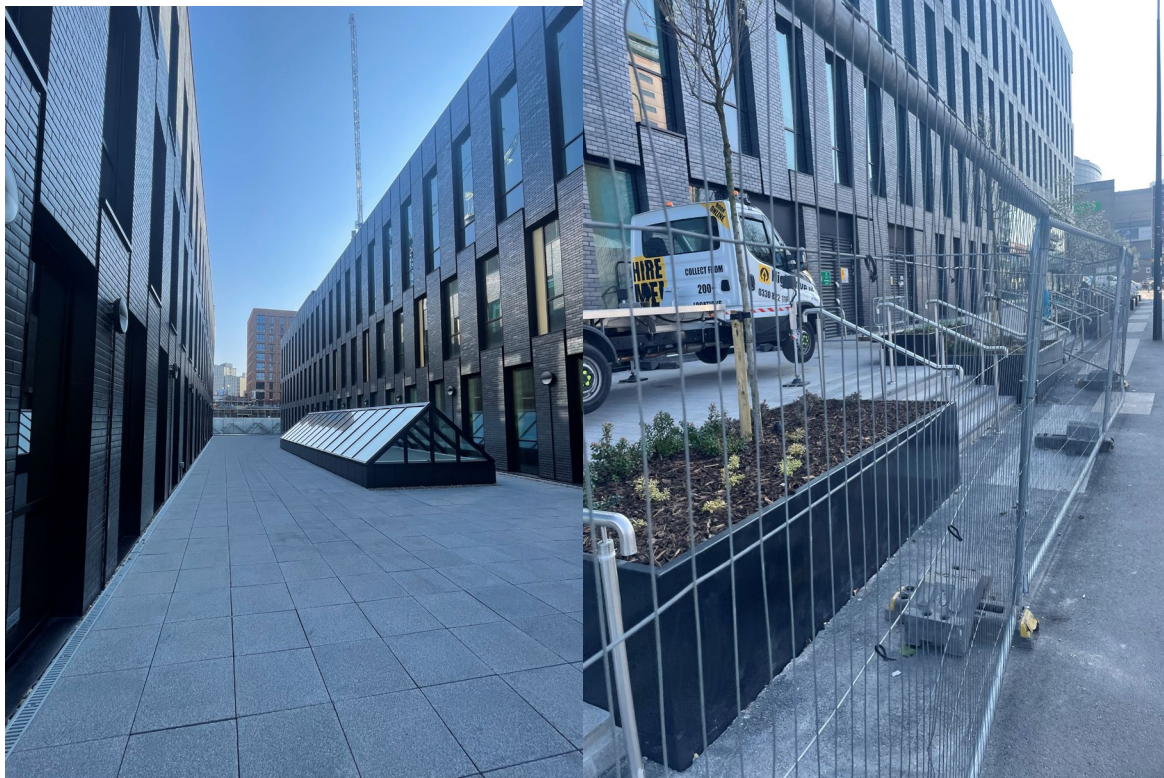


The site visit confirms that CO₂ monitors have been installed:

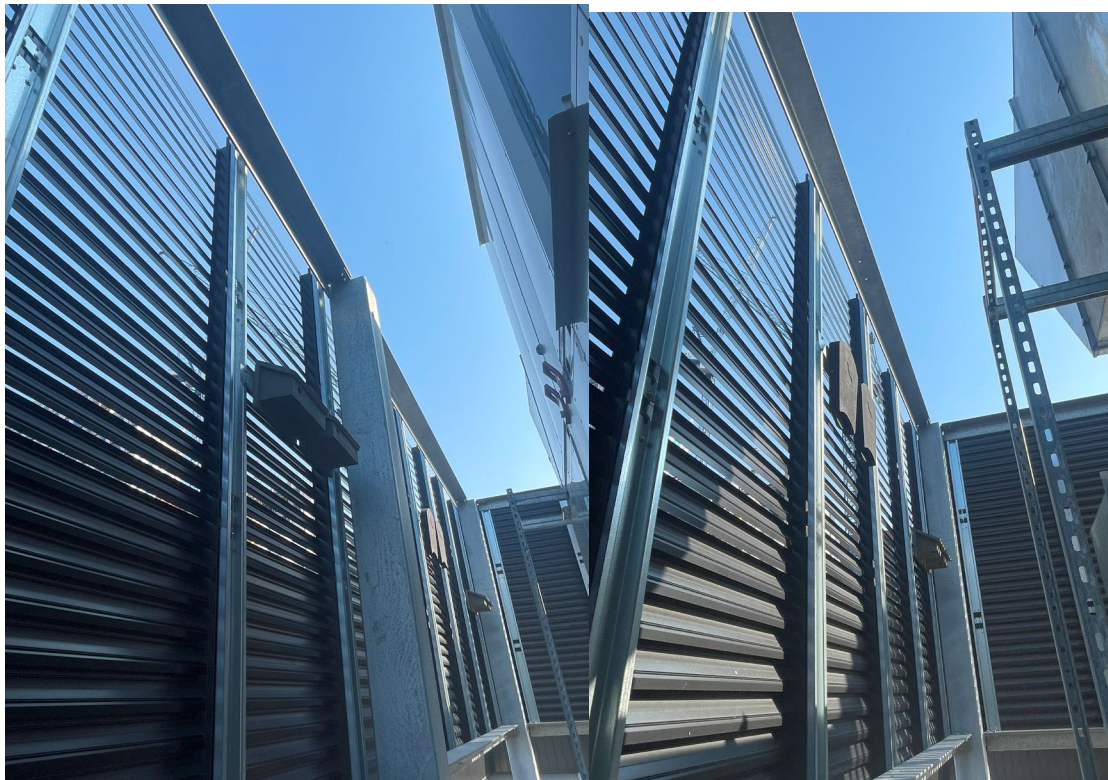


Policy EN9 Green Infrastructure

The site visit confirms outside space providing building users with an external amenity area:



The site visit confirms installation of bird/bat boxes:





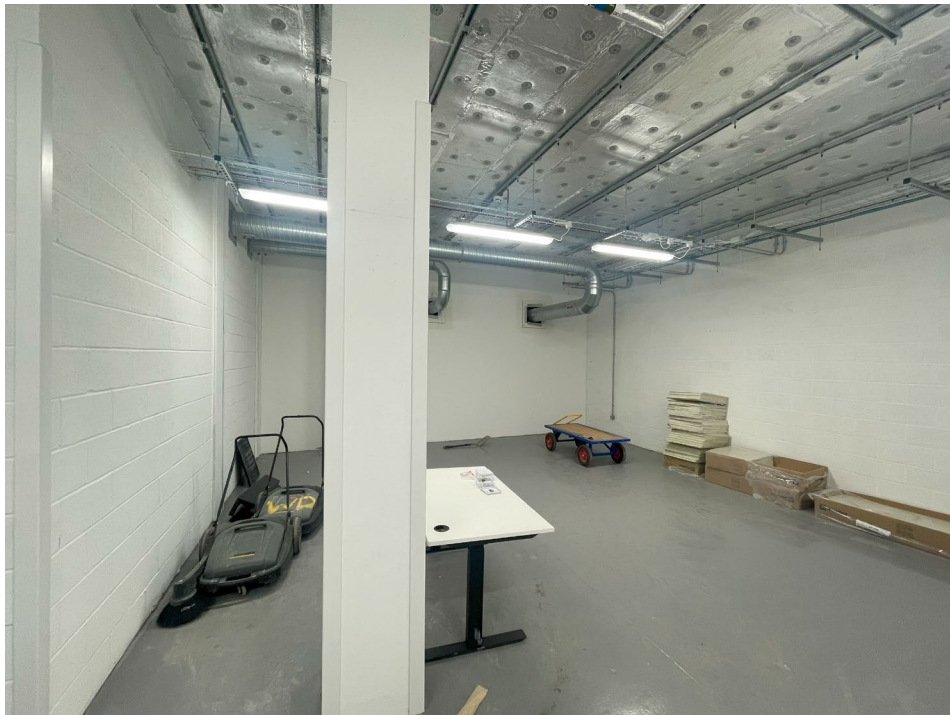
Policy EN14 Flood Risk

The site visit confirms drainage strategy features and relevant attenuation measures:



Policy EN19 Waste

The site visit confirms waste management facilities and storage area:



BREEAM Minimum Requirements

Man 04-01 Commissioning and Testing

The site visit confirms installation of specified plant systems:





Ene 02-01 Energy Metering & Wat 02-01 Water Monitoring

The site visit confirms installation of energy and water metering systems:



Wat 01 Water Consumption

The site visit confirms installation of specified sanitaryware:







