THINK
OUTSIDE
THE BLOCKS

11 June 2025
Manchester City Council
Town and Country Planning
Dear Sir / Madam

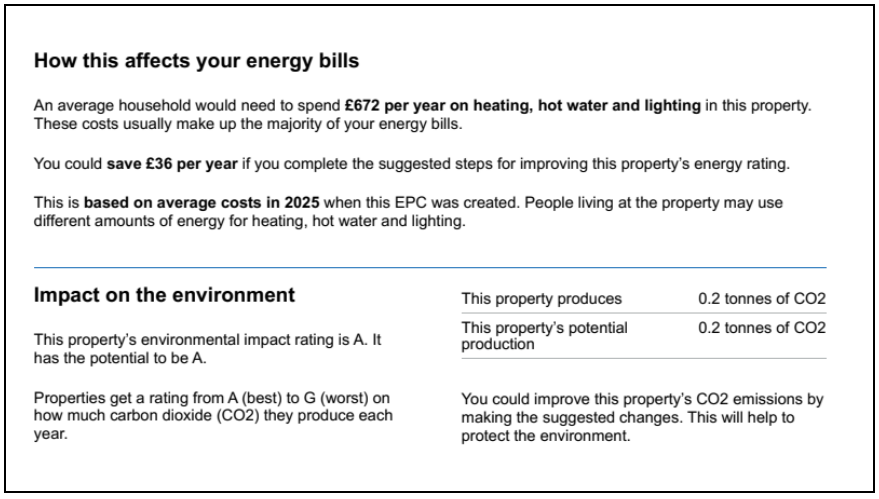
Re: Application Number: 135270/FO/2022 - Land Between 121-131 Levenshulme Road, Manchester, M18 7NF

I am writing to seek discharge of Condition 31, validation of the approved energy statement.

The approved energy statement set out the below points:

1. Energy performance will be achieved by opting for an efficient fabric design. This has been achieved by achieving the below u-values for the scheme
    - Ground floor - 0.12 W/m2K
    - External Walls – 0.18 W/m2K
    - Windows – 1.3 W/m2K
    - Roof – 0.09 W/m2K
    - Air Tightness average of 2.8 m3/h.m2

2. The Energy statement stated that the total carbon emissions for the development would be 9,158 kg/co2/annum. The EPC's issued confirm that the properties are to produce 200kg/co2/annum so across the full scheme (37 plots) this would give an overall of 7,400kg/co2/annum. Extract from EPC below and example for a house (worst case). Attached as appendix 1 is the compiled EPC document with all EPC's for the houses and apartments.



How this affects your energy bills

An average household would need to spend **£672 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £36 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

This property produces	0.2 tonnes of CO2
This property's potential production	0.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Watson Construction Limited
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3. The Energy Statement states that the properties will achieve a maximum consumption of 110 Litres per person per day. I can confirm the average consumption across the scheme is 93 Litres per person per day. Attached as appendix 2 and 3 are the water calculators based on the chosen fittings installed on the properties.

Based on the above and appendix submitted I can confirm that the scheme has been constructed in accordance with the approved energy statement.

Please let me know if you need any further information.

Kind Regards

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