

**Albert Bridge House.**  
**Manchester.**  
**Oval Real Estate Ltd.**

**SUSTAINABILITY**  
ENVIRONMENTAL STANDARDS STATEMENT  
STAGE 2 REPORT  
REVISION 03 – 28 MAY 2025



STAGE 2

Audit sheet.

| Rev. | Date       | Description of change / purpose of issue  | Prepared    | Reviewed    | Authorised  |
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## Executive summary.

This Environmental Standards Statement (ESS) has been prepared on behalf of Oval Real Estate Ltd., hereafter referred to as the ‘Applicant’, in support of the planning application for the new construction of Albert Bridge House at Bridge Street, Manchester M3 5AH, hereafter the ‘Proposed Development’.

The Proposed Development consists of the full demolition of the existing Albert Bridge House office building and the new construction of an 18-storey office building and two new residential building providing 800 flats. The scheme also includes ground floor retail units and an improved public realm area.

### Sustainability policy.

A policy review has been undertaken and is outlined in Section 2 of the report. As a summary, planning policy and guidance applicable to the Proposed Development includes:

- National Planning Policy Framework (NPPF) (2024)
- Approved Documents Part L, F and O 2021
- Manchester Core Strategy 2012
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted March 2024)
- Saved policies from Manchester Unitary Development Plan (1995)
- Addendum to Manchester Core Strategy 2024
- 5-Year Environment Plan for Greater Manchester

Please refer to Appendix B for a direct response to the Manchester City Council’s Core Strategy Planning Policies.

### Sustainability strategy.

To capture the multi-faceted sustainability benefits and values that the Proposed Development can bring to the site, local community, surrounding businesses, and future building users, five defined factors – the people, the building, the social network, the natural environment, and the economic aspects – inform our proposed sustainability framework. Collaboration with the client and project team as well as key stakeholders has helped to inform the innovative strategies for the Proposed Development. Each strategy responds to the five elements of our framework, and we make sure we articulate it in an accessible and engaging way no matter the complexity.

The Proposed Development intends to deliver a “best in class” sustainable development in support of Greater Manchester’s target to be net zero by 2038 and the Applicant’s own corporate sustainability objectives.

Some of the key priorities of the Proposed Development are:

- A high-density, well-connected city-centre development.
- Minimal on-site parking limited to accessibility provision and high-quality cycle facilities.
- High-quality accessible public realm and landscaping, re-activating the area and providing opportunity for improvements to local biodiversity through the retention of existing trees and planting of additional trees.
- Integration of sustainable urban drainage (SuDS) to mitigate flood risk.
- Electricity-led, combustion free development with best practice operational energy performance.
- Supporting health and wellbeing of occupants through design and operation.

### Physical Capital

The Energy Strategy takes a future proofed approach to achieving carbon emission reductions for the Proposed Development, following a fabric first approach, with an addition of low and zero carbon technologies. The Proposed Development will be combustion-free, using Air Source Heat Pumps (ASHPs) for heating and cooling, and proposes the inclusion of photovoltaic panels (PVs) for renewable generation onsite.

The Applicant has set Whole Life Carbon (WLC) targets for the Proposed Development in line with industry best practice and has commissioned a WLC assessment following the Stage 2 design to inform the future design development.

The Proposed Development is very well-connected to local sustainable transport networks, including local bus and rail services, and cycling networks. It will provide onsite facilities to support cyclists, as well as pedestrian routes through the site. The development also provides a drainage strategy including SuDs on the site to manage surface water.

### Social Capital

The Proposed Development benefits from its central location within Manchester, situated close to retail, civic, cultural and green spaces. The scheme has a strong focus on sense of place and community, encouraging a positive work-life balance through enabling social interaction and community spaces for activity and relaxation. The design of the Proposed Development includes many elements aimed at bringing occupants together, such as the play equipment and seating, as well as connecting people with nature through the planting and green walkways. The Proposed Development is in keeping with the wider strategy for Manchester in the *Places for Everyone Joint Development Plan* and provides easy connection from the application site to the local amenities for the building’s future occupants.

### Economic Capital

The Applicant is committed to producing and consuming responsibly and investing in the communities they serve. Key considerations will be made regarding procurement, led by the implementation of the Applicant’s Responsible Sourcing Policy. The workplace within Proposed Development falls under use class Egi and E, and is anticipated to create additional employment in the locality. Manchester City Centre is designated as a key location for major employment growth in the Core Strategy and the Places for Everyone Joint Development Plan. As such, the Proposed Development is supportive of the needs identified by MCC and Greater Manchester.

### Human Capital

The Proposed Development has been designed with improving the health and wellbeing of occupants and visitors. It will be electricity-led, combustion free and car-free, with the exception only of a small number of disabled bays, therefore it is expected to have a minimal impact on local air quality. Overheating of the residential dwellings has been mitigated through incorporation of passive measures within the facade. The location is well connected via active or public transport networks, therefore encouraging residents, staff and visitors to use alternative modes of transport to and from the site. The Applicant has a target for the office building in the Proposed Development to achieve a ‘Platinum’ rating under the WELL certification. WELL is a voluntary certification that seeks to encourage the incorporation of evidence-based health and wellbeing measures into the built environment.

### Natural Capital

The new public realm green space on the site has been designed to support biodiversity, with the creation of new habitats and many features to support birds, bats and insects. The Proposed Development produces a BNG of 0.97 units (18.67%) and 0.09 units (22.67%) for area habitats and watercourse habitats respectively.

The Proposed Development has been designed for climate resilience, accounting for the risks posed by extreme weather. The Applicant has set out a minimum water efficiency standard for all of their new developments, including a minimum target of 40% water reduction compared to the BREEAM baseline consumption for the office development and a maximum of 125L/day/person for the residential development.

The management of materials and waste has been a key focus of the Proposed Development. A circular economy strategy has been developed and will inform the reuse of existing materials and the management of waste arisings. The Applicant has set targets for the diversion of construction and demolition waste to reuse or recycling.

### Environmental assessment methods.

The Office building at Albert Bridge House is targeting a BREEAM rating of 'Outstanding' for the Office spaces and 'Excellent' for the Retail spaces under the BREEAM V6.1 New Construction scheme, which requires a score of at least 85% / 70% respectively and compliance with certain minimum standards. Based on a pre-assessment and design workshops at Stage 2, the current targeted scores are as follows:

- Office: 89.98% equivalent to Outstanding with a margin of 4.98%
- Retail: 74.03% equivalent to Excellent with a margin of 4.03%

A margin of at least 3-5% will be maintained at design stage to better ensure the achievement of the targeted rating through construction.

## 1. Introduction.

### 1.1 Purpose of this report.

This document has been prepared on behalf of the Applicant, in support of the planning application for the Proposed Development, which proposes the full demolition of the existing Albert Bridge House office building and the new construction of a circa 30,000m<sup>2</sup> office building and two new residential building providing 800 flats. The scheme also includes ground floor retail units and an improved public realm area.

The ESS summarises the pertinent regulatory and planning policies applicable to the Proposed Development and sets out how the Proposed Development addresses the relevant policy requirements.

This report outlines the proposed approach to sustainability. In addition, please to refer to:

- Appendix A: For a review of the Manchester City Council's Core Strategy policies.
- Appendix B: For the Proposed Developments responses to the planning policies.
- Appendix C: For a summary of the BREEAM pre-assessment.

### 1.2 Site context and location.

The Site is located on Bridge Street within Manchester City Centre at the border with the City of Salford, to which the Site is connected by two bridges. The River Irwell bounds the Site to the north-west, Bridge Street lies to the south of the Site, St. Mary's Parsonage to the east and the Trinity Bridge landing is located to the north-east (see Figure 1).

Motor Square, an area of public realm, is located to the south-east of the Site, beyond this are a range of food and beverage / retail / commercial uses. Spinningfields, a largely commercial area, is located to the west of Bridge Street. Alberton House is located to the east of Trinity Bridge and has planning permission for redevelopment as an office development, beyond this is St Mary's Parsonage a largely commercial area. To the north of the River Irwell are residential properties, the Lowry Hotel and areas of public realm.

The Site is currently occupied by Albert Bridge House with associated ground level car parking –the Bridge Street Car Park, and Albert Bridge Gardens. The current building comprises four parts, an 18-storey office building, flanked by a six and a three-storey office building plus a single storey building fronting the River Irwell as well as associated plant and substation. Albert Bridge House was most recently occupied by HMRC; however, the Site was vacated in October 2022.

Albert Bridge House was purpose-built in the 1950s as tax office. By virtue of its scale, the building constitutes a prominent feature at the gateway between Manchester City Centre and Central Salford.

Part of the Site comprises a Manchester City Council-operated public car park. This is accessed and egressed via Bridge Street and contains approximately 65 spaces. Further private car parking can be accessed from St Mary's Parsonage, providing c.72 spaces.

Albert Bridge Gardens is located in the north-western corner of the Site. Limited access to the river is offered via Albert Bridge Gardens, this small area of green space is largely of poor quality and is underutilised. There are 3 protected trees (Tree Preservation Orders) located to the south-west of the Site, within the Albert Bridge House forecourt.

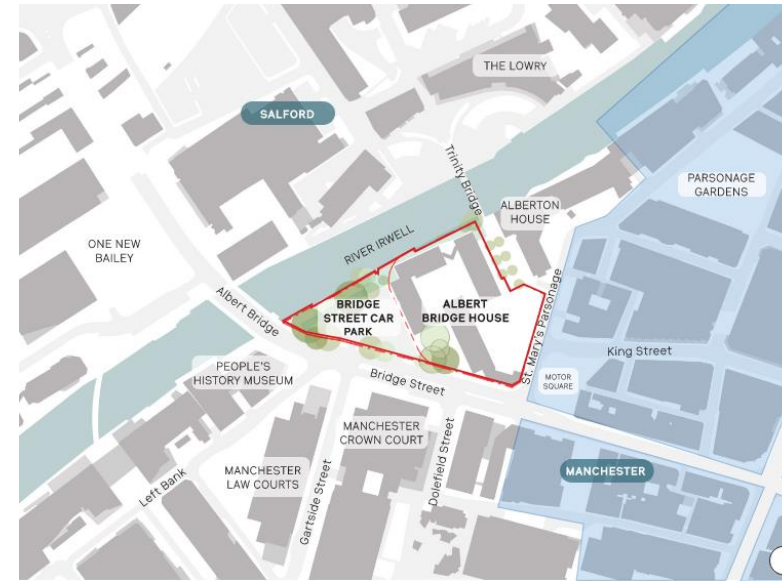


Figure 1 Site location [Credit: SEW]

### 1.3 Development description.

The Applicant is seeking Full Planning Permission for the re-development of Albert Bridge House and adjoining surface car park, for the creation of two residential towers, an office tower and areas of public realm.

