



DESIGN ENGINEER SUSTAIN

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Former Particular Baptist Church

35 Rochdale Road, Manchester

Environmental Standards Statement



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Introduction

Futureserv have been commissioned by City Point Developments Ltd to develop an Environmental Standards Statement (ESS) for the new proposed residential-led mixed use scheme at the site of the Particular Baptist Church, Rochdale Road, M4 4HT.

The development consists of a partial demolition of the existing building, and erection of a 23-storey residential building comprising 133 modern dwelling. The ground floor also features a commercial unit (Class E) with associated works.

The ESS details the features and commitments incorporated into the Proposed Development to ensure that relevant standards outlined in Manchester City Council's (MCC) Core Strategy and Guide to Development Supplementary Planning Document (SPD) are met (and exceeded where viable).

The ESS demonstrates not only policy compliance, but also that sustainability objectives form an integral part of the Applicant's aspirations for the development.

Overview

Site Context

The site itself currently comprises of the former Baptist Church. The proposed development site is c. 800sqm and is located within North Manchester, approximately 188m from the city centre boundary. The site comprises the former Particular Baptist Church and its curtilage which includes a car park to the north-eastern side. The plot is also known as 35 Rochdale Road. It is edged by Rochdale Road to the south-east; Sharp Street to the north-east; and Dyche Street to the north-west. The adjacent plot to the south-west is vacant and has consent for the development of a Travelodge.

Report Structure

The ESS demonstrates how the Proposals have been brought forward in the context of a strong commitment to sustainability and provides an overview of the relevant policy context by way of identifying the broad framework of sustainability challenges and opportunities that are pertinent to the planning and development process in general, and the Proposals specifically.

It is worth noting that Government issued a Ministerial Statement on 25 March 2015 confirming the immediate withdrawal of the Code for Sustainable Homes. It also removed local planning authorities' powers to enforce any current policy requirements requiring compliance with the Code, other than for water and energy efficiency targets (see page 21 of this ESS for further details).

It is therefore inferred that the wider Code Level 4 requirements of the MCC Core Strategy are no longer a material consideration and cannot be stipulated as a planning condition.

The ESS is broadly structured around the headings of MCC's Guide to Development SPD and includes the following:

- Environmental Design
- Energy
- Water Management
- Waste Management
- Biodiversity

It demonstrates how the Proposals embed sustainability principles and initiatives into all stages of the property lifecycle and how the details of the scheme will facilitate compliance with the planning policies of MCC.

Key Sources

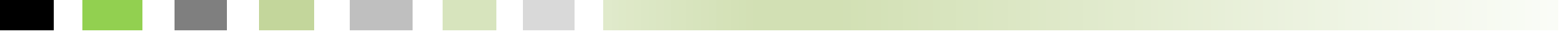
The ESS is supported by the following documents:

- Planning Statement
- Design & Access Statement (including Waste Strategy)
- Energy Statement
- Interim Travel Plan & Transport Statement
- Wind Microclimate Assessment
- Flood Risk Statement & Drainage Strategy
- Bat Survey
- Daylight and Sunlight Assessment

Sustainability Headlines

The headline sustainability features of the Proposals are summarised in the table below:

Theme	Headline
Environmental Design	▪ The Development, located on a city-centre site currently used as former Baptist church, will be on 100% of previously developed land, there avoiding the use of virgin land. ▪ The Site is located within the Northern part of Manchester City Centre in close proximity to places of work, shops, bars and amenities. The site is also well served by the Metrolink network and local buses therefore the development benefits from non-car travel. ▪ Wind microclimate, daylight and sunlight amenity have been assessed to inform the design and support the comfort and wellbeing of building end users. ▪ Amenity spaces are provided at ground and mezzanine floor and 2 no external terraces provide amenity space for end users.
Energy	▪ An Energy Strategy has been devised in line with the Core Strategy approach to good energy design and has set out the route to going beyond compliance with Building Regulations and providing a total CO₂ reduction across the development to provide a 15% reduction to 2010 regulations. ▪ 10% of the residential energy demand to be produced by low carbon or renewable technologies. ▪ Reduction of carbon emissions will be achieved through design features such as improved fabric performance, highly efficient heat generation plant, heat recovery systems, energy efficient lighting and Air Source Heatpumps.
Water Management	▪ The Site is located in a low flood risk area (Zone 1). ▪ New drainage will collect surface water runoff, and attenuation of storm water runoff will be provided. Silt will be prevented from entering the drainage system by the use of trapped gullies, channels with silt traps, and also by the use of sustainable urban drainage systems (SuDS). Highly efficient water saving fixtures, fittings and appliances will be used throughout the proposed development, to reduce water consumption.
Waste Management	▪ A central refuse store with segregated recycling and waste bins will be provided to encourage and enable recycling of waste during use.
Biodiversity	▪ The existing site consist of built-up form and hard standing. The proposed development will cause no adverse impact on biodiversity.



Sustainability Themes

Environmental Design

GtoDinM: Policy 4.7 & CS:
Policy DM1

CS: Policy EN16

CS: Policy EN16

GtoDinM: Policy 2.40 & CS:
Policy EN2

GtoDinM: Policy 4.7 & CS:
Policy DM1

CS: Policy C10 & DM1

- The Development is located within North Manchester formally used as a Baptist Church, therefore avoiding the use of virgin land. The building organisation and massing addresses the landscape with a strong perimeter frontage. The primary building utilises the existing church entrance and emphasises public awareness of the heritage asset. The development provides a considerable amount of amenity space for residents which include a gym, dining, co-working, lounge spaces and external terraces. Landscaping and public use bike storage are provided to create an inviting public realm that enhances the streetscape.
- Cyclist facilities will be incorporated in the proposed development to encourage building users to use more sustainable forms of transport, which will contribute to MCC's aspiration to improve air quality in the City. Cycle parking will be provided within a secure store located on the ground floor of the building at a rate of 1 space per unit. Two external cycle stands will be provided for visitors externally.
- An Interim Travel Plan has also been prepared by SK, which sets out the principal strategies that will be put in place once the development is open and residents are occupying the dwellings, to encourage sustainable travel to the development. The site is located within the cycle hire scheme zone, serviced by public buses and within 350m of Shudehill Interchange and 800m of Victoria station which not only connect to local and regional services but also national destinations. Pedestrian connectivity in the area is also excellent with good standard footways and safe pedestrian linkages, with controlled crossing points to the existing pedestrian infrastructure within Manchester city centre. While the site is car free there may be occasions when residents require the use of a car. The city centre sustainable transport strategy provides for these instances with a network of car club vehicles serving the city.
- The Applicant has appointed wind microclimate consultants to assess the potential impact of the proposed development on pedestrian comfort and safety from wind conditions in and around the site. The study, prepared by GIA (accompanying this Application), will consider the wind conditions in and around the Site in the context of the intended use. Where necessary, mitigation measures will be identified and will be incorporated into the design.
- A daylight/sunlight assessment has been carried out by WSP (accompanying this Application), to assess the potential impact of the proposed development on neighbouring properties and within the development.
- The project is to designed in accordance with a Noise Assessment Report produced by Jameson Acoustics, which is based upon Manchester City Council: Planning & Noise Technical Guidance (October 2022), World Health Organisation (WHO) 'Guidelines for Community Noise', BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings' and BS 4142:2014+A1:2019' Methods for Rating and Assessing Industrial and Commercial Sound'.

Energy

GtoDinM: Policy 4.5 & 4.6
& CS: Policy EN4 & EN6 & EN8

GtoDinM: Policy 4.5 & 4.6
& CS: Policy EN4 & EN6 & EN8

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& CS: Policy EN4 & EN6 & EN8

