

THE CASTINGS

Condition 14 Compliance Statement

The development hereby approved shall be carried out in accordance with the Crookes Walker Heyrod Street, Manchester Planning Report, Energy & Environmental Standards Statement Rev O dated 25/06/2020
A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

SECTION		REQUIREMENT	CLARIFICATION	ATTACHMENT (where applicable)
ENERGY HIERARCHY				
4.1	Passive Design - Thermal Elements	Refer to CWC report	See attached TWC letter dated 4th June 2024 confirming that the development has been carried out in accordance with the Crookes Walker Planning Report - Energy and Environmental Standards Statement Rev.O dated 25/06/2020 See attached Block Compliance Report dated 30/05/2024 confirming the "as built" SAP (as submitted to and approved by Building Control)	1. TWC letter dated 4th June 2024 2. Block Compliance Report dated 30/05/2024 3. As built SAP certificates 4. EPC certificates 5. BRUCKL certificates
4.2	Passive Design - Glazing, Daylighting and Solar gain			
ENVIRONMENTAL PERFORMANCE				
5.1	Existing Baseline Conditions (2020)	Refer to CWC report	See attached TWC letter dated 4th June 2024 confirming that the development has been carried out in accordance with the Crookes Walker Planning Report - Energy and Environmental Standards Statement Rev.O dated 25/06/2020 See attached Block Compliance Report dated 30/05/2024 confirming the "as built" SAP (as submitted to and approved by Building Control)	1. TWC letter dated 4th June 2024 2. Block Compliance Report dated 30/05/2024 3. As built SAP certificates 4. EPC certificates 5. BRUCKL certificates
5.2	Predicted Future Baseline (2021 and 2023)			
5.3	Water Efficiency	The apartments will be designed to reduce water consumption and will include water efficient devices and equipment. A water efficiency strategy will be determined for the development. This will include ‘A’ rated appliances, where provided by the developer. Specification of efficient water fixtures throughout the scheme, low flow taps and showers, dual flush WCs and low volume baths etc... In order to reduce the demand, the sanitary fixtures will be specified to achieve a calculated daily consumption of less than 125 litres/person/day	The CWC Energy and Environmental Statement states: “In order to reduce the demand, the sanitary fixtures will be specified to achieve a calculated daily consumption of less than 125 litres/person/day” This has been improved further and achieves 92.4 litres / person / day, see attached Water Efficiency Calculations	Water Efficiency Calculations for each Unit Type; - Studio 1 Bathroom - 1 Bed 1 Bathroom - 2 Bed 1 Bathroom - 2 Bed 2 Bathroom - 3 Bed 2 Bathroom
5.4	Resource Management and Pollution			
	Efficient Use of Land;	The Heyrod Street proposals include for the redevelopment of a previously developed, brown field site as promoted by national and local planning policy, Core Strategy Policy H1. The redevelopment represents an efficient use of land with a large accommodation density of three hundred and fifty-two units and retail space on approximately 0.404 hectare site	The development has been built in accordance with the consented scheme, Permission ref: 127317/FO/2020 dated 24 July 2020, and NMA Approvals; 130258/NMC/2021 133355/NMC/2022 134803/NMC/2022 136521/NMC/2023 138627/NMC/2023	
	Pollution Control;			
		Insulating Materials	The development has been built utilising insulating materials with a GWP of less than 5, see Rockwool and BRE documents attached	1. Rockwool - Environmental Product Declaration 2. BRE Statement of Verification
		Pollution Prevention (during demolition and construction phase)	• Pollution prevention guidance has been adhered to in respect of air (dust) and water (ground and surface) – This was all in line with the Demolition Statement and Construction Management Plan (CMP) that was submitted and approved by MCC under the following Conditions; o Condition 4 – Demolition Method Statement, ref: CDN/21/0242 o Condition 10 – Detailed Construction Management Plan, ref: CDN/21/0379	

		External light fittings	All external light fittings are fitted with time switch / daylight sensor that prevents the operation during daylight hours to limit the impact of artificial lighting for the developments residents and surrounding environment. This was submitted and approved under Condition 24 - External Lighting Scheme Design; ref: CDN/23/0835	
		Impact of Sound	- Impact of Sound – The dwellings have been designed to meet the requirements for Building Regulations Approved Document E – Resistance to the passage of sound. In accordance with Part E, sound testing for airborne and impact noise has been undertaken and confirm compliant, this has all been approved by Building Control who have issued their final BR Compliance Certificate. Additionally, the Project has been designed to meet the noise requirements as set out in the Planning Approval, verification reports have been submitted and approved by MCC under the following Conditions; - Condition 15a – Acoustic insulation of externally mounted plant and equipment, ref: CDN/24/0406 - Condition 16 – Acoustic Insulation to residential accommodation, ref: CDN/24/0345	
	Materials;		The requirements set out in the CWC specification have been met - Refer to Architects specification	Z40 - General Sustianability Requirements CAS-AXIS-BU1-XX-SP-A-10-0041-C01
5.5	Surface Water Run-off	Flood Risk & On Site Surface Water Management	On Site Surface Water Management, surface water is managed via a Sustainable drainage system comprising rainwater attenuation tank, rain gardens and permeable paving, the outfall to the existing surface water sewer is also controlled via a hydro-brake which reduces the volume of surface water run-off so it is no greater than existing conditions. - A detailed SUDS scheme was submitted and approved under Condition 12, ref: CDN/21/0708 - A SUDS verification report was submitted and approved under Condition 13, ref: CDN/24/0345	
5.6	Waste Management	Construction Waste	A site waste management plan (SWMP) was submitted as part of the Construction Management Plan (CMP) that was submitted and approved by MCC under the following Condition; Condition 10 – Detailed Construction Management Plan, ref: CDN/21/0379	
		Domestic Waste	Waste Management Strategy is as per the Curtins Waste Management Strategy, Curtins Ref: 75424-CUR-00-XX-RP-TP-003,Revision: V03 Dated: 29 June 2020 as submitted and approved under the original Planning Approval, ref: 127317/FO/2020	
5.7	Health & Wellbeing		As submitted and approved under the original Planning Approval, ref: 127317/FO/2020	
5.8	Biodiversity		Bird and Bat boxes are provided as per the approved landscaping scheme submitted and approved under Condition 11 (part b), ref: CDN/22/0642 The use of native or wildlife friendly tree, shrub and herbaceous species in the external landscaping and terraces areas at Level 1 and 21 are all as per the approved landscaping scheme submitted and approved under Condition 11 (part b), ref: CDN/22/0642	
5.9	Transport		As per the travel plan ref: Curtin’s Ref: 075424-CUR-00-XX-RP-TP-002 Revision: V03 Issue Date: 29 June 2020, submitted and approved under the original Planning Approval, ref: 127317/FO/2020 In accordance with Condition 26 of the original Planning Approval, which states “within six months of the first use of the development” the Client is to prepare and “submit a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) in C.26 shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use”	
5.10	BREEAM		As stated in the original CWC report, BREEAM is not applicable to the Project due to the limited size of the retail units.	