

Environmental Standards Statement

Client: AFR Studio Limited

Site: 483 Barlow Moor Road

Date: 19 August 2024

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1.0 Introduction

Complete Sustainability Solutions Ltd has been commissioned to complete an Environmental Standards Statement in support of the planning application for the new development at 483 Barlow Moor Road in Manchester.

483 Barlow Moor Road consists of a three ground commercial uses at the front of the premises (barbers, heating shop and sandwich bar) with an MOT workshop at the rear. At first floor it consists of a flat and a yoga studio.

The applicant is proposing to convert the first floor into a two bedroomed flat and convert the MOT workshop into a nine space car park with a 9 cycle storage facility. The parking facilities would be used by residents of the first-floor accommodation and customers of the ground floor commercial uses.

The environmental standards statement shows how the proposed development addresses the relevant national and local policy in terms of environmental consideration for future developments. It shows clearly how the developer and its design team have taken practicable measures with a view to meeting both national and local level in terms of sustainable development.

This statement reviews relevant national and local planning policy as they relate to core environmental strategy and uses the proposed energy statement targets to demonstrate compliance and where these have not been satisfactorily addressed proposes justification in such instances.

The information contained in the environmental standards statement should be in line with Manchester City Council's general environmental policies contained in the Unitary Development Plan Methodology

The Environmental Statement has been prepared by Complete Sustainability Solutions Ltd, summarising the adopted sustainability features with reference to the Energy Statement & Overheating reports, Ecological Report, Waste Management Strategy as well as the Design and Access Statement for the development.

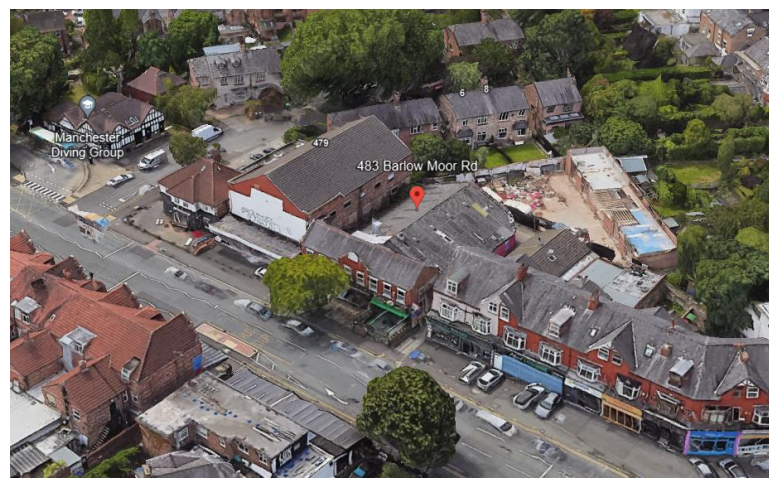


Figure 1 – Visual of development taken from delegated officer report for planning application (top) and Google Earth view of site (bottom)

2.0 Policy Review

2.1. National Planning Policy

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development:

- Living within the planet's environmental limits
- Ensuring strong healthy and just society
- Achieving sustainable economy
- Promoting good governance
- Using sound science responsibly

The National Planning Policy Framework 2012 states clearly that it is the responsibility of the planning system to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice.

NPPF 2012 identifies 3 dimensions to sustainable development which are:

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, uses natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

Making it easier for jobs to be created in cities, towns and villages; Moving from a net loss of bio-diversity to achieving net gains for nature; Replacing poor design with better design

Improving the conditions in which people live, work, travel and take leisure; and Widening the choice of high quality homes.

2.2. Local Planning Policy

Climate change and its impact on the environment both urban and natural is recognised as one of the most significant challenges facing Manchester. Consequently, it is essential that the way in which the city develops is set within the context of mitigating the impacts of climate change and adapting to its effects on the local environment.

Manchester's Core Strategy (CS) was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

Policy EN4 – Reducing CO₂ Emissions by Enabling Low and Zero carbon Development

The following actions should aid in the reduction in fuel poverty and decouple growth in the economy:

- 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 cooling, also reduce the need for energy through energy efficient features such as improved insulation and glazing as well as meeting the 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 low and zero carbon energy supplies to existing buildings

- Where appropriate new development 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

- The use of building materials with low embodied carbon in new developments

Policy EN6 – Target Framework for Co₂ reductions from low or zero carbon energy supplies

Applications for residential developments of 10 or more units and non-residential developments over 1,000 sq m will be expected as a minimum to meet the target shown in Table 12.2 unless this can be demonstrated as being unviable.

- The "Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted 2007" indicates a number of environmental standards to be considered for each development which includes the following:

Energy Demand and CO₂ Emission Reductions

Water Management and Weather Resilience

Waste Management

Construction Management

3.0 Sustainable Features

This chapter details the sustainability features of the development.

3.1 Energy Demand and CO2 Emission Reductions

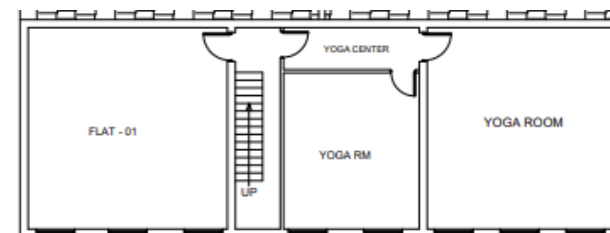
The development first seeks to design out energy requirements by optimising certain design elements of the building (high insulation values, specification of sustainable materials) to minimise heating and cooling requirements. The management and reduction of energy use will help to reduce the impact on the environment from within the building, therefore reducing pollution and CO2 emissions.

Preliminary sample SAP calculations have been completed confirming compliance with Building Regulations Part L1B 2021, as well as satisfying the provision of renewable energy within the development.

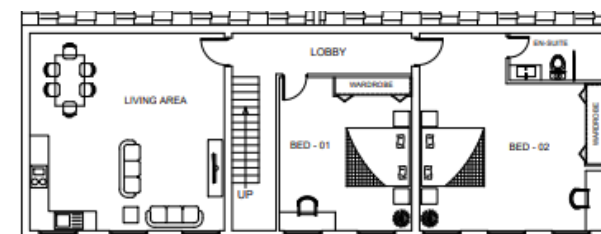
Full SAP calculations will be completed during detailed design.

Utilising a fabric first approach, whilst considering the use of solar photovoltaics on the South-West facing roof (indicative 2 kWp array considered), the following table evidences the improvements to the proposed dwellings' energy efficiency metrics derived from the Part L2B SAP calculation methodology.

Metric	Notional	Proposed
DER (Dwelling Emissions Rate (kgCO ₂ /yr/m ²))	52.6	37.8
DPER (Dwelling Primary Energy Rate) (kWh/m ² /yr)	290.1	204.3
DFEE (Dwelling Fabric Energy Efficiency) (kWh/m ² /yr)	178.9	125.0
CO2 Emissions (t/yr)	5.4	3.9
SAP Rating	55 D	70 C



EXISTING FIRST FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



Figure 2 – Existing and Proposed GA Floor Plans of the Development (top) and location of proposed Solar PV (below)

3.2 Water Management and Weather Resilience



Figure 3 – Flood Map for Planning taken from Gov.uk

The location of the development falls within a flood zone 1, meaning there is a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

- the surface water map on the check your long-term flood risk service
- the risk of flooding from surface water dataset on the data services platform

To find out about other factors that might affect the flood risk of this location, you should also check:

- Groundwater and reservoir flood risk
- Manchester planning authority's strategic flood risk assessment (SFRA), which includes future flood risk.

3.4. Waste Management

Manchester Waste Storage and Collection Guidance for new developments – GD04 Version 6 has been completed by AFR Studio Limited and is attached to as an appendix to this document.

Sufficient waste collection areas with adequate number of waste bins (clearly labelled) will be provided.

The houses are to be provided with 1x240L general waste bin, 3No. 240L recycling bins and 1No. 23L kitchen caddy for food waste.

For the apartments, 2No. 1100L general waste bins will be provided. In addition to this, 1No. 1100L pulpable recycling bin, 1No. 1100L mixed recycling bin and 1No. 240L food waste recycling bin will be provided.

The site plan confirms the location of the external bins stores and the boundary treatment details confirms the covering of these stores.

For the houses, the occupants will place the bins kerbside on collection day and for the apartments a management company will place the bins at the collection point.

3.5. Construction Management

Where practical the contractor should source all major materials for the following elements from suppliers with an environmental management system such as ISO 14001.

Commissioning of all building services will be carried out in line with current Building Regulations, BSIRA and CIBSE standards.

Insulation will need to be specified in line with the Green Guide to Specification. This will also need to be responsibly sourced.

Insulation for the external wall, ground floor, roof and building services) will need to be specified to achieve an average Green Guide rating of A, in line with the Green Guide to Specification.

All timber used for any of the building elements will be sourced from legal and responsible sources with chain of custody from certifying bodies such as the Forestry Stewardship Council (FSC) or PEFC.

3.6 Biodiversity

Due to the size and nature of the proposed development, it is our understanding that there been no formal request for an ecology report to be undertaken for the site during the planning process.

4.0 Conclusion

Compliance with National Policy - The proposed development satisfactorily demonstrates compliance with the aspirations of the relevant parts of the National Planning Policy Framework.

Compliance with Local Policy - The requirements of the Manchester Core Strategy as stated in Policies DM1, EN4 and EN6 have been considered.

A review and development Energy Demand and Reduction of CO2 Emissions has been undertaken by a sample SAP calculation for the proposed 2-bed apartment, falling under the requirement to follow the Building Regulations Part L2B methodology.

Whilst following a fabric first approach to initially reduce the dwellings' energy demand, a provision for renewable energy within the development has been considered in the form of roof-mounted solar PV on the existing roof, taking advantage of the favorable South-West orientation.

As evidenced within the SAP results table of section 3.1, the energy and carbon emission (and operation running costs, not included) savings through the proposed measures is significant.

Particular attention has also been given to the prescriptions in the 'Guide to Development in Manchester Supplementary Planning Document and Planning Guidance' and incorporated into the design ethos of the development proposal for 483 Barlow Moor Road.