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CS: Policy EN4 & EN6 & EN8

GtoDinM: Policy 4.5 & 4.6
& CS: Policy EN4 & EN6 & EN8

CS: Policy EN6

CS: Policy EN6

- The Energy Statement prepared by Futureserv (accompanying this Application) describes how the Proposed Development will follow the energy hierarchy approach supported in the Core Strategy to improve on the fundamental principles of the Building Regulations Part L, and make a significant contribution to reducing the annual CO₂ emissions of the development.
- The Proposals incorporate passive design measures to reduce the ongoing requirement to consume energy to heat, ventilate and light the building. This will be achieved through improved energy efficient fabric design in excess of the thermal properties set out within the Building Regulations.
- Energy efficient building services will be designed to further reduce the carbon footprint of the site, beyond the passive measures, using:
 - Increased Hot Water Generating Efficiencies.
 - Reduced Standing Losses from Pipes and Cylinders.
 - Energy Efficient LED Lighting.
 - Improved Lighting Controls.
 - Low Energy Motors in Pumps and Fans.
 - Efficient Heat Recovery in relevant systems and.
 - Combined natural and mechanical ventilation systems.
- The development will consider the use of renewable and low carbon energy in the form of a Photovoltaic Array panels and air source heat pumps.
- The average anticipated carbon emissions per apartments is 6.27 kgCO₂/m² annum. This is an average reduction per apartment of 6.5 kgCO₂/m² annum from the 2021 regulations baseline average target emissions per apartment of 12.77 kgCO₂/m² annum.
- The CO₂ reduction resulting from the above measures has been calculated to be over 50% beyond current Building Regulations Part L 2021 and therefore far in excess of the and 15% lower the 2010 regulations which is the energy requirements set out in the Manchester City Council Core Strategy
- As detailed within the Core Strategy Policy EN6 the average anticipated energy demand per apartment at this stage has also been calculated to be 43.88 (kWh/m²/year).

Water Management

GtoDinM: Policy 4.9 & CS:
Policy EN8, EN14 & EN17

GtoDinM: Policy 4.9 & CS:
Policy EN14

GtoDinM: Policy 4.9 & CS:
Policy EN8, EN14 & EN17

GtoDinM: Policy 4.9 & CS:
Policy EN8, EN14 & EN17

GtoDinM: Policy 4.9 & CS:
Policy EN8, EN14 & EN17

GtoDinM: Policy 4.9 & CS:
Policy EN17

- A flood risk statement has been prepared by Civic Engineers (accompanying this Application) in lieu of a full floor risk assessment as the site is situated within Flood Zone 1 and has a total site area of 0.105 Hectares. The drainage Strategy prepared by Civic Engineers (accompanying this Application) describes the proposed drainage strategy to manage run-off from the Proposed Development.
- The Site falls entirely in the 1 in 1000 (0.1%) annual probability floodplain Flood Zone 1. The Site is therefore located in an area which is identified as being at low risk of flooding. Furthermore as the development is to consist of commercial units at ground floor with residential units above the development is considered 'Less Vulnerable' in accordance with NFFP. It is deemed the probability of flooding is low.
- The current site is brownfield and comprises 100% of impermeable based on the building footprint. The existing network is assumed to drain to the existing combined sewer network which runs along the east and north sides of the site. As per PFE Policy JP-S4 and Manchester Core Strategy Policy EN14 (with reference to the addendum to Manchester Core Strategy 2024), greenfield runoff rates were determined but ultimately discounted due to the blockage risk caused by the rate and the impracticable resultant attenuation volume. As such, and in consultation and agreement with United Utilities the proposed development will be managed to a maximum practicable rate of 5l/s.
- Subject to agreement with the LLFA and United Utilities, the proposed surface water management plan has been produced in accordance with the NPPF, Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems, as well as local/regional policy and guidance. The site is designed to accommodate up to the 1 in 100-year storm event + climate change allowance, without flooding. It is proposed to discharge into the existing combined sewer, following a systematic interrogation of the hierarchy of surface water discharge, pending agreement with United Utilities.
- A new drainage network will be constructed to collect the runoff from the roof and external areas of hardstanding and attenuate the runoff before discharging into the public sewer network. It is proposed to manage the build-up of silt through catch pits or other suitable means, appropriate drainage component sizing and maintenance of the network. It is recommended to deal with any further anticipated pollutants using proprietary treatment products. The system will be designed with an offline attenuation tank, as a result of significant site constraints, and a lack of any appropriate or practicable external areas for the use of sustainable urban drainage systems (SuDS).
- Sanitaryware will be selected to minimise water use within the dwellings by the selection of low flow appliances.

