
Far East Consortium

Planning Condition 18 - Post-Construction Review Statement Report for Phase 1

Victoria Riverside

22 April 2025

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First Issue Date	Revision Issue Date	Issue Revision	Issued By
21 Feb.25	-	-	DK
	22 Apr. 25	A	DK

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Appendices

- A. Zip folder containing all As-built info



1 Introduction

This Post-Construction Review Statement has been prepared to discharge Condition 18 of the approved planning consent for **Phase 1** (Podium B and Towers B and C (to the north of Bromley Street) of the Victoria Riverside development (LPA Ref: 126944/FO/2020), as shown on the approved phasing strategy enclosed in appendices A - Folder 10 – Phasing Strategy.

Below is a snip of the site plan denoting the site extents bounded by a red line.

This condition requires that the development be carried out in accordance with the Sustainability Statement and Environmental Standards (ES) Addendum received by Manchester City Council on 14 September 2020, and that a post-construction review certificate/statement be submitted for each phase (excluding enabling works) for approval.

This report outlines how the completed development complies with the approved sustainability commitments and policies set out within the Manchester Core Strategy (2012) and other relevant planning guidance.

It further details the key sustainability measures implemented during construction to ensure compliance with national and local sustainability standards. Watt energy can hereby confirm that all required sustainability measures set out in the energy statement have been achieved in the build.



Fig 1 Site Landscape plan

2 Compliance with Approved Sustainability Measures

This section details the final build spec and construction in Comparison to Initial Sustainability Targets.

2.1 Energy and Carbon Reduction

Fabric-first approach:

From the as-built SAPs provided by CRUK construction to Watt – High-performance curtain walling, triple glazing (u value 0.9), and increased airtightness as compared to design proposals set out in the energy statement have been installed and followed through the entire specification of the build.

(Refer to folder 1 for detailed as built SAPs to all dwellings)

(Refer to folder 8 for Insulation Materials used in the build)

2 Fabric U-values

Element	Average	Highest	
Party wall	0.00 (max. 0.20)	-	Pass
Openings and curtain wall	0.90 (max. 2.00)	0.90 (max. 3.30)	Pass

Fig 2.1a BREL snip from As-built SAPs

Efficient building services:

Mechanical Ventilation with Heat Recovery (MVHR) systems with 92% efficiency have been installed to optimize energy efficiency and indoor air quality.

(Refer to folder 1 for detailed as built SAPs to all dwellings)

Mechanical Ventilation

Mechanical Ventilation System Present	Yes
Approved Installation	Yes
Mechanical Ventilation data Type	Database
Type	Balanced mechanical ventilation with heat recovery
MV Reference Number	500366
Configuration	1
MVHR Duct Insulated	Yes
Manufacturer SFP	0.45
Duct Type	Rigid
MVHR Efficiency	92.00
Wet Rooms	1

Fig 2.1b BREL snip from As-built SAPs

Low-carbon energy strategy:

Rooftop solar photovoltaic (PV) panels contribute to on-site renewable energy generation.
(Refer to folder 1 for detailed as built SAPs to all dwellings)

The As-built SAP calculations provided using SAP 10.1 factors match the proposed specification as set out in the energy statement and hence demonstrate that the development achieves a 25% improvement over Part L 2013, significantly exceeding the 9% target required under Policy EN6.

This shows compliance not only with all Manchester planning targets but also exceeds compliance in comparison to Initial Sustainability Targets.

2.2 Climate Change Adaptation and Resilience

Flood Risk Mitigation:

- The site is partially located within Flood Zones 1, 2, and 3; accordingly, the development design ensures all residential areas are positioned above the 1 in 100-year flood level with an additional 600mm freeboard.
(Refer Flood Zone Survey as mentioned in initial sustainability statement – Folder 9)
- SuDS (Sustainable Drainage Systems) have been incorporated, including raingardens, permeable paving, and attenuation tanks, to reduce surface water runoff by 50% compared to the pre-development state.
(Refer Folder 3 – As built SuDs Statement)
- Attenuation tanks have been installed beneath Podium A and Podium B, designed to store excess stormwater before controlled discharge into the drainage system, reducing peak flow rates to 38.9 l/s.
- A hydrodynamic separator has been integrated to filter out suspended solids and hydrocarbons from stormwater before it enters the River Irk, improving water quality.
- A non-return valve has been installed at the flow control manhole to prevent river backflow into the site drainage system, in compliance with Environment Agency guidance.
- The system has been CCTV surveyed and verified post-construction, confirming full functionality and compliance with the approved drainage design.

2.3 Water Efficiency

All dwellings are designed to achieve an internal water consumption rate of ≤ 125 litres/person/day, in accordance with Part G of the Building Regulations; according to Part G water consumption calculations received by Watt.

