

Condition 12

Reduction of CO2

tp bennett

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

Proposal: Variation of planning condition 2, 10 and 9 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 – Reduction of CO2

Document No. T81300T0011P1

Condition 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.”

Description of Evidence

In relation to Part L, there are two targets that are required to pass a SAP assessment in order to comply with Building Regulations Part L. These are known as the DER and the DFEE targets.

DER stands for Dwelling Emission Rates i.e. the CO2 output of a dwelling. This is considered through a calculation of both the M&E systems, and the fabric efficiency of the dwelling. To pass this target, the DER (actual Dwelling Emission Rate) has to be less than the TER (Target emission rate i.e. the notional dwelling).

DFEE stands for Dwelling Fabric Energy Efficiency i.e. the thermal performance of the building excluding M&E.

The planning policy refers to a CO2 reduction site wide of 16.11% i.e. the cumulative site wide DER improvement over Part L 2010 should be a 16.11% betterment over Part L.

The attached block compliance report shows the design stage site wide DER of all dwellings against the site wide TER of all dwellings, and shows a 35.34% betterment over Part L 2010 i.e. a 35.34% uplift over what is required to pass Building Regulations and an improvement of 19.23% over what is required for compliance with Condition 12.

An additional report will be issued once all plots have been given as-built air tests and site completion is achieved, to show the CO2 reduction target over Part L that has been imposed has still been met during the transition from the design stage to the as-built stage.

Revision	Date	Initials	Details	Checked / date
P1	06/10/23	JTU	Issued for Discharge of Condition 12	ADV / 06/10/23

T81300T0011P1 Newton Heath: Land Off Oldham Road (A62), Holyoak Street and Droylsden Road, Manchester

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