GtoDinM: Policy 4.10 & 4.13
& CS: Policy EN19

GtoDinM: Policy 4.10 & 4.13
& CS: Policy EN19

GtoDinM: Policy 4.10 & 4.13
& CS: Policy EN19

Waste Management

- All new building element specifications will be assessed using the Building Research Establishment's Green Guide, which gives an environmental rating for alternative specifications of main building elements, with A+ rated materials having the lowest comparable impact. During the development of the detailed design and specifications, further reference will be made to the Green Guide to ensure that the specifications for the main building elements are appraised before being finalised and their embodied impact minimised.
- During construction the Site will be registered under the Considerate Constructors Scheme and the contractor will be encouraged to go significantly beyond best practice under the scheme. The Site will be monitored by an experienced industry professional to assess performance against the eight point Code of Considerate Practice.
- Once occupied, all recycling and waste material will be stored on site in secure waste bin storage areas accessible for refuse collections. Central refuse stores are located on the ground floor. Residents will be responsible for taking their refuse and recycling to the store, where segregated bins will be provided to encourage and enable recycling of waste during use. Waste and recycle bin containers will be rotated by the on-site team to ensure all bins are fully used, where they will be taken periodically to the refuse collection area on collection day. The frequency and timings of collections will be agreed with the local authority. Waste collection space is along the service access road along Dyche Street, away from any main artery routes, and is directly accessed from the bin store.

GtoDinM: Policy 4.15 & CS:

GtoDinM: Policy 4.15 & CS:
Policy EN15

GtoDinM: Policy 4.15 & CS:
Policy EN15

GtoDinM: Policy 4.15 & CS:
Policy EN15

Biodiversity

- The existing site consist of built-up form and hard standing. The proposed development will cause no adverse impact on biodiversity.
- Due to the site's characteristics and location, it has limited potential to support protected species and there are no protected or sensitive habitats on the site or within its immediate vicinity. There are no statutory or non-statutory nature conservation designations on the site. There are unlikely to be any direct or indirect impacts from the proposed development on any statutory designated sites during construction and operational phases. The proposed development will therefore not have significant environmental impacts.
- The daylight licensed bat survey report, prepared by Rachel Hacking Ecology summarises the existing site conditions as having low potential for roosting bats, this was confirmed by a dusk survey by EPS which confirmed no bat sightings.

Appendix A: National & Local Planning Policy

Legislation

The Planning Act (2008) is intended to create a more integrated, efficient planning system for major infrastructure, and produce a more transparent process. Within this remit, it sets out that the Secretary of State must exercise his/her functions with the objective of contributing to the achievement of sustainable development, in particular:

- Mitigating and adapting to climate change.
- Achieving good design.

The Climate Change Act received Royal Assent in November 2008, providing the world's first legally binding framework for tackling climate change. The Act introduces targets to reduce net UK greenhouse gas emissions by 80% by 2050 and 26% by 2020 against a 1990 baseline.

The Floods and Water Management Act 2010 received Royal Assent in April 2010. The Act takes forward a number of recommendations from the Pitt Review into the 2007 floods and places new responsibilities on the Environment Agency, local authorities and property developers (among others) to manage the risk of flooding. Recommendations include:

- A requirement to improve the flood resistance of buildings through amendments to the Building Act 1984.
- A requirement for property developers to construct Sustainable Drainage Systems (SuDs).
- A requirement on local authorities to adopt SuDs once completed.

The Localism Act 2011 received Royal Assent in November 2011. The Act sets out plans it says will give communities and local government greater powers and freedom from Whitehall. Many of the measures came into effect on 6th April 2012.

The five key measures in the Localism Act intended to decentralise power are:

- Community Rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas.

According to Government, the effect of the Act will be to:

- Give more freedom and flexibility to local government.
- Give new rights and powers to local communities, making it easier for them to improve local services and save important local facilities.
- Reform the planning system, putting more power in local people's hands.
- Ensure that housing decisions are taken locally.