Total water consumption (litres/person/day)		94.4
RESULT:	@ 125 l/p/d	PASS
	@ 110 l/p/d	PASS
	@ 100 l/p/d	PASS

Water-saving fixtures such as dual-flush WCs, aerated taps, and low-flow showers have been installed.
(Refer Folder 5 for detailed water calculations received – As built water calcs)

2.4 Waste and Materials Management

Construction Waste:

Over 90% of site waste has been diverted from landfill through a Construction Environmental Management Plan (CEMP).

(Refer Folder 6 –Occupational waste)

Operational Waste:

Dedicated refuse storage with a tri-separator chute system ensures efficient recycling. Each tower has designated refuse and recycling areas, aligned with Manchester City Council’s Waste Storage and Collection Guidance (2017).

(Refer Folder 7 – Construction Waste)

2.5 Sustainable Transport and Connectivity

As per construction drawings and schedule of works received by WATT, the development promotes low-carbon travel by providing:

- 634 cycle storage spaces (1 per dwelling), exceeding planning policy requirements.
- 51 car parking spaces (8% provision), including 5 electric vehicle charging points.
- Excellent public transport links, with Manchester Victoria Station and Metrolink stops within walking distance.

These are aligned with the sustainable transport proposals as set out in the initial design and planning stage energy statement and all relevant planning policies for a low carbon operational and greener Manchester.

2.6 Green Infrastructure, Landscaping and Biodiversity

As set out in initial planning statement, trees have been planted throughout the site, with a focus on native species that enhance biodiversity and help mitigate the urban heat island effect. Public spaces feature a mix of low-maintenance shrubs, grassland areas, and vertical planting to provide aesthetic and ecological benefits.

Tree and Vegetation Planting has successfully implemented but adjusted to ensure compatibility with site conditions. Some original raingarden planting was removed due to unsuitability for waterlogged areas.

Water Management & SuDs are incorporated with minor adjustments. The proposed reduction targets were not fully met, but the raingardens and permeable paving compensate for this.

Bat and bird boxes have been installed, in line with recommendations from the Victoria Riverside Ecological Appraisal.

(Refer Folder 4 – As-built Landscape > Bat & Bird Boxes)

Bird Boxes:

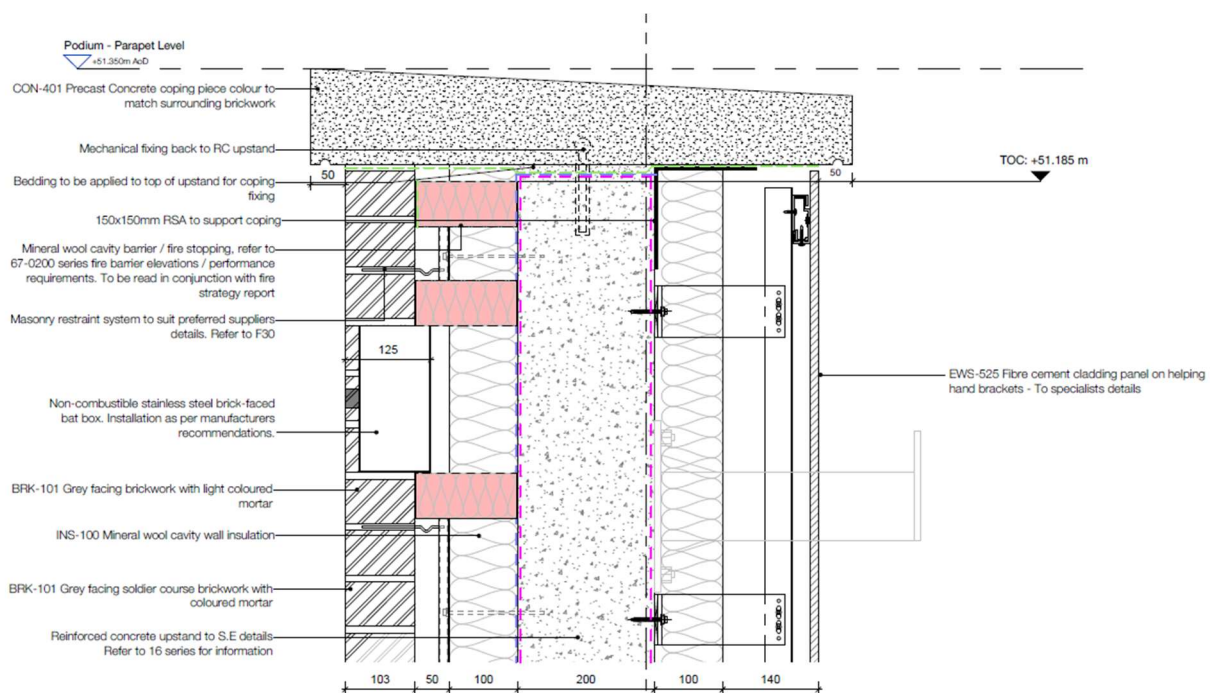


Fig 2.6a Detail Section - Podium A Midrise Gable - Bird Box to Parapet

4 Nest Box 1B (32mm entrance, green colour) units have been installed, sourced from Schwegler.

2 recessed bird boxes have been integrated into Podium A's gable walls with brick-slip facades, designed to blend with the architectural finish.

