

11603 Environmental Standards Statement

Client - The Broughton Charitable
Trust

Site: 27-29 Middleton Road

Date: 11 October 2023

Ref: 27-29 Middleton Road

Contact: Matthew Holland

Contents

1.0	Introduction	2
2.0	Policy Review	3
2.1.	National Planning Policy	3
2.2.	Local Planning Policy	3
3.0	Sustainable Features	5
3.1	Energy Demand and CO2 Emission Reductions	5
3.2	Water Management and Weather Resilience	5
3.3	Waste Management	6
3.3	Construction Management	6
3.4	Biodiversity	7
4.0	BREEAM	8
5.0	Conclusion	9

1.0 Introduction

2	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.
3	
3	
3	
5	
5	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.
5	
6	
6	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
7	
8	
8	
9	The Environmental Statement has been prepared by Complete Sustainability summarising the adopted sustainability features with reference to the Energy Statement & Sustainability Statement by Complete Sustainability.

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

Biodiversity

Breeam

3.0 Sustainable Features

This chapter details the sustainability features of the proposed 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.

Please refer to the Energy Statement that supports this document ref 11603

3.2 Water Management and Weather Resilience

The site is located in flood risk zone 1 which is the lowest level of risk. The proposal will not increase hard standing areas within the site. On the contrary, additional areas of soft landscaping will be provided, together with porous surfacing, which will limit water run-off. The proposed development is not of a size to require a drainage assessment and such matters can be addressed through building regulation requirements. On this basis the

application therefore complies with section 14 of the NPPF and Core Strategy Policy EN 14.

Please refer to the “Planning and Heritage Statement” attached in the appendix.

3.3. Waste Management

Refuse storage is to be provided at the rear of the site adjacent to the parking area. To be vertical timber cladding with galvanised steel shoes similar to image Below.



Figure 3 – Proposed refuse storage



Figure 4 Waste / Recycling Store 1

3.4. Preliminary Roost Assessment

Bat presence/absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structures contain moderate bat roost potential. Therefore, two further activity surveys are required. In addition to this, foraging and commuting bats are anticipated

within the local landscape and their presence within the vicinity of the building can be assumed.

Bird presence/absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains no evidence of bird activity.

Ecological value of building units

The ecological value of the buildings has been deemed unknown to bats, with bat presence/absence unknown from this survey visit.

The ecological value of the buildings to birds has been deemed low due to the absence of bird nests/droppings.

Recommendations

- Undertake two activity surveys of the structure during the bat survey season during the optimal period May to August. It has been deemed four surveyors are required to adequately cover the structure.
- Optional: Install at least one Eco Bat Box or Integrated Eco Bat Box to enhance the site for the local bat populations.
- Optional: Incorporate a bat friendly planting scheme within the scheme of works.

- Optional: Install a variety of bird boxes around the site post development to enhance the site for the local bird populations.

3.5. Disabled Access

Level access will be provided to the building and a disabled WC will be provided at ground floor level. There will be level access throughout the ground floor and all activities/facilities will be available to disabled visitors on this level. A disabled car parking space will be provided to the rear of the building. On this basis the scheme is in accordance with Core Strategy Policy DM 1 and the Design for Access 2 document.

3.6. 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.

4.0 BREEAM

The total internal floor area of the building is calculated at 540m², however this includes for circulation and storage areas, as such the useful or habitable floor area is below 500m² and therefore the scheme won't be seeking formal certification.

However we have run the energy assessment through the BREEAM ENE 01 Credit Analysis, from this we can confirm that the scheme would secure 7 ENE 01 credits, sufficient for an Excellent BREEAM rating. See Extract on the opposite page.

It can therefore be confirmed that although formal certification won't be achieved the scheme does uphold the energy and carbon reduction standards under BREEAM Excellent, Securing a heating and cooling demand performance ratio (EPRdem) of

0.327 and a primary consumption energy performance ratio (EPRpc) of

Energy performance - Building score	
Heating and cooling demand energy performance ratio (EPRdem)	0.327
Primary consumption energy performance ratio (EPRpc)	0.107
CO ₂ -eq energy performance ratio (EPRco2-eq)	0.307
Overall building energy performance ratio (EPRnc)	0.74
Total BREEAM credits achieved	7.0

Figure 5 -BREEAM ENE 01 Credit Analysis

5.0 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.

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 27-29 Middleton Street.

The proposal exceeds current Building Regulations requirements.