The Deregulation Act 2015 received Royal Assent in March 2015. The Bill makes provision for the reduction of burdens resulting from legislation for businesses or other organisations or for individual; makes provision for the repeal of legislation which no longer has practical use; makes provision about the exercise of regulatory functions; and for connected purposes.

One element the Government has introduced through the Deregulation Bill, is amendments to the Building Act 1984 to enable Building Regulations to set what are called "optional requirements". These are requirements set at a level above the basic minimum in the Building Regulations 2010, which can be applied by a planning authority as a planning condition, where justified by need and subject to viability. As a consequence of this the Government has elected to remove the Code for Sustainable Homes from March 2015 (see page 21 for further details).

National Planning Policy Framework (NPPF)

The **National Planning Policy Framework (NPPF)** was published in September 2023 with the policies within it applicable from this date.

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must also be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **An economic objective:** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **A social objective:** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective:** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Presumption in favour of sustainable development

At the heart of the NPPF is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF states that Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas 6 , unless: the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area 7 ; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date 8 , granting permission unless:
the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed 7 ; or
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

National Housing Standards Review

Government issued a **Ministerial Statement on 25 March 2015** setting out the conclusion of the Housing Standards Review. The statement sets out a new policy on the application of technical housing standards that applies immediately to all local planning authorities and qualifying bodies. This has a direct effect on the application of existing Code policies, and the setting of new Code policies.

Following consultation in 2014 the Government has elected to **remove the Code for Sustainable Homes** and incorporate new additional optional Building Regulations on water and access, and a new national space standard. The aim is to boost industry activity through reduced regulatory and financial burdens. The new national technical standards are expected to come into force in October 2015.

From 26 March 2015 until 30 September 2015, the Government's policy is that where there is an existing plan policy which references the Code, authorities may continue to only apply:

- a requirement for a water efficiency standard equivalent to the new national technical standard, of 110 litres per person per day, (aligned to Code Level 3), and/or,
- In the case of energy performance, set a standard equivalent to the (outgoing) Code Level 4 requirements, which state a 19% improvement above Building Regulations Approved Document L1A 2013 England.

In respect of cases such as where developments are legally contracted to apply a Code policy or where a case has been granted permission subject to condition stipulating discharge of a Code level prior to 26 March 2015, legacy arrangements will apply.

It is therefore inferred that the wider Code Level 4 requirements of the Manchester City Council Core Strategy are no longer a material consideration and cannot be stipulated as a planning condition.

Core Strategy Policy

Manchester City Council's **Core Strategy** sets out the strategic approach to development for the city up 2027. The Core Strategy was adopted in July 2012 and forms part of Manchester's Local Development Framework. Although the Core Strategy takes precedent over the Development in Manchester Supplementary Planning Document adopted in April 2007, the Manchester City Council website confirms that the requirements in the Supplementary Planning Document must also be considered.

The following table summarises the policies relevant to sustainability within the Core Strategy and also the Places for Everyone Joint Development Plan documented adopted March 21st March 2024.

Policy	Strategic Objective
Core Strategy Policy DM1 – Development Management	Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply): - For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: - Year 2010 – Code Level 3; - Year 2013 - Code Level 4; - Year 2016 - Code Level 6; and <i>In light of the conclusion to the Housing Standards Review published on 25 March 2015, it is assumed that the wider Code Level 4 requirements of the Core Strategy are no longer a material consideration; subject to further dialogue with Manchester City Council, to determine the most appropriate approach for this scheme.</i> - For new commercial developments to demonstrate best practice which will include the application of the BREAA Establishment Environmental Assessment Method) standards.
Core Strategy Policies EN4 – Reducing CO ₂ Emissions by Enabling Low and Zero Carbon Development	All development must follow the principle of the Energy Hierarchy, being designed: - to reduce the need for energy through design features that provide passive heating, natural lighting and coding - to reduce the need for energy through energy efficient features such as improved insulation and glazing - to meet residual energy requirements through the use of low or zero carbon energy generating technologies Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide

Core Strategy policies contd...