The Proposed Development will provide circa 30,000m<sup>2</sup> of office floorspace within an 18-storey plus basement building (Building C). The office provision will include roof amenity space, cycle storage, café and amenities.

The two residential towers are proposed to be of 37 (Building A) and 49 storeys (Building B) (plus a basement and a mezzanine) and to contain a mix of 1-, 2- and 3-bed apartments. The buildings will incorporate cycle storage, bin stores and residential amenity areas on the ground floor, mezzanine and top floors.

The Proposed Development will provide public realm areas through the landscaping surrounding all three buildings, including a river walkway, as well as retail units to be provided on the ground floors of Buildings B and C.



Figure 2 The Proposed Development [Credit: SEW]

2. Overview of policy and drivers.

The strategy will respond first and foremost to the universal challenges of the climate emergency, the biodiversity crisis facing humanity, and health and wellbeing. This is addressed directly through the Applicant’s aspirations, in addition to national and local policy which will shape the baseline performance, with the UN Sustainable Development Goals alongside best practice principles of design, delivery, and operation shaping the eventual strategy.

2.1 Global challenges.

People the world over face three universal challenges to which any sustainable development must respond effectively to be successful.

These are as follows:



Climate change

In 2019, the Intergovernmental Panel on Climate Change (IPCC) confirmed via publication that, in order to mitigate the most devastating impacts of climate change, the world must demonstrate net zero carbon emissions by 2050. Reflecting this urgent call for action, the Committee on Climate Change published *Net Zero – The UK’s contribution to stopping global warming*, identifying a route for the UK to achieve the net zero target. The UK government then joined a number of other nations in declaring a **Climate Emergency** and the target was ratified into law, meaning the UK has a legally binding obligation to reduce its emissions to zero by 2050 at the latest.

The built environment contributes around 40% (UKGBC) of the UK’s national greenhouse gas emissions footprint, so any new development must minimise its footprint from day 1 and demonstrate a realistic route to achieving net zero carbon in future in order to align with our commitments to national decarbonisation.



Biodiversity

As a consequence of the warming climate, deforestation and habitat destruction, pollution and other human processes, the world is experiencing a **biodiversity crisis**. It is estimated that human action is causing the rate of extinction to be around 1,000 times what could be considered a natural background rate and future projections estimate that 30% to 50% of all current species could be extinct by the middle of the century.

Within the UK, the need to provide homes and amenities for an ever-growing population is putting strain on our local ecosystems. The State of Nature Report shows that the UK is one of the most nature-depleted countries in the world, and the UK Government responded to this in 2021 with the introduction of the Environment Act, which sets new, long-term environmental targets to protect and enhance the country’s natural world. Sustainable development must therefore mitigate its impact on local habitats, plants, and wildlife and contribute to a net gain in local biodiversity.



Health and wellbeing

Less of a crisis and more of a revolution, the understanding of the **importance of health and wellbeing** to happiness, productivity, community, and prosperity has become increasingly well-founded in recent years. Where someone lives and works is the primary influence on whether they are healthy and well and through the design of new development, people can be motivated to embrace active, healthy lifestyles and facilitated to be sociable, community-driven, and content.

2.2 National policy.

National Planning Policy Framework

The National Planning Policy Framework 2024 sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

2.3 Local policy.

2.3.1 Manchester Core Strategy (2012)

Manchester’s Core Strategy outlines the adopted Manchester City Council (MCC) policies for selected sustainability themes including:

- Policy EN1: Design Principles
- Policy EN4: Reducing CO2 Emissions (\*)
- Policy EN6: Target Framework for CO2 Reductions (\*)
- Policy EN8: Climate Change Adaptation (\*)
- Policy EN14: Flood Risk (\*)
- Policy EN15: Biodiversity and Geology Conservation (\*)
- Policy EN16: Air Quality (\*)
- Policy EN17: Water Quality (\*)
- Policy EN19: Waste

The above policies have been partially superseded by the adoption of Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 in March 2024. These are set out in the Addendum to Manchester Core Strategy 2024 and have been noted (\*) above to the policies effected.

2.3.2 Places for Everyone Joint Development Plan

The Places for Everyone Joint Development Plan sets out a framework for sustainable, inclusive growth across the nine districts of Greater Manchester. The following is a summary of the key policies related to Sustainability.

| Policy Ref                     | Policy Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JP-S1: Sustainable Development | <p>Development should maximize economic, social, and environmental benefits.</p> <p>Developments on brownfield or previously developed land are prioritised. For previously developed sites, attention given to ensuring any necessary contamination mitigation is conducted.</p> <p>Reference given to the 5 Year Environmental Plan (see Section 2.3.3).</p> <p>Policy sets out best practice thresholds for energy demand and renewable energy generation in residential developments (referenced further in Section 4.1).</p> <p>Requires new developments to address the energy hierarchy.</p> <p>Offset payments for residual operational carbon are required.</p> <p>Post-occupancy evaluation is required.</p> |
| JP-S2: Carbon and Energy       | <p>In line with the vision for Greater Manchester, all new developments must be net zero carbon by 2028.</p> <p>All new developments, unless not practically or financially viable, will be Net Zero Carbon, applicable as follows:</p> <ul style="list-style-type: none"><li>- From adoption (March 2024), all operational carbon emissions (i.e. NZC in operation).</li></ul>                                                                                                                                                                                                                                                                                                                                        |

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <ul style="list-style-type: none"><li>- From 2028, all emissions in construction (i.e. NZC in construction).</li></ul> <p>From 2025, all developments should calculate and minimise both unregulated emissions alongside regulated emissions.</p> <p>An energy strategy in accordance with the energy hierarchy must be submitted. The strategy should reference efforts to reduce carbon emissions, as well as overheating and post-occupancy evaluation.</p> <p>From 2025, offsetting will be required for residual emissions through a financial contribution to the local planning authority's carbon offset fund.</p> <p>Connection to a renewable energy / heat network is encouraged where feasible.</p> <p>Residential developments must meet the thresholds for space and hot water energy demand and renewable generation.</p> <p>Priority given to PV technologies for renewable generation.</p> <p>For non-residential developments, achieve the BREEAM 'Excellent' minimum standard for Ene 01, changing to 'Outstanding' from 2028.</p> |
| JP-S3: Heat and Energy Networks         | <p>Development in identified 'heat and energy network opportunity areas' should connect to or be ready for future connection to local heating/cooling networks in the below instances:</p> <ul style="list-style-type: none"><li>- Residential developments of more than 10 dwellings.</li><li>- Other developments over 1,000m<sup>2</sup>.</li></ul> <p>Energy strategies should include decentralised heat/energy network assessments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| JP-S4: Flood Risk and Water Environment | <p>Areas of low flood risk should be prioritised for development. Any development in other areas should be safe from flooding and provide wider community benefits.</p> <p>Developments should manage surface water run-off through sustainable drainage systems (SuDs).</p> <p>Proposed SuDs should: provide multiple benefits, avoid adverse impacts to water quality, and be managed and maintained as appropriate.</p> <p>Residential developments should meet the mandatory water efficiency requirements set out in the Building Regulations of 125 litres/person/day.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy JP-S5: Clean Air                 | <p>Supports Greater Manchester's Clean Air Plan, reducing transport emissions, and ensuring air quality improvements in development projects.</p> <p>Developments that have a potential to adversely impact air quality should submit air pollution data and provide suitable mitigation measures.</p> <p>Supports the provision of additional electric vehicle charging points in new developments.</p> <p>Street design to avoid trapping air pollution at the ground level, including through the position and scale of buildings and tree locations.</p> <p>Promote efforts to improve air quality including improvements to green infrastructure and innovative solutions.</p> <p>Development location should aim to benefit from methods of sustainable transport.</p>                                                                                                                                                                                                                                                                          |
| JP-S6: Resource Efficiency              | <p>Promotes circular economy principles, sustainable construction, and waste reduction.</p> <p>Aligns with Greater Manchester's Zero Waste Strategy and a move towards a circular economy.</p> <p>Promotes the use of sustainable design and construction techniques to reduce embodied</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | carbon emissions, reduce waste, reduce water consumption and increase climate resilience.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy JP-G6: Urban Green Space                                  | <p>Existing urban green space will be protected and enhanced.</p> <p>Developments should support the use of nearby green spaces through connection to active transport networks and providing natural surveillance.</p> <p>Planners will work with developers to deliver new high-quality urban green spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity | <p>Supports greater access to nature within urban areas.</p> <p>Developments must follow the mitigation hierarchy and achieve a BNG of no less than 10%.</p> <p>Long-term management of ecological and geological features connected to the site.</p> <p>Developments should use the ecological assessments in the Places for Everyone evidence base or submit updated ecological assessments as part of the planning submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy JP-P1 Sustainable Places                                  | <p>Developments should seek to be socially inclusive by responding to the needs of the community, enabling equally participation, providing opportunities for social contact and promoting a sense of community.</p> <p>Developments should:</p> <ul style="list-style-type: none"><li>- Be climate resilience and resilience to major environmental events.</li><li>- Be designed for longevity and durability, and to minimise use of new materials.</li><li>- Connect to public and sustainable transport infrastructure and digital infrastructure.</li><li>- Address environmental factors such as sunlight, indoor air quality, overheating, shade, wind and shelter.</li></ul>                                                                                                                                                                                                                                                                                                                                                       |
| Policy JP-C6: Walking and Cycling                                | <p>Developments should seek to create active street networks which are permeable to walking and cycling and provide or improve the quality of walking / cycling infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy JP-C8: Transport Requirements of New Development          | <p>Developments are required to be located to reduce car dependency and facilitate walking, cycling and use of public transport.</p> <p>Following the hierarchy in JP-C1, prioritise walking, cycling and connection to public transport. Ensuring site access for pedestrians and cyclists is safe, secure and attractive.</p> <p>Car provision should be designed to adapt over time with demand and be unobtrusive.</p> <p>Cycle parking for long-term occupiers and visitors in a convenient location should be incorporated. For workplaces, active transport support facilities should be included:</p> <ul style="list-style-type: none"><li>- Showers, changing facilities and lockers.</li><li>- Shared bikes for occupiers.</li><li>- Communication of available facilities to visitors.</li></ul> <p>Construction Management Plans should be produced for developments to mitigate the impacts of construction logistics on the local environment.</p> <p>Developments should submit a Transport Assessment and Travel Plan.</p> |

2.3.3 5-Year Environment Plan for Greater Manchester (2025-2030)

The Greater Manchester Combined Authority (GMCA) set an ambitious target to be a zero-carbon city by 2038. As part of this plan, the Greater Manchester Spatial Framework sets out plans for all new development to be zero carbon by 2028.

Included in the five-year plan are a number of key items, including, but not limited to:

- Increasing local renewable electricity generation,
- Increasing the diversity and flexibility of energy supply and decarbonising how buildings are heated (served).

These items encourage passive design and a shift away from fossil fuels to service buildings. The five-year plan also notes that new developments should be net zero carbon.

Additionally, the strategy includes a clean air plan to help tackle poor air quality – safeguarding Manchester residents from high levels of Nitrogen Dioxide (NO<sub>2</sub>).

## 2.4 Local ambition.

### 2.4.1 Manchester Climate Change Agency – A Roadmap to Net Zero Carbon New Buildings in Manchester

The Manchester Climate Change Partnership, including Manchester City Council, has agreed the Manchester Climate Change Framework 2020-25 which includes a recommendation for all new development to be zero carbon from 2023. A Task Group, supported by the UK Green Building Council, has developed “A Roadmap to Net Zero Carbon New Buildings in Manchester” to provide guidance on how zero carbon should be defined for new buildings in Manchester and how this ambition could be implemented. This paper outlines the following key recommendations:

- A ‘Manchester Standard’ for Net Zero Carbon New Buildings should be adopted by the Manchester Climate Change Partnership, which is considered by Manchester City Council for application in planning policy, public procurement and by developers and clients who wish to demonstrate voluntary leadership ahead of policy requirements.
- All new development should be net zero carbon in operation from 2023, without use of offsetting or a Carbon Tax.
- All new development should deliver a significant reduction in embodied carbon in construction from 2023, with more stringent requirements introduced in future.

The focus of the Roadmap is to detail the Manchester Standard and the steps to implement it. The following targets are proposed for non-domestic buildings:

- Reducing energy demand:
  - New office development should target an Energy Use Intensity of <75kWh/m<sup>2</sup>/yr GIA from 2023, with future uplift set out in advance e.g. <55kWh/m<sup>2</sup>/yr from 2028.
  - At the design stage, demonstrate adherence to a design-for-performance methodology e.g. NABERS UK.
- Reducing embodied carbon:
  - Calculate whole life carbon emissions through a nationally recognised methodology and demonstrate actions taken to reduce lifecycle carbon.
  - New office developments should target <600kgCO<sub>2e</sub>/m<sup>2</sup> upfront embodied carbon (RICS Modules A1-A5) with future uplift set out in advance e.g. <350kgCO<sub>2e</sub>/m<sup>2</sup> from 2028 excluding sequestration.
- Measuring in-use performance:
  - Principles of soft landings to be followed and a recognised performance gap/ assured performance tool used to minimise gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions. For office buildings, Display Energy Certificates and/or NABERS UK can be used to demonstrate the differing responsibilities and performance of landlord and tenant.
  - All developments shall put in place a recognised monitoring regime to allow the assessment of energy use, indoor air quality and overheating risk.
- Low-carbon energy supply:
  - New development should not have any onsite combustion of fossil fuel.

- All developments shall assess the viability for onsite renewable generation. For developments with SE/SW facing roof(s), a minimum 40% solar technologies installation as a percentage of building footprint area shall be met unless it can be clearly demonstrated that this is not practically viable.
- All developments shall match their total annual energy demand through a combination of investment in renewable generation capacity or a 15-year minimum renewable energy PPA, energy storage and smart controls.

## 2.5 Applicant’s sustainability targets.

The Applicant has a comprehensive and ambitious sustainability strategy which they are applying across their entire business and real estate portfolio. Their targets include:

- Assessing and setting development targets for Whole Life Carbon (WLC)
- Undertaking a Circular Economy strategy for the development
- Achieving BREEAM ‘Outstanding’ where feasible for the Office development, and BREEAM ‘Excellent’ for the retail units.
- Achieve WELL certification for the Office development
- Achieve NABERS 5\* where feasible for the Office development

### 3. Approach to sustainability.

The following strategy addresses a wide range of sustainability subject areas and covers various headline sustainability categories. The strategy confirms the applicable policies and the Applicant's aspirations and measures of sustainability that would be implemented at the Proposed Development.

The design of the Proposed Development is based on sustainable design and construction principles as informed by planning requirements and industry best practice. It is on this basis that we are utilising a sustainability framework based on five defined factors, i.e., the people, the buildings, the social network, the natural environment, and the economic aspects as illustrated in Figure 3 to capture the multi-faceted sustainability benefits and values that the Proposed Development could bring to the following areas: the Application Site, local community, surrounding businesses, and future building users.

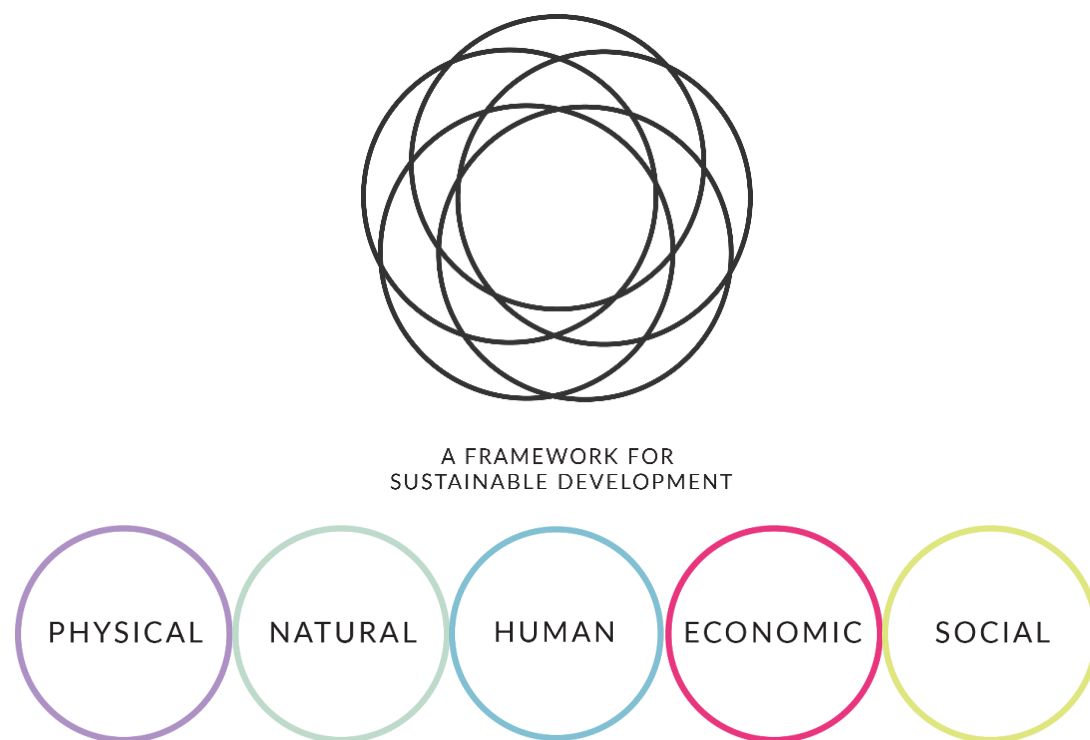


Figure 3: Framework for Sustainable Development

- **Physical: fit for the future** – buildings that are robust and equipped to navigate future environmental challenges.
- **Natural: positive impact** – integrity is maintained through design and operation through enhancement of ecological assets and responsible resource management.
- **Human: people-centred design** - putting people at the heart of the design process and ensuring that the physical and mental wellbeing of occupants and visitors is catered for.
- **Economic: enable new opportunities** - ensuring that priority is given to local small / medium enterprises and independent service providers as means of boosting the local economy.
- **Social: community engagement** – creating a destination for people to work and interact, enhancing existing communities and fostering new connections.

#### 3.1 The delivery framework.

Working with all key stakeholders, an overall vision for the development has been defined. Workshops have been held in collaboration with the client and project team to help set key targets and objectives to be

delivered as a result of the project. As illustrated in Figure 3 and Figure 4, the strategy responds to the five elements of our defined framework; and is intended that the agreed objectives are tracked and monitored throughout project delivery and operational phases.



Figure 4 Sustainability strategy – Delivery phase (inception to completion).

#### 3.2 Environmental assessment methods.

##### BREEAM New Construction 2018 V6.1

In line with local policy requirements and the Applicant's sustainability aspirations, BREEAM will be targeted for the Proposed Development with an aspiration to achieve BREEAM 'Outstanding' for the Office spaces and 'Excellent' for the retail spaces, exceeding with MCC's policy requirement.

BREEAM New Construction V6.1 is the most suitable assessment type and a BREEAM pre-assessment has been conducted. Subsequently, a BREEAM workshop has been held with the design team and the appropriate appointments have been made. At this stage, the BREEAM assessments have been registered with the BRE and early stage BREEAM actions have been completed by the team to enable a BREEAM 'Excellent' rating as a minimum.

The pre-assessment (summarised in Appendix C) currently achieves the following score which represent the Applicant's desire to exceed the minimum 70% required for BREEAM 'Excellent'. The current targeted scores are as follows:

- Office: 89.98% equivalent to a BREEAM 'Outstanding' rating with a margin of 4.98%.
- Retail: 74.03% equivalent to a BREEAM 'Excellent' rating with a margin of 4.03%.

A margin of at least 3-5% will be maintained at design stage to better ensure the achievement of the targeted rating through construction.

4. Sustainability strategy.

The design of the Proposed Development is based on the Applicant’s high sustainability aspirations and is compliant with industry best practice. The strategy for the Proposed Development addresses key sustainability challenges and opportunities, responds to the requirements of the applicable policies, and implements the Applicant’s sustainability targets.

It embraces the Five Capitals framework, responding to the challenges of climate, biodiversity and health and wellbeing, UN sustainable development goals, the MCC’s and the Applicant’s vision, aiming to create long-term value and generate a flow of environmental, social and economic benefits. Each Capital has been contextualised to the specific needs, challenges and opportunities arising from the Proposed Development. The characteristics and strategies of the Proposed Development are discussed under the five themes below.

4.1 Physical capital.

Energy Strategy

The Energy Strategy for the Proposed Development has been set out to meet Building Regulations Part L 2021 requirements and improve on them where possible. Moreover, the Energy Strategy is taking a future proofed approach to achieving carbon emission reductions for the Proposed Development, and has been developed using the ‘Be Lean, Be Clean and Be Green’ energy hierarchy which utilises a fabric first approach to maximise reduction in energy through passive design measures. A summary of the features incorporated are provided below:

- Improved fabric performance.
- The Office building façade design has been optimised to balance heating and cooling demand.
- Air Source Heat Pumps (ASHP) will provide space heating, cooling and hot water for the office and retail areas.
- ASHPs will provide space heating and hot water for both the residential spaces.
- Mechanical Ventilation with Heat Recovery (MVHR) will be provided in the residential units.
- Solar photovoltaic array will be provided on available, appropriate roof space.

Further details can be found within the Energy Strategy [5525834-HLE-XX-XX-RP-ST-402026-P02] submitted with this application.

Operational Carbon

The Applicant is committed to assessing and reducing the operational carbon of the Proposed Development and operational energy assessments (TM54) will be completed for both the Residential and Office buildings.

For the Office building, in line with MCC policy, the development has set a baseline Energy Use Intensity target of <75kWh/m²/yr GIA, as well as an aspirational target of <55kWh/m²/yr GIA, in line with industry best practice benchmarks. The Proposed Development is also targeting a minimum NABERS 5\* rating for the Office building. Additionally, the development has also set an Energy Use Intensity target for the dwellings of <35kWh/m²/yr GIA, in line with industry best practice benchmarks.

As well as seeking to reduce energy consumption, the Proposed Development will also seek to reduce operational carbon through reducing water consumption – detailed further in Section 4.5.

Renewable Energy

Renewable or zero carbon technologies harness energy from the environment and convert this to a useful form. Many renewable technologies are available however, not all of these are commercially viable or suitable for city locations. Additionally, the MCC policy supports the installation of PV over other renewable technologies. Therefore, roof mounted PV were considered the most appropriate renewable technology, and the Proposed Development will include PV provision on available roof areas.

Air source heat pumps (ASHP) use thermodynamic principles to convert heat from the air into useable heat within the building. Unlike some other sources of renewable energy, heat pumps do require energy (typically electricity or gas) to pump and compress refrigerant through the system. However, under the Renewable

Energy Directive 2009/28/EC they are classified as renewable technologies provided that the final energy output significantly exceeds the primary energy input required to drive the heat pump. ASHP need to be located externally with access to the ambient air, typically at roof level.

The main benefits of ASHPs for this development are that they can provide both heating and cooling as the heat pump can be operated in reverse, and they are suitable for centralised heat networks. They are easy to install (more so than GSHP) and require very little maintenance once installed. This solution requires a large outdoor space at roof or ground level to accommodate ASHPs to provide a portion of the heat demand.

Embodied Carbon

The MCC and Greater Manchester policies make reference to Whole Life Carbon (WLC) and embodied carbon associated with construction activities, while the provision of a Whole Life Carbon Assessment (WLCA) is not stipulated as a policy requirement. However, the Applicant has set targets for the Proposed Development in line with MCC policy and industry best practice and has commissioned a WLCA following the Stage 2 design to inform the future design development.

The upfront embodied carbon targets for the Proposed Development are 600 kgCO<sub>2</sub>e/m² for the Office building, in line with MCC policy, and 500 kgCO<sub>2</sub>e/m² for the residential buildings, in line with industry benchmarks for residential buildings (LETI, GLA).

A Stage 2 WLCA has been completed for the Proposed Development, following the RICS Professional Statement: Whole life carbon assessment for the built environment, 2<sup>nd</sup> edition (RICS V2) methodology. Based on the Stage 2 WLCA, the expected upfront (A1-5) embodied carbon for the office is 687 kgCO<sub>2</sub>e/m² with an overall embodied carbon (A1-5, B1-B5, C1-C4) of 1,083 kgCO<sub>2</sub>e/m². The residential building has an upfront embodied carbon of 686 kgCO<sub>2</sub>e/m² and an overall embodied carbon of 946 kgCO<sub>2</sub>e/m². A summary of these figures compared with the project’s targets can be seen in Figure 5; and a pie chart demonstrating how the results are broken down against the RICS building elements can be seen in Figure 6.

It should be noted that the results covered above include the RICS V2 contingency. At this stage this contingency is 21% for both the office and residential building, however the contingency factor will decrease over time as more project specific information becomes available. The results excluding the contingency can also be seen below in Figure 5.



Figure 5 Embodied carbon results compared with project targets

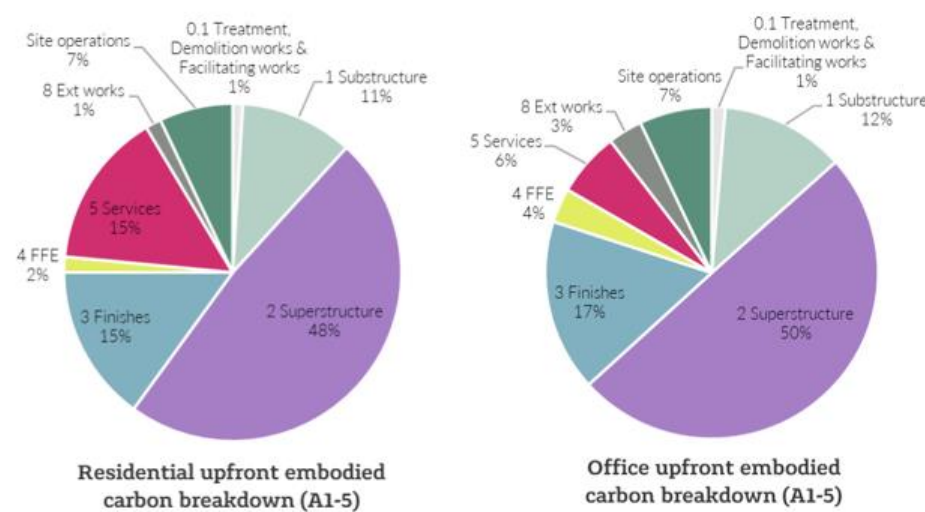


Figure 6 Residential and Office building upfront embodied carbon results breakdown by RICS category (A1-5)

### Flood Risk Management and Sustainable Drainage

A Flood Risk Assessment was provided by AKT in support of the Proposed Development. It identifies that the majority of the site is a Flood Zone 1, with some areas in Flood Zone 3. In accordance with the National Planning Policy Framework, residential development is suitable to be located on Flood Zone 1, and offices and public amenity open space are suitable for Flood Zones 3a and 3b respectively. The majority of the site has very low to low risk of flooding from all sources, with the riverbank having low to medium risk of flooding.

The Drainage Strategy for Proposed Development, also prepared by AKT, incorporates SuDs into the scheme include blue/green roof area and a below ground attenuation tank. It is proposed that existing connections to the public sewer to discharge surface water.

### Sustainable Transport

A Transport Statement has been produced by Curtins [086313-CUR-XX-XX-T-TP-00001] in support of the application. The assessment is in accordance with the National Planning Policy Framework (July 2021) and MCC Core Strategy Documents. It considers all aspects of movements by users of the site, servicing and delivery requirements, and high-level information associated with the construction of the Proposed Development. The site is in a desirable location to live and work, being located within Manchester City Centre and accessing the local amenities.

The transport vision for the development sets out five key objectives, as follows:

- To increase the level of walking to and from the site;
- To increase the level of cycling to and from the site;
- To increase the level of public transport use to and from the site;
- To encourage car sharing and shared transport to and from the site; and
- To encourage uptake of Ultra Low and Zero Emission vehicles.

The site has a GMAL rating of 8 and an AI of 59.9, benefiting from significant access to sustainable modes of transport and connectivity to active transport infrastructure. The development aims to further promote active and sustainable travel for all occupants and visitors through the following measures.

### Pedestrians and Cyclists

A range of amenities are accessible for pedestrians and cyclists from the site. A pedestrian catchment plan demonstrated that the site is well located for reaching local services and facilities on foot. Additionally, within 500m to 1000m walk of the site, a number of public transport links including bus stops and train stations are available. Within 2000m (equivalent to a 25-minute walk), there are major public transport interchanges.

Similarly, within a 5.5km cycle area the Manchester and Salford City Centres are accessible, with all the associated amenities and transport links. Within the immediate area, there are cycle networks, existing cycle infrastructure and low speed roads.

Secure cycle storage will be provided at the Proposed Development to maximise the potential for sustainable transport to and from the building for staff and visitors. For the office building, the MCC Core Strategy policy requires a minimum of 153 cycle parking spaces – the Proposed Development currently provides 229 spaces within the Office building. The MCC policy does not detail a cycle parking requirement for residential developments, however the Proposed Development will provide one space per apartment, with 381 and 419 spaces within Building A and Building B respectively.

### Public Transport

The Site is located such that it is connected to the existing public transport infrastructure within Manchester and Salford City Centres, therefore has an excellent level of connectivity as is demonstrated in the GMAL rating for the site.

### Car Parking

For the residential buildings, it is proposed that a total of 7 external surface-level car parking spaces will be provided on site for use by residents. All parking spaces will be disabled spaces for use by the residents only and have EV charging points. The office building is intended to be car-free with no dedicated parking being provided to staff or visitors.

Charging facilities for electric vehicles (EVs) will be provided for 100% of the of car parking.

### Travel Plan

A Travel Plan has been submitted in support of the planning application for the Proposed Development, setting out a long-term strategy to inform residents, staff and visitors of the travel choices available to them and to encourage sustainable modes of travel, in particular public transport, walking and cycling.

## 4.2 Social capital.

### Inclusive Design and Accessibility

In terms of inclusive design, the scheme will be designed and specified in accordance with the relevant local and national planning guidance. Key considerations will be made including step free access, visual signage, fluid interfaces, automated systems, ease of control use will be considered throughout the scheme ensuring the building is a safe and easy to use facility for regular occupants and visitors.

As detailed above, the proposal for the Proposed Development includes 7 accessible parking spaces.

### Placemaking and Community

The Proposed Development benefits from its central location within Manchester, situated close to retail, civic, cultural and green spaces. The scheme has a strong focus on sense of place and community, encouraging a positive work-life balance through enabling social interaction and community spaces for activity and relaxation. The design of the Proposed Development includes many elements aimed at bringing occupants together, such as the play equipment and seating, as well as connecting people with nature through the planting and green walkways.

The Proposed Development is in keeping with the wider strategy for Manchester in the Places for Everyone Joint Development Plan and provides easy connection from the application site to the local amenities for the building's future occupants. The retail and food and beverage amenities proposed on the ground floor aid the connection of the site with the similar amenities available within the surrounding area to the south and southeast. The ground floor residential lobbies, amenities and retail units and the landscaping aim to create a active, high quality public realm in keeping with the city centre location. The public realm proposals contain three key character areas; nature riverside corridor, urban arboretum and city square, that link together the site and connect it to the surrounding areas.

### Connection to Nature

As noted above, the landscaping strategy offers three-character areas, which all provide opportunity for development occupants and the wider public to connect with nature. Access routes are tree-lined and offer continuous connection to nature when navigating the site. New green spaces are to be created at the centre of the Proposed Development, and areas for play equipment are spread across the site.

