

Condition 12

C02 Reduction

tp bennett

Application Number: 135383/JO/2022 (subsequently amended by 137765/NMC/2023)

Proposal: Variation of planning condition 2, 10 and 11 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.

Location: Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester

Date of application: 3 November 2022

Condition: 12 – C02 Reduction

Document No. T81300T0031P1

Condition 12:

"12) The development hereby approved shall be carried out in accordance with the Environmental Statement prepared by PSD (ref. CF/CA/1857_issue 2) stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020. For the avoidance of doubt each phase of the development shall achieve an overall a site wide reduction in CO2 over Part L (2010) of the Building Regulations of a minimum of 16.11%.

A post construction review certificate/statement shall be submitted for approval for each phase of development, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework."

Description of Evidence

Please refer to the attached document titled 'Block_Compliance_Oldham - 012_001_2024-03-19_10-19-30' which has been prepared for the discharge of Condition 12 and demonstrates that a 37.53% improvement over Part L has been achieved across the site; this exceeds the 16.11% improvement required by Condition 12.

Revision	Date	Initials	Details	Checked / date
P1	18/04/24	JTU	Issued for Discharge of Condition 12	ADV / 18/04/24

T81300T0031P1 Newton Heath: Land Off Oldham Road (A62), Holyoak Street and Droylsden Road, Manchester

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