



JPM ACOUSTICS

PARKHILL AVENUE, CRUMPSALL

Environmental Standards Statement

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Author	Andy Graves		
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CONTACT DETAILS

Andy Graves BSc (Hons)
Associate Consultant

REGISTERED ADDRESS

JPM Acoustics Ltd
97 Hazelhurst Road
Worsley
Manchester
M28 2SW

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1.0. INTRODUCTION

1.1. OVERVIEW

- 1.1.1. JPM Acoustics has been appointed to provide an Environmental Standards Statement (ESS) in support of the planning application for 24x proposed dwellings at Parkhill Avenue, Crumpsall. The proposed development comprises 9x semi-detached dwellings, and 15x flats.
- 1.1.2. The aim of the ESS is to identify how key planning policies relating to environmental impacts of proposed developments have been considered and actioned as part of the scheme design. The ESS should identify how the developer and the design team have considered sustainability in the design process, and should detail the any control measures incorporated into the scheme design.
- 1.1.3. This document presents a review of relevant national and local planning policies as they relate to core environmental strategy, and draws on the proposed Energy Statement targets to demonstrate how compliance will be achieved. Where any areas of non-compliance have been identified, a justification for such non-compliance has been provided.
- 1.1.4. The information contained in the ESS is in line with Manchester City Council's broader environmental policies contained in the Unitary Development Plan Methodology.
- 1.1.5. This ESS draws on the adopted sustainability features outlined in the Energy Statement and Overheating Assessment which were also prepared by JPM Acoustics, as well as an Ecological Assessment undertaken by Ascerta, a Waste Management Strategy, and the scheme's Design and Access Statement authored by Triangle Architects.

2.0. POLICY REVIEW

2.1. NATIONAL PLANNING POLICY

- 2.1.1. 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".
- 2.1.2. The UK Sustainable Development Strategy document "Securing the Future" set out five 'guiding principles' of sustainable development. These are:
 - Living within the planet's environmental limits
 - Ensuring strong, healthy and just society
 - Achieving a sustainable economy
 - Promoting good governance

- Using sound science responsibly

2.1.3. The National Planning Policy Framework 2012 (NPPF) 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 UK Government's view of what sustainable development in England means in practice.

2.1.4. The NPPF identifies three 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.

2.1.5. 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

2.2.1. Climate change and its impact on both the urban and natural environment is recognised as one of the most significant challenges facing Manchester. Consequently, mitigating the impacts of climate change and adapting to its effects on the local environment must be central to the way in which the City develops.

2.2.2. 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

2.2.3. 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; and
- 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

2.2.4. Applications for residential developments of 10 or more units and non-residential developments over 1,000 m² will be expected as a minimum to meet the target shown in Table 12.2 [of the LDF] unless this can be demonstrated as being unviable.

2.2.5. 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; and
- Biodiversity

3.0. SUSTAINABLE FEATURES

3.1.1. This chapter details the sustainability features of the proposed development.

3.2. ENERGY DEMAND AND CO2 EMISSION REDUCTIONS

3.2.1. 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.

3.2.2. Preliminary sample SAP calculations have been completed confirming compliance with Building Regulations Part L1A 2021. Full SAP calculations will be completed during the detailed design phase of the project.

3.3. WATER MANAGEMENT AND WEATHER RESILIENCE

3.3.1. The scheme is located in Zone 1 of the environment agency flood map. Land and property in Flood Zone 1 have a low probability of flooding. Please refer to Pell Frischmann 'Drainage Technical Report' dated April 2024.

Figure 1 – Extract taken from Pell Frischmann 'Drainage Technical Report' dated April 2024



Figure 2: Extract from Pell Frischmann Confirming the Drainage / Surface Water Proposals for the Scheme

4. Drainage Proposals

In line with the Hierarchy of Drainage, if soakaway is not a viable option for drainage following testing, discharge into the combined United Utilities sewer is proposed at two locations and will be restricted as close to Greenfield rates as practicably possible with consideration of flow control maintenance. Whilst the implementation of an above ground storage feature was considered, it was not possible to accommodate the feature in a suitable location. However, it is proposed to install tanked permeable paving within the apartment car parking area. Attenuation on site will be designed to account for the 1 in 100-year storm event return period (with 45% Climate Change Allowance) and an additional allowance for urban creep. The proposed storage system will be underground crates,

There are two proposed discharge points from the site due to levels and this is shown on the Drainage Strategy drawing 105596-PEF-HDG-00-DR-D-00001 Proposed Surface Water Drainage Strategy (Appendix A). It is proposed that the Northern section of the site will drain to the combined sewer at a restricted rate of 2l/s and a restricted rate of 3 l/s for the Southern Section. United Utilities have agreed to the principles, as set out in the correspondence located in Appendix B.

The proposed site layout has been developed to include sustainable features where practicably possible for surface water runoff from the development. A boundary filter drain will also be considered in order to prevent runoff from the development onto Delaunays Road.

Due to the topographical restrictions of the site and catchment area of the new proposed development, this option is considered to be the only viable solution in terms of buildability and future maintenance requirements.

- 3.3.2. The strategy for the reduction of potable water for use within the dwellings is based on meeting the minimum baseline threshold for water reduction as set out by the Building Regulations Approved Documents. Low-flow water consuming sanitary fittings will be specified where possible.
- 3.3.3. If White Goods such as Washing machine and dishwashers are to be specified by the developer, they will have at least an 'A' rating.

3.4. WASTE MANAGEMENT

- 3.4.1. A Waste Management Assessment proforma appraisal has been completed by Triangle Architects in accordance with the Manchester Waste Storage and Collection Guidance for new developments (GD04 Version 6), and is included in **Appendix A**.
- 3.4.2. Sufficient waste collection areas with adequate number of waste bins (clearly labelled) will be provided.
- 3.4.3. The houses are to be provided with 1x240L general waste bin, 3No. 240L recycling bins and 1No. 23L kitchen caddy for food waste.
- 3.4.4. For the apartments, 2No. 1100L general waste bins will be provided. In addition to this, 1No. 1100L pulvable recycling bin, 1No. 1100L mixed recycling bin and 1No. 240L food waste recycling bin will be provided.
- 3.4.5. The site plan confirms the location of the external bins stores, and the boundary treatment details confirms the covering of these stores.
- 3.4.6. 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. CONSTRUCITON MANAGEMENT

- 3.5.1. Where practical the contractor should source all major materials for all elements of the build from suppliers with an accredited environmental management system, such as ISO 14001.
- 3.5.2. Commissioning of all building services systems will be carried out in line with current Building Regulations, BSIRA and / or CIBSE standards.
- 3.5.3. Insulation will need to be specified in line with the Green Guide to Specification. This will also need to be responsibly sourced.
- 3.5.4. Insulation for the external wall, ground floor, roof and building services systems will need to be specified to achieve an average Green Guide rating of A, in line with the Green Guide to Specification.
- 3.5.5. 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

- 3.6.1. Please refer to Ascerta Ecological report for full details of the Biodiversity assessment for the proposed development. Below is a summary of the key recommendations from the report.
 - If works have not begun by February 2026, an updated site visit will be required to assess the habitats within the site;
 - A minimum of two nocturnal bat surveys on tree (TN2) and (TN3) (drawing P.1957.24.E01) between May and August should be undertaken to determine if bats are using the trees as a roost;
 - Deployment of static bat detectors (between April and October in suitable weather conditions) to assess the level of bat activity throughout the site;
 - Production and implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
 - Production and implementation of a badger RAMS to avoid any harm to this species during the proposed works.
 - Production of an invasive species method statement to avoid the spread of invasive species into the wider landscape during the proposed works;
 - Precautionary check for badger prior to works commencing to assess if badgers are using the habitats within the site for shelter;
 - Precautionary check for invasive prior to works commencing;
 - Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees plus provision of integrated bat and bird features within newly constructed buildings;

- Production of the Defra Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity;
- Production of a Management Plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site.; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August, inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

3.6.2. All UK and EU legislation pertaining to Biodiversity will be implemented as part of the landscaping and ecology works.

3.6.3. The principal contractor will be required to nominate a biodiversity champion to ensure that all recommendations of the ecologist are implemented satisfactorily.

4.0. CONCLUSION

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

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

4.1.3. 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 Parkhill Avenue.

APPENDIX A: WASTE MANAGEMENT STRATEGY DOCUMENT



Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: PP - 13022179

Date Submitted: 30.04.24

Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	Yes /No (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	

Low Rise Domestic

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	140 standard / 240 in certain circumstances	1 x wheeled bin (possibly more for HMO)	1 x wheeled bin
Pulpable Recycling	240	1 x wheeled bin (possibly more for HMO)	1 x wheeled bin
Mixed Recycling	240	1 x wheeled bin (possibly more for HMO)	1 x wheeled bin
Garden Waste	240	1 x wheeled bin (possibly more for HMO)	1 x wheeled bin
Food Waste	23	1 x 23 litre caddy (Possibly more for HMO)	N/A All dwellings have gardens



High Rise Apartment Developments

<p>0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection.</p> <p>(different for purpose-built student accommodation – see guidance)</p>	<p>Yes / No (delete as appropriate)</p> <p>How many of each container do you plan to provide?</p> <p><u>2</u> x general refuse x 1100 litre (based on 110 litres per apartment)</p> <p><u>1</u> x pulvable Recycling x 1100 litre (based on 55 litres per apartment)</p> <p><u>1</u> x mixed recycling x 1100 litre (based on 55 litres per apartment)</p> <p><u>1</u> x food waste x 240 litres (based on 10 litres per apartment)</p> <p><u>N/A</u> x garden waste (if applicable) x 240 litres</p>
<p>Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?</p>	<p>Yes / No (delete as appropriate)</p>

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

<p>General Waste -</p> <p>Dry recycling (include material type details) -</p> <p>Food Waste -</p> <p>Industrial Waste -</p> <p>Other -</p>	<p>N/A</p>
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<p>Has / will a contract be obtained with a licenced waste carrier?</p>	<p>Yes / No (delete as appropriate)</p>
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Mixed Use Developments

Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?	Yes / No (delete as appropriate)
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N/A

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

N/A

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

See Site Plan (dwg.no.: 21-041/02) for locations of bin stores to both houses and flats.
See Boundary Treatment Details (dwg.no.: 21-041/20) for enclosure details.

Ensure all bins in the store are accessible



Ensure recycling facilities are as easy to access as general refuse



Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Bin stores have wall enclosures only (no roof), with concrete / paved hardstanding
Hygiene - for ease of maintenance.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

For the 9no. 3-bed dwellings the residents will place bins for collection.

For the apartment block a management company will place bins at collection point by back-of-pavement.

Please ensure that you have attached:

Detailed plans of bin stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	☒

☒ Kerbside collection.

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.