

Lawn Club, Hardman Square, Manchester

Environmental Standards Statement

February 2025

Introduction

This Environmental Standards Statement (“ESS”) has been prepared on behalf of the applicant, in respect of a retrospective planning application for the Lawn Club at Hardman Square, Manchester.

The ESS details the features and commitments incorporated into 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.

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 bar has embedded 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.

Planning Policy

MCC’s Core Strategy sets out the strategic approach to development for the city up to 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 SPD adopted in April 2007, the MCC website confirms that the requirements in the Supplementary Planning Document must also be considered.

The following policies within the Core Strategy are relevant to the ESS:

- DM1 – Development Management
- EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- EN6 – Target Framework for CO2 reductions from low and zero carbon energy supplies
- EN8 – Adaptation to Climate Change
- EN14 - Flood Risk
- EN15 - Biodiversity & Geological Conservation
- EN17 - Water Quality
- EN19 – Waste

The following policies within the Guide to Development in Manchester SPD are also considered to be relevant:

- Policies 4.5 and 4.6 – Energy Efficiency
- Policy 4.7 – Environmental Design
- Policy 4.9 - Water Management and Weather Resilience
- Policy 4.16 – Waterways
- Policies 4.10, 4.13 and 4.14 – Waste Management and Construction
- Policy 4.15 – Biodiversity

Sustainability Overview

The following features associated with the development are summarised below.

- Environmental Design:
 - The bar is located in a city-centre site and on previously developed land.
 - The site is located within Spinningfields in close proximity to places of work, residential properties, shops, bars and amenities. The site is also well served by public transport links and benefits from non-car travel.
 - Given the limited nature of the development, wind microclimate, daylight and sunlight conditions are unlikely to have a detrimental impact on surrounding properties.
 - A Noise Assessment is submitted with the application and demonstrates that the bar will have limited impact on surrounding properties with appropriate measures in place.
- Energy:
 - Given the limited nature of the development, opportunities to have a significant CO2 reduction are limited. However, the development uses efficient plant equipment and energy measures where possible.
 - Where possible, energy efficient measures are in place in order to ensure suitable lighting and heating features are provided.
- Water Management:
 - The site falls entirely in 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 consists of a bar it is considered 'Less Vulnerable' in accordance with NPPF. It is deemed the probability of flooding is low.
 - Given the nature of the development, it is not considered appropriate to provide significant attenuation measures or sustainable urban drainage systems. However, the bar provides suitable drainage measures and connects into the wider provision at Spinningfields.
- Waste Management:

- Appropriate waste and recycling provision is provided within the bar and service collections are in accordance with the wider management strategy for Spinningfields.
- Biodiversity:
 - Given the limited nature of the development, it is not considered appropriate to provide specific measures as part of the bar. However there is existing planting within the Spinningfields estate.
 - The site does not contain any protected species.

Taking the above into account, it is considered the development is in accordance with the relevant policies within the Manchester Core Strategy, as well as the requirements of the SPD, insofar as both are relevant for a development of this scale.