The nature riverside corridor aims to improve the habitat of the embankment as well as providing a river walk with rest points, that will provide connection and views of the River Irwell. The urban arboretum is a central, multi-use space that encourages users to explore and connect with the woodland-inspired planting. This space includes stepping stones and play spaces, as well as pathways amongst the planting. The city square provides formal tree planting and rain gardens, in a pedestrian-first area

### 4.3 Economic capital.

#### Sustainable and Local Procurement

The Applicant is committed to producing and consuming responsibly and investing in the communities they serve. Key considerations will be made regarding procurement, led by the implementation of the Applicant's Responsible Sourcing Policy, which aims to ensure that the suppliers they engage with adhere to the environmental, social and governance values and best practice consistent with the Applicant's own commitments, including the impacts on their Scope 3 emissions. The Responsible Sourcing Policy must be read and acted upon by all suppliers and their supply chains. It sets out principles that the Applicant, all suppliers and their supply chains must uphold, including to:

- Act responsibly to minimise the impact of our business and supply chain on the environment.
- Endeavour to create workplaces that are fair and equitable for all.
- Respect and promote human rights and commit to eliminating human rights harm and human trafficking from our supply chain.
- Create a safe workplace for all, including that of our suppliers.
- Uphold strong business ethics with businesses conducted lawfully without bribery, corruption or any type of fraudulent behaviour.

The Applicant will look to facilitate the selection of products that reduce the negative environmental, economic and social impacts across their supply chain including extraction, processing and manufacturing. The application of this policy will promote more economically, socially and environmentally responsible practices, and encourage the design and procurement teams to identify risks and reduce issues in the supply chain of construction products. It encourages the procurement of products and services that are third-party verified with ecolabels where possible.

Alongside this, procuring a local workforce will be considered and prioritised, and local partnerships will be sought during the construction phase, and for the operational phase. In the construction phase, apprenticeships will also be offered within the project.

#### Fair Operating Practices

Prior to the commencement of works on site, the Applicant will take due consideration of the appointment of Principal Contractor, ensuring fair operating practices are implemented throughout the construction process, in line with the guidelines for suppliers set out in the Applicant's Responsible Sourcing Policy. The Principal Contractor will be required to maintain an ISO 14001 EMS standard, as well as ensure the site is registered with Considerate Contractor Scheme upon commencement of work.

At this stage of the design, it is unclear on the proposed operating practices the building will implement in operation. It is understood however, basic working conditions and regulations will be adhered to, as per the UK guidance.

#### Employment Use

The workplace within Proposed Development falls under use class Egi and E and is anticipated to create additional employment in the locality. Manchester City Centre is designated as a key location for major

employment growth in the Core Strategy and the Places for Everyone Joint Development Plan. As such, the Proposed Development is supportive of the needs identified by MCC and Greater Manchester.

### 4.4 Human capital.

#### Local Air Quality

An Air Quality Assessment was prepared by Hoare Lea. The assessment found that there have been no recorded exceedances of the annual mean NO<sub>2</sub> AQO at representative monitoring locations in the vicinity of the site in 2023. As well as no exceedances of the 1-hour mean NO<sub>2</sub>, annual mean or 24-hour mean particulate matter (PM<sub>10</sub> & PM<sub>2.5</sub>) AQOs. Background pollution maps from Defra show anticipated compliance with the relevant AQOs for all pollutants in the vicinity of the Site in 2023 and 2025.

The Proposed Development will be electricity-led, combustion free and is therefore expected to have a minimal impact on local air quality. The location is well connected via active or public transport networks, therefore encouraging residents, staff and visitors to use alternative modes of transport to and from the site.

#### Indoor Air Quality

The quality of the air within buildings can have a considerable effect on health due to the amount of time people spend indoors. The fabric of the buildings will be appropriately air tight, targeting a permeability of 2m<sup>3</sup>/(h.m<sup>2</sup>) at 50Pa and 3m<sup>3</sup>/(h.m<sup>2</sup>) at 50Pa for both the residential and office buildings respectively. As such, air pollution will not be permitted to enter the building through the fabric, whilst the mechanical ventilation system will also filter out unwanted pollutants to provide a high standard of indoor air quality.

Both the BREEAM and WELL accreditations prescribe design criteria to improve for indoor air quality. The criteria within BREEAM Criteria Hea 02 and the WELL Air Concept are to be targeted within design strategy for the Proposed Development. An indoor air quality plan will be produced for the development at a future design stage.

#### Overheating

To minimise overheating risks in the dwellings an initial overheating risk assessment (TM59:2017) has been carried out. This is a standardised approach to predict overheating risk for residential building designs using a dynamic thermal analysis. It provides a baseline which includes specific weather files, defined internal gains and a set of profiles that represent reasonable usage patterns of a home suitable for evaluating overheating risk. The building envelope design and building services design have maximised all available measures to minimise heat generation within the dwellings, including the use of efficient building envelope to reduce the amount of heat entering the building, and to ventilate the dwellings passively and mechanically, along with providing active cooling in line with the cooling hierarchy. All dwellings will comply with the requirements of Part O.

#### Construction Pollution Prevention

During the construction phase, areas of concern will be managed including waste reduction strategies, noise and dust pollution, and construction traffic. Contractors will be required to identify potential sources of dust and other air pollution, and appropriate dust control measures will be implemented. It is also intended that the Principal Contractor shall register under the Considerate Constructors Scheme and achieve a best practice score. The Principal Contractor will furthermore monitor and set targets for energy usage, water usage and construction waste related to the site for the duration of the works.

#### Noise

Acoustic surveys have been carried out for the site, to determine the ambient, background and maximum noise levels for the pre-development site; quantify the impact of nearby entertainment activity; and determine nighttime noise levels.

It is understood that the Proposed Development would have non-significant impacts on disturbance due to road traffic noise, service plant noise, commercial noise breakout, delivery and collection noise and vibration from plant and tenant activities. Where it is expected that there will be noise impacts to the site and

surrounding areas through construction and operation mitigation measures have been identified and will be implemented.

Internal acoustic performance will also be considered, and, for the office and retail spaces, internal ambient noise levels are targeted to comply with design ranges given in Section 7 of BS 8233:2014, in order to align with the BREEAM requirements for Hea 05 Acoustic Performance. Best practice internal acoustic performance will also be considered within the residential buildings.

#### Safety and Security

The scheme will investigate security measures such as safety and security lighting, certified locks, CCTV and access fobs will be considered throughout the design and implemented where practical. These considerations will not only improve the overall health and wellbeing of the building occupiers but will mitigate the risk of potential crime on the scheme.

#### Health and Wellbeing Assessment

The Applicant has a target for the office building in the Proposed Development to achieve a 'Platinum' rating under the WELL certification. WELL is a voluntary certification that seeks to encourage the incorporation of evidence-based health and wellbeing measures into the built environment. Developments are scored against design and operational requirements under categories such as air quality, water quality, visual comfort, thermal comfort, active living support, and more. Maintaining the WELL certification requires recertification every three years and therefore is a demonstration of the Applicant's ongoing commitment to ensuring Proposed Development supports the wellbeing of its occupants.

### 4.5 Natural capital.

#### Ecology and Biodiversity

A Preliminary Ecology Appraisal has been undertaken by Urban Green to determine the baseline ecological conditions of the Proposed Development; to identify the habitats on site, determine the site's potential value for protected species, and understand the potential impacts on designated sites.

The site is in a densely urban area, and the PEA found that the habitats that were found contain minor value for wildlife such as bats and birds. The scattered broadleaved trees on the site were determined to be of the highest value, and these trees are to be retained where feasible and protected during construction. Replacement tree planting at a 1:3 ratio has been recommended to compensate for loss of any trees.

The Proposed Development will follow the mitigation hierarchy, and the ecologist has provided recommendations to mitigate impacts to ecology.

Recommendations have been provided within the PEA to ensure nesting birds are protected during the construction stage. Additionally lighting mitigation is recommended to ensure that light sensitive bat species within the local area are not negatively impacted, both during construction and operation. The site has been determined to offer negligible value to otters; however, a CEMP should be produced and adhered to mitigate any harm to otters on the River Irwell during construction. Invasive species will be surveyed and removed from the site.

The Proposed Development provides exciting opportunities for biodiversity enhancement such as the following:

- Provision of habitat for nesting birds via trees and shrubs within the landscaping.
- Native tree and shrub planting to encourage native invertebrate species, providing additional value to bat populations.
- Installation of bat and bird boxes to be installed on the new buildings or retained trees.
- Installation of bug hotels onsite.

A Biodiversity Net Gain (BNG) Design Stage Assessment has also been completed by Urban Green and determined that the Proposed Development produces a BNG of 0.97 units (18.67%) and 0.09 units (22.67%) for area habitats and watercourse habitats respectively.

#### Water Consumption

The Applicant has set out a minimum water efficiency standard for all of their new developments, including the target for a minimum of 40% water reduction compared to the BREEAM New Construction V6.1 baseline consumption. Additionally, the residential development will aim to meet and exceed the water efficiency requirements of 125L/day/person inline Policy JP-S3.

The Proposed Development will be fitted with water efficient fixtures and fittings, and water submeters will be provided to enable the monitoring of water consumption for all major water uses consuming more than 10% of the building's total water demand. Mains water metering will be incorporated in the design. Sensor controls of taps and WCs will be installed in the office and communal restrooms to automatically stop the flow. A leak detection system capable of detecting a major water leak will be installed on the utilities water supply to detect any major leaks within each building, as well as between the buildings and the utilities water supply.

Additionally, outdoor water demand will be reduced through the design of the irrigation system or the selection of planting species. These are to be further explored at a later design stage.

#### Climate Change, Resilience and Adaption

In accordance with the BREEAM credits Mat 05 and Wst 05, climate resilience is being considered for the Proposed Development, and the design team are assessing and designing the building in order to minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.

Consideration of the buildings internal and external areas will be made throughout the design, adopting practices which reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.

All materials in the office and communal areas will be specified to be of resilient quality suitable for the regular use, including hardy paints, floor surfaces, contract carpets, kickplates, push plates, safety glass (subject to further design detail). This strategy will help mitigate the impact of high pedestrian traffic throughout the building. In addition to this, protection rails, highly resilient panels and resilient skirtings will be favoured in storage, delivery, and corridor areas, in order to mitigate the potential damage from any vehicle or trolley movement.

#### Responsible Sourcing

Construction products and materials are responsible for a range of environmental and social impacts across the lifecycle of a built asset, through initial procurement, construction, maintenance and replacement. They account for a high significant proportion of the overall lifecycle carbon impacts of a building; in some cases, outweighing the operational impacts (such as energy consumption).

Under the BREEAM Mat 01 credit, an assessment of the lifecycle impact of the development materials within in the substructure, hardscaping and superstructure, and core MEP services has been undertaken during the concept design stage, comparing options for a number of key building elements, and the embodied carbon content of building materials of the various design options has been appraised as part of the decision-making process. An updated assessment will be undertaken at technical design.

It is assumed 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP). Where considered most practical, and cost effective to the design, the materials will be sourced from locally certified suppliers.

In accordance with the Applicant's sustainability ambitions, building elements will be selected to minimise environmental impact where possible. A full review of the materials specified for the Proposed Development will be undertaken during the detailed design development stages aiming for materials to meet the following requirements where possible:

- Products to have available responsible sourcing certificates and/or Environmental Product Declarations,
- Products to minimise Global Warming Potential (GWP), and
- All timber used at the Proposed Development aims to be FSC or PFC certified or similar.

Circular Economy

The scheme will look to avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building. In line with BS 8895 Designing for material efficiency in building projects; and WRAP Designing out Waste, the following list of key principles will be considered throughout the design in line with demonstrating material efficiency:

- Principle 1: Design for Reuse and Recovery
- Principle 2: Designing for Offsite Construction
- Principle 3: Design for Material Optimisation
- Principle 4: Designing for Waste Efficient Procurement
- Principle 5: Design for Deconstruction and Flexibility.

The Applicant wishes to promote circular economy principles within the site, and a circular economy statement will be produced. Early in the design process, retention studies were completed for the existing building, however it was determined that the existing building is not viable to retain. A pre-demolition audit will be completed prior to demolition, to identify any opportunities for materials to be reused or recycled onsite. Currently it is intended that existing Portland stone cladding from the existing Albert Bridge House will be reclaimed and reused within the landscaping.

During construction, the Applicant is committed to minimising waste and pollution and increasing reuse and recycling where feasible. The current design incorporates the use of adaptable and flexible components in the construction and design of the residential and commercial spaces. This includes optioneering for structural materials and the selection of a PT/RC slab with adaptability as a variable, and the use of modular systems throughout the façade to minimise waste in construction and facilitate replaceability and disassembly at end of life. Standardising floor-to-floor heights for the residential block further promotes the adaptability of the space to suit alternative use classes, such as Hotel/Leisure spaces; and the flexible design of residential amenity spaces as open-plan enables day-to-day flexibility and long-term adaptability.

An Operational Waste Management plan has been produced, and a Construction Waste Management Plan will be produced for the development, to encourage the minimisation of waste on site during construction and operation.

Waste Management

Construction Site Waste Management

In the interest of reducing consumption and encouraging sustainable waste management practices within their developments, the Applicant has sets out target to reduce excavation, demolition and construction waste by encouraging alignment with the waste hierarchy. The Applicant's minimum targets and alignment to the BREEAM Wst 01 credit are shown in Table 1.

Table 1: Applicant's Minimum Waste Standard Targets

| Diversion from Landfill | Applicant's Targets | BREEAM Wst 01 Targets |
|-------------------------|---------------------|-----------------------|
| Construction waste      | 70%                 | 70%                   |
| Demolition waste        | 80%                 | 80%                   |
| Excavation waste        | 85%                 | N/A                   |

The Principal Contractor, once appointed, will develop a Construction Waste Management Plan for the Proposed Development, to outline opportunities for waste minimisation and management, and ensure best

practice is adopted for the construction phase. The Principal Contractor will be required to adopt the recommendation measures made in line with the waste hierarchy with the aim of maximising diversion from landfill. The Proposed Development will be constructed in a manner which aims to protect the environment and local community through reusing, recycling and recovering waste otherwise destined for landfill.

Operational Waste Management

A Waste Management Strategy (WMS) has been developed by Curtins in support of the Proposed Development. The WMS considers the potential waste volumes from the development, for both refuse and recycling, and sets out a management strategy and the collection arrangements for this waste. The strategy forecasts the weekly waste generated by all uses as follows:

- Residential use: Waste store minimum area of 344m<sup>2</sup>, based on 0.43m<sup>2</sup> per apartment
- Office use: Total waste volume of 79,391L
- Commercial (F&B) use: Total waste volume of 18,930L

For all use types, a recycling percentage of 50% has been estimated in line with MCC requirements, including dry mixed recycling, organic food recycling (not applicable to the office) and glass recycling.

Residents of the apartments will be provided with four bins, for them to store and segregate their waste prior to taking it to the communal waste store at the ground floor, which is located close to the cores for ease of transport. Similarly, the waste store for the office building will be provided on the ground floor, close to the building core.

For all buildings waste stores, 50% of the bins within the stores will be dedicated to recycling, and the management company will be in charge of monitoring the recycling rates and actively promoting high recycling rates.

Waste collection will be provided by a combination of scheduled Council collections and a private contractor. The waste collection process and routes has been carefully considered within the site layout, with routes provided between the waste stores and the collection points.

5. Conclusion.

This report presents the Environmental Sustainability Statement for the Proposed Development which has been informed by national and local policy requirements, the Applicant’s vision and sustainable design and development guidance and frameworks including, but not limited to:

- National Planning Policy Framework (NPPF) (2024)
- Approved Documents Part L, F and O 2021
- Manchester Core Strategy (2012)
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039 (Adopted March 2024)
- Addendum to Manchester Core Strategy 2024
- 5-Year Environment Plan for Greater Manchester

To capture the multi-faceted sustainability benefits and values that the Proposed Development can bring to the site, local community, surrounding businesses, and future building users, five defined factors – the people, the building, the social network, the natural environment, and the economic aspects – inform our proposed sustainability framework. The Proposed Development complies with local and national policy and will achieve exemplar sustainability. These are summarised below.

|                  |                                                                                                                                                                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical Capital | <b>“Building the future”</b> <ul style="list-style-type: none"><li>- Electricity-led, combustion free development</li><li>- Promoting sustainable and active transport</li><li>- Whole life carbon reduction</li></ul>                                                    |
| Social Capital   | <b>“Connecting people”</b> <ul style="list-style-type: none"><li>- Inclusive design and accessibility</li><li>- Placemaking and community</li><li>- Connection to nature</li></ul>                                                                                        |
| Economic Capital | <b>“New opportunities”</b> <ul style="list-style-type: none"><li>- Sustainable and local procurement</li><li>- Fair operating practices</li><li>- Employment use</li></ul>                                                                                                |
| Human Capital    | <b>“Happy and healthy”</b> <ul style="list-style-type: none"><li>- Minimising impact to air quality</li><li>- Construction and operation pollution prevention</li><li>- Safety and security</li><li>- Health and wellbeing assessment</li></ul>                           |
| Natural Capital  | <b>“Positive impact”</b> <ul style="list-style-type: none"><li>- Ecology and biodiversity</li><li>- Water consumption</li><li>- Climate change, resilience and adaption</li><li>- Responsible sourcing</li><li>- Waste management</li><li>- Resource efficiency</li></ul> |

Appendix A: Manchester Core Strategy policies.

The following table provides a review of the policies associated with sustainability within Manchester City Council’s Core Strategy.

| Policy Reference           | Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Energy and CO <sub>2</sub> | CS EN4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            | All development must follow the principle of the Energy Hierarchy, being designed: <ul style="list-style-type: none"><li>– to reduce the need for energy through design features that provide passive heating, natural lighting and cooling</li><li>– to reduce the need for energy through energy efficient features such as improved insulation and glazing</li><li>– to meet residual energy requirements through the use of low or zero carbon energy generating technologies</li></ul> In addition: <ul style="list-style-type: none"><li>– 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</li><li>– 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</li><li>– 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</li><li>– The use of building materials with low embodied carbon in new development and refurbishment schemes</li></ul> |
|                            | CS EN5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            | The proposed development is located within the Regional Centre, a strategic area indicated on the key diagram, which is expected to have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO <sub>2</sub> reduction funded by contributions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                            | CS EN6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            | An Energy Statement is required to demonstrate compliance with Part L in line with the energy hierarchy and, for electricity intense buildings i.e. commercial buildings with a high proportion of emissions from electricity use (>45kgCO <sub>2</sub> /m <sup>2</sup> ), a minimum +10% increase on Part L 2010. Where the CO <sub>2</sub> emissions reduction required under any future revision to Part L of the building regulations becomes greater than 10%, the reduction under building regulations would apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                            | CS EN7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            | <ul style="list-style-type: none"><li>– Proposals must take account of potential opportunities to source heat from adjoining developments or nearby heating networks.</li><li>– Heating and cooling systems will have capability of connecting to the decentralised heating network.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Water                      | CS EN14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                            | <ul style="list-style-type: none"><li>– Limit the risk and impact of flooding.</li><li>– Limit increases in surface water runoff.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                            | CS EN17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                            | <ul style="list-style-type: none"><li>– Ensure no decreases to water quality.</li><li>– Minimise surface water runoff.</li><li>– Open any culverted watercourses.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Policy Reference       |                       | Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Materials              | CS EN19               | <ul style="list-style-type: none"><li>– Require all developers to identify consistency with the waste hierarchy.</li><li>– Provide a project waste management plan.</li><li>– Promote innovation in order to make progress towards a closed loop waste management system.</li><li>– Provide accessible facilities.</li></ul>                                                                                                                                                                                                                                             |
|                        | CS EN20               | <ul style="list-style-type: none"><li>– Encourage the efficient use of minerals and promote the use of secondary/recycled aggregates, wherever possible as an alternative to primary extraction and identify and safeguard sites for its storage, processing and transfer. (See also Waste Policy EN19.)</li><li>– Encourage and safeguard the sustainable transport of minerals, including by use of rail, wherever possible.</li><li>– Ensure that any adverse environmental impacts of storage, processing and transfer on neighbouring uses are minimised.</li></ul> |
| Transport              | CS CC5                | <ul style="list-style-type: none"><li>– Provide access to public transport and sustainable modes of accessing the proposed development.</li><li>– Promote sustainable modes of transport including walking and cycling.</li><li>– Provide storage and facilities for cyclists/walkers.</li></ul>                                                                                                                                                                                                                                                                         |
|                        | CS SP1                | <ul style="list-style-type: none"><li>– Encourage sustainable transport and facilitate sustainable transport.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                        | CS T1                 | <ul style="list-style-type: none"><li>– Provide suitable alternative to car transportation.</li><li>– Promote regeneration and access to jobs.</li><li>– Improve access to transportation services.</li><li>– Improve pedestrian routes.</li><li>– Improve access to cycle facilities.</li><li>– Facilitate modes of transport that are low carbon.</li></ul>                                                                                                                                                                                                            |
| Pollution              | CS DM1                | <ul style="list-style-type: none"><li>– 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.</li></ul>                                                                                                                                                                                                                                                        |
| Ecology & Biodiversity | CS EN9                | <ul style="list-style-type: none"><li>– Encourage green infrastructure where possible.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                        | CS EN10 / EN11 / EN12 | <ul style="list-style-type: none"><li>– Maintain levels of open, sports and recreation spaces.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                        | CS EN13               | <ul style="list-style-type: none"><li>– No impact on the Green Belt.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                        | CS EN15               | <ul style="list-style-type: none"><li>– Encourage features to ensure no loss of biodiversity.</li><li>– Maintain or enhance sites with specific designations or value.</li><li>– Justify any adverse effects on ecology.</li><li>– Provide suitable mitigation and compensation.</li></ul>                                                                                                                                                                                                                                                                               |
| Community              | CS EN1                | <ul style="list-style-type: none"><li>– Design facilities that will fit the local character of the development site.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Appendix B: Proposed Development’s response to policies.

Manchester Core Strategy (2012)

| Policy Reference           | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Energy and CO <sub>2</sub> | <p>CS EN4</p> <p>All development must follow the principle of the Energy Hierarchy, being designed:</p> <ul style="list-style-type: none"><li>– to reduce the need for energy through design features that provide passive heating, natural lighting and cooling</li><li>– to reduce the need for energy through energy efficient features such as improved insulation and glazing</li><li>– to meet residual energy requirements through the use of low or zero carbon energy generating technologies</li></ul> <p>In addition:</p> <ul style="list-style-type: none"><li>– 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</li><li>– 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</li><li>– 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</li><li>– The use of building materials with low embodied carbon in new development and refurbishment schemes</li></ul> | <ul style="list-style-type: none"><li>– The Energy Strategy provided for the application follows the energy hierarchy, and includes sections on ‘Be Lean’, ‘Be Clean’, and ‘Be Green’. Please refer to the Energy Strategy for further detail.</li><li>– Low and zero carbon technologies have been used for the heating and cooling provision, and PV will be provided where feasible.</li><li>– The Proposed Development will include provision for future connection to a heat network.</li><li>– Embodied carbon is being assessed for the development, and targets have been set to reduce the embodied carbon.</li></ul> |
|                            | <p>CS EN5</p> <p>The proposed development is located within the Regional Centre, a strategic area indicated on the key diagram, which is expected to have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"><li>– The Proposed Development will include provision for future connection to a heat network.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Policy Reference |         | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |         | opportunities for CO <sub>2</sub> reduction funded by contributions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | CS EN6  | An Energy Statement is required to demonstrate compliance with Part L in line with the energy hierarchy and, for electricity intense buildings i.e. commercial buildings with a high proportion of emissions from electricity use (>45kgCO <sub>2</sub> /m <sup>2</sup> ), a minimum +10% increase on Part L 2010. Where the CO <sub>2</sub> emissions reduction required under any future revision to Part L of the building regulations becomes greater than 10%, the reduction under building regulations would apply.                                                | The Proposed Development is designed in line with Part L 2021, which typically has a 27% and 30% uplift over Part L 2010 for non-dwellings and dwellings respectively. Therefore, by complying with Part L 2021, it is reasonable to assume that Part L 2010 reduction would be exceeded by more than 10%.                                                                                                                                                                                                                                                                                                |
|                  | CS EN7  | <ul style="list-style-type: none"><li>– Proposals must take account of potential opportunities to source heat from adjoining developments or nearby heating networks.</li><li>– Heating and cooling systems will have capability of connecting to the decentralised heating network.</li></ul>                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"><li>– Although not within a suitable distance for current connection to a heat network, the Proposed Development will include provision for future connection to a heat network.</li></ul>                                                                                                                                                                                                                                                                                                                                                                              |
| Water            | CS EN14 | <ul style="list-style-type: none"><li>– Limit the risk and impact of flooding.</li><li>– Limit increases in surface water runoff.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"><li>– A Flood Risk Assessment has been carried out and the majority of the site, including the location of all three building bases, are within Flood Zone 1 (low flood risk)</li><li>– A drainage strategy has been provided that demonstrates how surface water run-off will be managed and local water quality protected. The proposal incorporates SuDs.</li></ul>                                                                                                                                                                                                  |
|                  | CS EN17 | <ul style="list-style-type: none"><li>– Ensure no decreases to water quality.</li><li>– Minimise surface water runoff.</li><li>– Open any culverted watercourses.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Materials        | CS EN19 | <ul style="list-style-type: none"><li>– Require all developers to identify consistency with the waste hierarchy.</li><li>– Provide a project waste management plan.</li><li>– Promote innovation in order to make progress towards a closed loop waste management system.</li><li>– Provide accessible facilities.</li></ul>                                                                                                                                                                                                                                             | <ul style="list-style-type: none"><li>– A Circular Economy Statement and Operational Waste Management is being produced for the development</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                  | CS EN20 | <ul style="list-style-type: none"><li>– Encourage the efficient use of minerals and promote the use of secondary/recycled aggregates, wherever possible as an alternative to primary extraction and identify and safeguard sites for its storage, processing and transfer. (See also Waste Policy EN19.)</li><li>– Encourage and safeguard the sustainable transport of minerals, including by use of rail, wherever possible.</li><li>– Ensure that any adverse environmental impacts of storage, processing and transfer on neighbouring uses are minimised.</li></ul> | <ul style="list-style-type: none"><li>– The Applicant is committed to encouraging the reuse and recycling of materials, and a pre-demolition audit will be completed for the existing building to understand potential for material reuse.</li><li>– Where possible, aggregates from the existing building will be recycled onsite and procured aggregates will be recycled.</li><li>– The Proposed Development is targeting all credits under BREEAM Mat 03 Responsible Construction Practices, which includes monitoring and reporting of transportation of construction materials and waste.</li></ul> |

| Policy Reference | Requirements | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport        | CS CC5       | <ul style="list-style-type: none"><li>– Provide access to public transport and sustainable modes of accessing the proposed development.</li><li>– Promote sustainable modes of transport including walking and cycling.</li><li>– Provide storage and facilities for cyclists/walkers.</li></ul> <ul style="list-style-type: none"><li>– The Transport Assessment demonstrates that there are a range of amenities are accessible for pedestrians and cyclists from the site.</li><li>– Within 500m to 1000m walk of the site, a number of public transport links including bus stops and train stations are available.</li><li>– Within 2000m (equivalent to a 25-minute walk), there are major public transport interchanges.</li><li>– Within a 5.5km cycle area the Manchester and Salford City Centres are accessible, with all the associated amenities and transport links.</li><li>– Within the immediate area, there are cycle networks, existing cycle infrastructure and low speed roads.</li><li>– The Proposed Development currently provides 229 spaces within the Office building. The Proposed Development will provide one space per apartment, with 381 and 419 spaces within Building A and Building B respectively.</li></ul> |
|                  | CS SP1       | <ul style="list-style-type: none"><li>– Encourage sustainable transport and facilitate sustainable transport.</li></ul> <ul style="list-style-type: none"><li>– A Travel Plan has been submitted in support of the planning application for the Proposed Development, setting out a long-term strategy to inform residents, staff and visitors of the travel choices available to them and to encourage sustainable modes of travel, in particular public transport, walking and cycling.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | CS T1        | <ul style="list-style-type: none"><li>– Provide suitable alternative to car transportation.</li><li>– Promote regeneration and access to jobs.</li><li>– Improve access to transportation services.</li><li>– Improve pedestrian routes.</li><li>– Improve access to cycle facilities.</li><li>– Facilitate modes of transport that are low carbon.</li></ul> <ul style="list-style-type: none"><li>– See responses above.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Policy Reference       | Requirements          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pollution              | CS DM1                | <ul style="list-style-type: none"><li>– 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.</li></ul> <ul style="list-style-type: none"><li>– The Proposed Development will not have significant impacts on disturbance due to road traffic noise, service plant noise, commercial noise breakout, delivery and collection noise and vibration from plant and tenant activities.</li><li>– The Proposed Development will be electricity-led, combustion free and is therefore expected to have a minimal impact on local air quality.</li><li>– The Proposed Development will be a car-free development for the office building and provide only disabled spaces for the residential building. Therefore, the impact on traffic generation will be positive as the site currently hosts a car park.</li><li>– The Principal Contractor shall register under the Considerate Constructors Scheme.</li></ul>                                      |
|                        | CS EN9                | <ul style="list-style-type: none"><li>– Encourage green infrastructure where possible.</li></ul> <ul style="list-style-type: none"><li>– The Proposed Development has a large, public realm green space within the site, as detailed in the Landscape Strategy.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                        | CS EN10 / EN11 / EN12 | <ul style="list-style-type: none"><li>– Maintain levels of open, sports and recreation spaces.</li></ul> <ul style="list-style-type: none"><li>– The Proposed Development offers open, recreation spaces across the site, including areas for play and walking.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Ecology & Biodiversity | CS EN13               | <ul style="list-style-type: none"><li>– No impact on the Green Belt.</li></ul> <ul style="list-style-type: none"><li>– The site of the Proposed Development is not within the Green Belt.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                        | CS EN15               | <ul style="list-style-type: none"><li>– Encourage features to ensure no loss of biodiversity.</li><li>– Maintain or enhance sites with specific designations or value.</li><li>– Justify any adverse effects on ecology.</li><li>– Provide suitable mitigation and compensation.</li></ul> <ul style="list-style-type: none"><li>– The Preliminary Ecology Assessment found there to be limited ecological value on site.</li></ul> <p>The Proposed Development will provide:</p> <ul style="list-style-type: none"><li>– Provision of habitat for nesting birds via trees and shrubs within the landscaping.</li><li>– Native tree and shrub planting to encourage native invertebrate species, providing additional value to bat populations.</li><li>– Installation of bat and bird boxes to be installed on the new buildings or retained trees.</li><li>– Installation of bug hotels onsite.</li></ul> <ul style="list-style-type: none"><li>– A BNG Design Stage Assessment determined that the Proposed Development produces a BNG of 0.97 units (18.67%) and 0.09 units (22.67%) for area habitats and watercourse habitats respectively.</li></ul> |

| Policy Reference    | Requirements                                                                                                                 | Response                                                                                                                                                                                                                                                                      |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community<br>CS EN1 | <ul style="list-style-type: none"><li>Design facilities that will fit the local character of the development site.</li></ul> | <ul style="list-style-type: none"><li>The design of the Proposed Development includes many elements aimed at bringing occupants together, such as the play equipment and seating, as well as connecting people with nature through the planting and green walkways.</li></ul> |

Places for Everyone Joint Development Plan.

| Policy                         | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JP-S1: Sustainable Development | <ul style="list-style-type: none"><li>Development should maximize economic, social, and environmental benefits.</li><li>Developments on brownfield or previously developed land are prioritised. For previously developed sites, attention given to ensuring any necessary contamination mitigation is conducted.</li><li>Reference given to the 5 Year Environmental Plan.</li><li>Policy sets out best practice thresholds for energy demand and renewable energy generation in residential developments (referenced further in Section 4.1).</li><li>Requires new developments to address the energy hierarchy.</li><li>Offset payments for residual operational carbon are required.</li><li>Post-occupancy evaluation is required.</li></ul> | <ul style="list-style-type: none"><li>The Proposed Development will be located on a previously developed site.</li><li>The Proposed Development will provide economic benefits through the additional workplaces provided by the retail and office provision. Social benefit is provided as the residential buildings will offer a range of housing, the amenity provision aims to encourage a sense of community, and the public realm provision aims to create a sense of place. Environmental benefits are provided through the BNG provided by the enhancement to the landscaping, the energy efficient buildings and the holistic consideration of sustainability.</li><li>The Energy Strategy provided as part of the application follows the energy hierarchy. A fabric first approach has been taken to minimise energy demand ('Be Lean'), the feasibility of connection to heat networks was explored, and as this is not feasible due to distance a communal heating system is proposed ('Be Clean'), and the proposal utilises heat pumps and PV will be provided on available roof space.</li><li>The Applicant will offset residual operational carbon emissions.</li><li>As part of the targeted NABERS design for performance rating, post-occupancy evaluation will be carried out for the office building. The Applicant will also commit to post-occupancy evaluation for the residential buildings.</li></ul> |
| JP-S2: Carbon and Energy       | <ul style="list-style-type: none"><li>In line with the vision for Greater Manchester, all new developments must be net zero carbon by 2028.</li><li>All new developments, unless not practically or financially viable, will be Net Zero</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"><li>The Proposed Development will be net zero carbon in operation, with operational carbon minimised where possible, and the Applicant commits to offsetting residual operational carbon emissions.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Policy                                  | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <p>Carbon, applicable as follows:</p> <ul style="list-style-type: none"><li>From adoption (March 2024), all operational carbon emissions (i.e. NZC in operation).</li><li>From 2028, all emissions in construction (i.e. NZC in construction).</li></ul> <ul style="list-style-type: none"><li>From 2025, all developments should calculate and minimise both unregulated emissions alongside regulated emissions.</li><li>An energy strategy in accordance with the energy hierarchy must be submitted. The strategy should reference efforts to reduce carbon emissions, as well as overheating and post-occupancy evaluation.</li><li>From 2025, offsetting will be required for residual emissions through a financial contribution to the local planning authority's carbon offset fund.</li><li>Connection to a renewable energy / heat network is encouraged where feasible.</li><li>Residential developments must meet the thresholds for space and hot water energy demand and renewable generation.</li><li>Priority given to PV technologies for renewable generation.</li><li>For non-residential developments, achieve the BREEAM 'Excellent' minimum standard for Ene 01, changing to 'Outstanding' from 2028.</li></ul> | <ul style="list-style-type: none"><li>The Energy Strategy provided as part of the application follows the energy hierarchy and provides an overheating assessment.</li><li>An operational energy assessment is being completed for both the residential and non-residential areas to calculate the unregulated and regulated emissions.</li><li>As connection to an existing heat network is not feasible, the Proposed Development incorporates a communal heating system for each building.</li><li>Due to the space needed for the communal heating plant, there is limited roof space available, however PV provision will be maximised where possible.</li><li>Both the office and retail spaces will be assessed under BREEAM and are targeting an "Outstanding" and "Excellent" rating respectively.</li></ul> |
| JP-S3: Heat and Energy Networks         | <ul style="list-style-type: none"><li>Development in identified 'heat and energy network opportunity areas' should connect to or be ready for future connection to local heating/cooling networks in the below instances:<ul style="list-style-type: none"><li>Residential developments of more than 10 dwellings.</li><li>Other developments over 1,000m2.</li></ul></li><li>Energy strategies should include decentralised heat/energy network assessments.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"><li>The Proposed Development site is within a 'heat and energy network opportunity areas'. As there is not currently a heat network within a suitable distance, the development will include provision for a future connection to a heat network.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| JP-S4: Flood Risk and Water Environment | <ul style="list-style-type: none"><li>Areas of low flood risk should be prioritised for development. Any development in other areas should be safe from flooding and provide wider community benefits.</li><li>Developments should manage surface water run-off through sustainable drainage systems (SuDs).</li><li>Proposed SuDs should: provide multiple benefits, avoid adverse impacts to water</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"><li>A Flood Risk Assessment has been completed and identifies that the majority of the site is within Flood Zone 1 (low flood risk).</li><li>The Drainage Strategy provided by AKT incorporates SuDs into the scheme and includes a blue/green roof area.</li><li>Surface water will also be discharged to the existing connection to the public sewer.</li><li>The Proposed Development has a target for a</li></ul>                                                                                                                                                                                                                                                                                                                                                               |

| Policy                          | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | <p>quality, and be managed and maintained as appropriate.</p> <ul style="list-style-type: none"> <li>Residential developments should meet the mandatory water efficiency requirements set out in the Building Regulations of 125 litres/person/day.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>minimum of 40% water reduction compared to the BREEAM New Construction V6.1 baseline consumption. Additionally, the residential development will aim to meet and exceed the water efficiency requirements of 125L/day/person.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy JP-S5: Clean Air         | <ul style="list-style-type: none"> <li>Supports Greater Manchester's Clean Air Plan, reducing transport emissions, and ensuring air quality improvements in development projects.</li> <li>Developments that have a potential to adversely impact air quality should submit air pollution data and provide suitable mitigation measures.</li> <li>Supports the provision of additional electric vehicle charging points in new developments.</li> <li>Street design to avoid trapping air pollution at the ground level, including through the position and scale of buildings and tree locations.</li> <li>Promote efforts to improve air quality including improvements to green infrastructure and innovative solutions.</li> <li>Development location should aim to benefit from methods of sustainable transport.</li> </ul> | <ul style="list-style-type: none"> <li>For the residential buildings, it is proposed that a total of 7 external surface-level car parking spaces will be provided on site for use by residents. All parking spaces will be disabled spaces for use by the residents only.</li> <li>Charging facilities for EVs will be provided for 100% of the of car parking.</li> <li>The office building is intended to be car-free with no dedicated parking being provided to staff or visitors.</li> <li>The Proposed Development will be electricity-led, combustion free and is therefore expected to have a minimal impact on local air quality. An Air Quality Assessment has been submitted with the application.</li> <li>The Transport Assessment, submitted with the application, demonstrates that the Proposed Development is extremely well connected to public and active transport methods.</li> </ul> |
| JP-S6: Resource Efficiency      | <ul style="list-style-type: none"> <li>Promotes circular economy principles, sustainable construction, and waste reduction.</li> <li>Aligns with Greater Manchester's Zero Waste Strategy and a move towards a circular economy.</li> <li>Promotes the use of sustainable design and construction techniques to reduce embodied carbon emissions, reduce waste, reduce water consumption and increase climate resilience.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>The Applicant wishes to promote circular economy principles within the site, and a circular economy statement will be produced.</li> <li>The Proposed Development will seek to incorporate circular design principles through design for material efficiency, longevity, adaptability, flexibility, replaceability and disassembly. The Proposed Development will also follow the WRAP Designing out Waste principles.</li> <li>An Operational Waste Management plan has been produced, and a Construction Waste Management Plan will be produced for the development, to encourage the minimisation of waste on site during construction and operation.</li> <li>The scheme will assess WLC and has set targets to reduce the WLC carbon impacts.</li> </ul>                                                                                                       |
| Policy JP-G6: Urban Green Space | <ul style="list-style-type: none"> <li>Existing urban green space will be protected and enhanced.</li> <li>Developments should support the use of nearby green spaces through connection to active transport networks and providing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>No existing green space or ecology was identified onsite.</li> <li>The Proposed Development offers a new high-quality, urban green space through the centre of the site that will be of benefit to the</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Policy                                                           | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | <p>natural surveillance.</p> <ul style="list-style-type: none"> <li>Planners will work with developers to deliver new high-quality urban green spaces.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>occupants, staff, visitors and the wider community.</p> <ul style="list-style-type: none"> <li>The Proposed Development will provide green, pedestrian pathways to link to and from the site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity | <ul style="list-style-type: none"> <li>Supports greater access to nature within urban areas.</li> <li>Developments must follow the mitigation hierarchy and achieve a BNG of no less than 10%.</li> <li>Long-term management of ecological and geological features connected to the site.</li> <li>Developments should use the ecological assessments in the Places for Everyone evidence base or submit updated ecological assessments as part of the planning submission.</li> </ul>                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>The new public realm space, play areas and green walkways through the site will greatly enhance occupants access to nature.</li> <li>A BNG Design Stage Assessment determined that the Proposed Development produces a BNG of 0.97 units (18.67%) and 0.09 units (22.67%) for area habitats and watercourse habitats respectively.</li> <li>A long-term ecological management plan will be put in place, in line with the BREEAM LE05 requirement.</li> <li>A PEA has been submitted with this planning application.</li> </ul>                                                                                                                                                                                                                    |
| Policy JP-P1 Sustainable Places                                  | <ul style="list-style-type: none"> <li>Developments should seek to be socially inclusive by responding to the needs of the community, enabling equally participation, providing opportunities for social contact and promoting a sense of community.</li> <li>Developments should: <ul style="list-style-type: none"> <li>Be climate resilience and resilience to major environmental events.</li> <li>Be designed for longevity and durability, and to minimise use of new materials.</li> <li>Connect to public and sustainable transport infrastructure and digital infrastructure.</li> <li>Address environmental factors such as sunlight, indoor air quality, overheating, shade, wind and shelter.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>The Proposed Development will be designed to the relevant local and national requirements for inclusive design.</li> <li>In accordance with the BREEAM credits Mat 05 and Wst 05, climate resilience is being considered for the Proposed Development.</li> <li>The design team are assessing and designing the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.</li> <li>Overheating has been assessed for the residential buildings in line with compliance to the Building Regulation Part O.</li> <li>The indoor air quality criteria within BREEAM Criteria Hea 02 and the WELL Air Concept are targeted within design strategy for the Proposed Development.</li> </ul> |
| Policy JP-C6: Walking and Cycling                                | <ul style="list-style-type: none"> <li>Developments should seek to create active street networks which are permeable to walking and cycling and provide or improve the quality of walking / cycling infrastructure.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>The Proposed Development will be permeable to pedestrians and cyclists and provides routes through and off the site connecting to local walking/cycling networks.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy JP-C8: Transport Requirements of New Development          | <ul style="list-style-type: none"> <li>Developments are required to be located to reduce car dependency and facilitate walking, cycling and use of public transport.</li> <li>Following the hierarchy in JP-C1, prioritise walking, cycling and connection to public transport. Ensuring site access for pedestrians and cyclists is safe, secure and attractive.</li> </ul>                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>See previous response to CS CC5 and CS SP1.</li> <li>A Travel Plan and Transport Assessment have been submitted with this application.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Policy | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Response |
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|        | <ul style="list-style-type: none"><li>- Car provision should be designed to adapt over time with demand and be unobtrusive.</li><li>- Cycle parking for long-term occupiers and visitors in a convenient location should be incorporated. For workplaces, active transport support facilities should be included:<ul style="list-style-type: none"><li>- Showers, changing facilities and lockers.</li><li>- Shared bikes for occupiers.</li><li>- Communication of available facilities to visitors.</li></ul></li><li>- Construction Management Plans should be produced for developments to mitigate the impacts of construction logistics on the local environment.</li><li>- Developments should submit a Transport Assessment and Travel Plan.</li></ul> |          |

## Appendix C: BREEAM pre-assessments.



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