

Manchester City Council

24 March 2025
Our Ref: 10067 Rev0

Dear Sir / Madam,

351 Palatine Road, Northenden, Manchester

At the development of 351 Palatine Road there are proposals for the construction of 16 new build apartments on Palatine Road.

The Manchester City Council Development Management Policy EN4 of Manchester City Council's Core Strategy document sets requirements for 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development'.

and

Policy EN 6 sets a "Target Framework for CO2 reductions from low or zero carbon energy supplies"

In line with Policy EN6 the development is required to show a 15% CO₂ reduction over Part L 2010.

With Part L 2013 being a 6% CO₂ reduction over Part L 2010, the development is aiming for a 9% CO₂ reduction over Part L 2013 using SAP 2012.

Appendix A, shows the block compliance report for the as built stage calculations showing that this has been achieved with a result of 10.52% saving in CO₂ emissions over Part L 2013 which equates to a 16.52% reduction in CO₂ emissions over Part L 2010. Therefore the development has achieved the councils CO₂ reduction target.

Kind Regards,

Chris Tolman - Energy Consultant

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Base Energy Services Limited.
Registered Office: North Address
Registered in England 6649700.
Vat Registration No. GB 100 1263 94



BASEENERGY

Building Assessments for a Sustainable Environment

Appendix A

BLOCK COMPLIANCE

Calculation Type: New Build (As Built)


Design SAP
elmhurst energy

Block Reference	S10067	Issued on Date	24/03/2025
Block Name	351 Palatine Road		
Assessor Details	Mr. Peter Kinsella, Base Energy Services Ltd, Tel: 0151 933 0328, peter@baseenergy.co.uk		Assessor ID L770-0002
Client			

Block Compliance Report - DER

Block Reference: S10067		Block Name: 351 Palatine Road			
Property-Assessment Reference	Multiplier	Floor Area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
S10067 01 New-As Built	1	49	31.58	32.58	3.08 %
S10067 02 New-As Built	1	49.8	31.22	31.61	1.22 %
S10067 03 New-As Built	1	60.2	28.64	29.55	3.08 %
S10067 04 New-As Built	1	60.2	27.58	28.97	4.81 %
S10067 05 New-As built	1	60.2	27.52	29.59	7.00 %
S10067 06 New-As Built	1	69.1	26.38	28.52	7.49 %
S10067 07 New-As Built	1	49	21.73	26.51	18.02 %
S10067 08 New-As Built	1	49.8	19.55	24.57	20.42 %
S10067 09 New-As Built	1	60.2	21.77	25.74	15.41 %
S10067 10 New-As built	1	60.2	21.84	25.20	13.33 %
S10067 11 New-As built	1	60.2	22.42	25.77	13.00 %
S10067 12 New-As Built	1	69.1	19.13	24.05	20.46 %
S10067 13 New-As built	1	49	27.03	31.09	13.05 %
S10067 14 New-As built	1	71.3	25.34	29.50	14.11 %
S10067 15 New-As Built	1	70	28.87	31.00	6.88 %
S10067 16 New-As Built	1	79.9	26.72	30.50	12.39 %
Totals:	16	967.2	407.32	454.74	
Average DER = 25.42 kgCO ₂ /m ²		% DER/TER	PASS		
Average TER = 28.41 kgCO ₂ /m ²		10.52 %			

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