Bat Boxes:

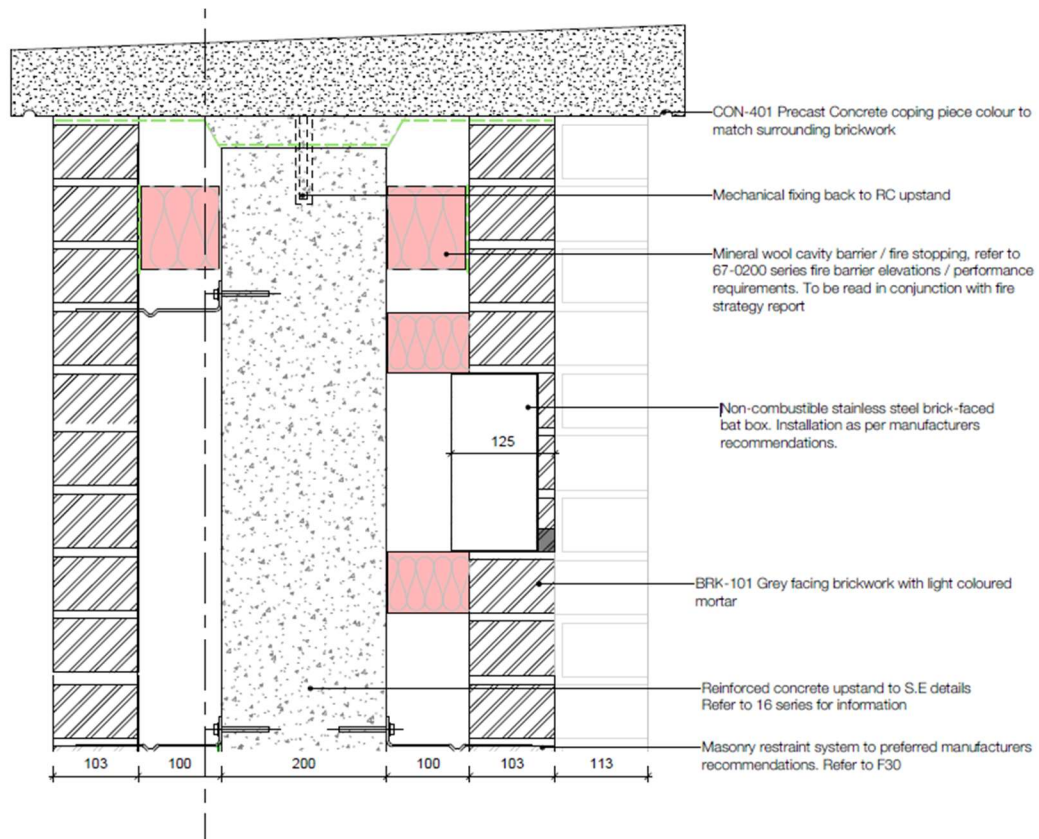


Fig 2.6b Detail Section - Podium A Viaduct Elevation - Bat Box to Parapet

2 no. recessed bat boxes have been installed on the Podium A viaduct facade, featuring brick-slip fronts to match the surrounding elevations.

The installation locations follow recommendations from the Ecological Appraisal by Paul Chester & Associates Ltd., ensuring effective habitat support and integration within the built environment.

Raingardens & Permeable Paving

The raingardens have been strategically placed to collect and filter surface water runoff, aligning with SuDS principles.

Permeable paving has been installed over 282m², providing approximately 25m³ of storage volume, contributing to the site's water management strategy.

Initial proposals mentioned a total attenuation volume of 128m³, meaning that the final design incorporates partial but effective implementation.

(Refer Folder 4 – As-built Landscape > Landscape Drawings)

2.7 Health and Wellbeing

Indoor Environment Quality:

- The development achieves high compliance with daylight and sunlight requirements, optimizing natural light penetration.
- Secure by Design (SBD) accreditation has been sought to enhance community safety.

Access to Open Spaces:

Residents have direct access to St Catherine's Park, River Irk, and Angel Meadow Park.

3 Conclusion

This Post-Construction Review Statement confirms that **Phase 1** (Podium B and Towers B and C - to the north of Bromley Street) of the Victoria Riverside development fully aligns with proposed design as set out in Planning Condition 18. The sustainability measures implemented during construction align with the Sustainability Statement (September 2020) and all relevant planning policies, ensuring a highly efficient, climate-resilient, and environmentally responsible development.

Through a fabric-first approach with energy-efficient design, flood mitigation strategies, water conservation, and landscape planning; the project significantly contributes to Manchester's Zero Carbon Framework 2020-2038.

The SuDS strategy, flood resilience features, and built green infrastructure provide long-term ecological and climate resilience benefits.

This statement is submitted for approval by Manchester City Council, demonstrating the project's commitment to sustainable development principles.

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