	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 decent decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.
Core Strategy Policies EN6 – Target Framework for CO ₂ reductions from low and zero carbon energy supplies	A number of different targets exist in relation to carbon reduction against Part L (2010) of the Building Regulations. • A requirement for a CHP/district heating anchor or connection or where not feasible a target of 15% betterment. This target applies to “Network Development Areas” (although these are not defined spatially and as such the policy is not considered to be enforceable); or, • 10% betterment for non-domestic buildings which have an electricity load exceeding 45kg CO₂/m²; or 15% betterment for electricity intense domestic buildings. Compliance should be demonstrated through an Energy Statement.
Core Strategy Policy EN8 – Adaptation to Climate Change	All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: • Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability. • Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways. • The need to control overheating of buildings through passive design. • The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO₂ mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Core Strategy policies contd...

Policy	Strategic Objective
Core Strategy Policy EN14- Flood Risk	Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required. The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.
Core Strategy Policy EN15 – Biodiversity & Geological Conservation	The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.

Core Strategy policies contd...

Policy	Strategic Objective
Core Strategy Policy EN16 –Air Quality	Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.
Core Strategy Policy EN17–Water Quality	Development should avoid any adverse impact on water quality, including during the construction phase, and whenever possible should seek to enhance water quality, both chemical and ecological. Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses. Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site. Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.
Core Strategy Policy EN19 – Waste	All developments should have a waste management strategy included in the Environmental Standards Statement. • Proposals need to be consistent with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal). • The waste management plan needs to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. • Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.
Places for Everyone Joint Development Plan	• Strategy Policies JP Strat 1-14 • Sustainable and Resilient Policies JP-S1-S6

Local Planning Policy

Manchester City Council 'Guide to Development in Manchester' SPD (2007) sets out the design principles and standards that the City Council expects new development to achieve. The advice that the Guide provides for developers applies to all development proposals, including conversions and extensions. It covers the following issues:

- Design
- Accessibility - Design for Access 2
- Environmental Standards
- Street Hierarchy
- Parking Guidelines
- Housing Density
- Promotion of a Safer Environment
- Design for Health
- Internal Design Principles

Key policies in relation to sustainability as outlined in MCC's Guide to Development SPD are illustrated in the table overleaf.

Manchester City Council 'Guide to Development in Manchester' SPD (2007): key sustainability policies

Environmental Standards	Description
Energy Efficiency Policy 4.5	Developers should aim to reduce CO ₂ emissions by at least 25% more than the requirements of the current Building Regulations.
Energy Efficiency Policy 4.6	Developers should aim for at least 20% of final site energy demand to be met by on-site renewable energy technologies. Developers should investigate energy generation opportunities before designing building envelopes or fixing their location, to optimise utilisation of wind, solar and geothermal resources.
Environmental Design Policy 4.7	For commercial buildings, developers should use the Building Research Establishment Assessment Method (BREEAM). Developments should be achieving a design and post-construction rating of "Very Good".
Water Management and Weather Resilience Policy 4.9	Sustainable urban drainage systems (SuDs) should be included, and the amount of hard surfacing minimised, for example by providing on site capture and soakaway of all rainwater on site. Developers should seek to use water efficiently through specification of water efficient devices and through the use of rainwater harvesting and grey water recycling.
Waterways Policy 4.16	Developers working in close proximity to the city's waterways should demonstrate how public access, environment and management will be enhanced. Developers should landscape to ensure that the site run-off and blown waste does not enter watercourses, even during extreme weather conditions.
Waste & Construction Management Policy 4.10, 4.13 & 4.14	All developments should have a waste management strategy included in the Environmental Standards Statement. Opportunities for reuse of existing structures should be explored, and where this is not appropriate, materials should be re-used on site materials that are environmentally friendly, of low embodied energy, locally sourced, and can be recycled or reclaimed, should be prioritised.

	Appropriate measures should be put in place to manage and control construction waste generated, the amount of water and energy used, and any potential releases to water, land and air. Use of the Considerate Constructor scheme is recommended.
Biodiversity Policy 4.15	Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments.