

Section 73 Updates and Energy Statement – Technical Note

Watt Energy and Consulting Engineers have undertaken a technical review of the previously submitted Energy Statement under the Planning Submission 117595/FO/2017, in relation to the Section 73 application to update the design to incorporate a second stair in each build by retaining the stair tower between the mills and adding a second stair to the new build block.

The existing Energy Statement (Ref: SPO/CA/1537_ Issue 1) establishes how the designed building achieves the requirements of the Manchester City Council Planning Policies listed below:

CS Policy EN 4 – Reducing CO2 Emissions: This policy targets the reducing of CO2 emissions through the following of the energy hierarchy; firstly reducing the need for energy through efficient design measures, followed by clean energy and lastly, the application of renewable or LZC technologies. In addition to this point, MCC state within this policy all new development is required to use building materials that have low embodied carbon.

CS Policy EN 6 - Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies: This Policy requires electricity intense residential development of 10 or more units to meet, as a minimum, a 15% reduction in domestic CO2 emissions over Part L of the 2010 Building Regulations, unless proven to be unviable. As Part L 2013 of the Building Regulations represents a 6% improvement on 2010 levels, this target is subsequently equivalent to a 9% improvement in CO2 emissions over Part L 2013.

Following a review of the Section 73 design updates the existing Energy Statement Document will NOT be affected and is still applicable demonstrating compliancy with the current relevant MCC planning policy.