Sustainability Strategy and Environmental Standards Statement

Mount Road, Manchester, M18 7SU

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1.0 Introduction

The purpose of this report is to describe how the proposed development intends to comply with overarching national and local sustainability policies and environmental standards.

1.1 Report Structure

The remainder of this report is structured as follows:
Section 2 – The Project
Section 3 – Sustainable Development
Section 4 – Planning Policy and Consultation
Section 5 – Sustainability Appraisal
Section 6 - Conclusion

2.0 The Project

2.1 Site description and location

The proposed site is located off Mount Road, Manchester shown below:



2.2 Description of the Proposed Development

A description of the proposed development is:

“Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey apartment building comprising 36no apartments for young person’s accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road”.



3.0 Sustainable Development

3.1 Principles of Sustainable Development

Sustainable development can be defined by Resolution 24/187 of the United Nations General Assembly 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 sets out five 'guiding principles' of sustainable development:

- living within the planet's environmental limits
- ensuring a strong, healthy and just society
- achieving a sustainable economy
- promoting good governance
- using sound science responsibly

The National Planning Policy Framework1 (NPPF) indicates that the planning system is to assist with the achievement of sustainable development. Paragraph 8 of the NPPF states there are three dimensions to sustainable development, which emphasises the need for the planning system to perform the below three roles:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

- An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 Scope of Assessment

This report provides a review and summary of the technical reports produced in support of the planning application.

The proposed development has been assessed against the following sustainability topics:

- Ecology
- Energy
- Health and Wellbeing
- Management
- Materials
- Pollution
- Transport
- Water
- Waste

4.0 Planning Policy and Consultation

A summary of policies which are at the core of the sustainability agenda and relevant to this sustainability strategy are presented below

4.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's presumption in favour of sustainable development.
The broad policy thrust of the NPPF is towards sustainable development, for which it provides a presumption in favour. In Section 2 of the NPPF, under the heading "Achieving sustainable development" it states that: "The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection"
Paragraph 11 (a) of the NPPF confirms that all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.
In addition, paragraph 12 of the NPPF confirms that "Local planning authorities may take decisions that depart from an up-to-date development plan".

4.2 Manchester City Council Core Strategy

Manchester's Local Development Framework - Core Strategy (adopted July 2012) delivers sustainability at the local level, by producing a range of planning policies to guide development. Whilst sustainability issues feature to some extent across a wide range of policies, the following polices are particularly pertinent:
Policy EN 4 – Reducing CO2 emissions by Enabling Low and Zero Carbon Development
Policy EN 6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
Policy EN 8 – Adaptation to Climate Change; including the following topics:

- Minimisation of flood risk
- Reduction in urban heat island effect
- Control of overheating through passive design

Enhancing natural habitats by providing linked and diverse green space

Policy DM 1 – Development Management; which includes specific issues for new development to have regard to, such as:
Siting, layout, scale, form, massing, materials and detail;

Effects on amenity, including proposals which would be sensitive to existing environmental conditions;
Health and wellbeing;
Effects relating to biodiversity, landscape, archaeological or built heritage;
Green infrastructure;
Alternatives to peat-based products in landscaping;
Flood risk and drainage;
Hazardous installations;
Sustainable construction techniques (to be read alongside policy EN 6)

4.3 Environmental Standards Statement

As described within Manchester City Council's "Main Validation Checklist", as well as key policies within the Core Strategy, an "Environmental Standards Statement" (ESS) should be prepared and submitted alongside a new application. The Supplementary Planning Document (SPD) "Guide to Development in Manchester" (adopted in 2007) provides guidance on information requirements to be addressed within the ESS. The purpose of this Sustainability Statement is to not only address the requirements of the ESS (where applicable and valid) but to ensure the proposed development's initiatives align with current sustainable and social design principals.

5.0 Sustainability Appraisal

5.1 Ecology

The application site is brownfield industrial site with self-seeded trees and shrubbery. A Suitably Qualified Ecologist has been appointed and has made recommendations for the protection of ecology, mitigation of potential impact and proposals for ecological enhancement, that will ensure that all relevant current EU and UK legislation relating to protection and enhancement of ecology will be complied with, if followed.
Impacts of the proposed development on ecological receptors were identified and are detailed within the Preliminary Ecological Appraisal submitted as part of the planning application.

5.2 Energy

Best practice design for energy efficiency encourages a 'fabric first' approach, whereby the energy efficiency of the building fabric is prioritised before other technological solutions are considered, with this being represented by the Energy Hierarchy, popularly known as "Be Lean, Be Clean, Be Green":

- Be Lean – the incorporation of design specification & fabric efficiency measures to reduce energy demand.
- Be Clean – the use of clean energy from decentralised sources.
- Be Green –the use of on-building renewable energy generation systems.

The energy report submitted as part of the proposed planning application provides further detail on the strategy proposed to deliver a compliant sustainable development.

5.3 Health and wellbeing

The proposed development has been designed to minimise the concentration and recirculation of pollutants in the building. The relevant building products (paints, adhesives etc.) will be specified to have low VOC content, and this will apply throughout the development and air quality testing will be undertaken.
Any HVAC systems incorporated will be designed to incorporate suitable filtration devices, effective pathways and provide fresh air in accordance with the British Standards.
Demand controlled ventilation linked to appropriate air quality / CO2 sensors should be provided to any mechanical device if required.
The proposed development will be designed to meet current acoustic building regulations applicable at the time of approval.
Safe access for pedestrians and cyclists has been provided, giving pedestrians and cyclists safe access to the site whilst minimising the risk of potential conflict with vehicles.
Attractive, safe, secure and appropriate outside amenity space has been provided for the enjoyment of residents and occupants.

5.4 Management

The planning application process for this development has involved extensive engagement with local residents, ward members and the local planning authority, further details of which are contained within the Statement of Consultation. Local residents have been kept informed via a consultation page on the Kellen Homes websites as well as their attendance at a public consultation event held in the local area. All residents in the immediate vicinity have been notified via letter drops prior to the consultation event.

Responsible construction practices mitigate and minimise potential impacts on the wider environment throughout the construction process. As part of the application Kellen has submitted a CEMP which will ensure that responsible construction practices are implemented.

5.5 Materials

Materials issues focus on the procurement of materials that are sourced in a responsible way and have a low embodied impact over their life including the raw material extraction, processing and manufacture, and eventual decommission and potential for recycling. When correctly specified, concrete, steel, timber and associated masonry products can produce buildings with a low embodied energy and a low environmental impact. Careful material selection can have a significant impact on reducing climate change through both decreasing high energy mining and manufacturing processes, reducing the release of pollutants to the atmosphere by re-using and recycling materials, and minimising waste. Kellen Homes is dedicated to taking pro-active measures to address these issues and commit to obtaining responsible sourcing certification for at least 90% of the building elements of each dwelling.

5.6 Pollution

The impact of air quality as a result of the proposed development has been demonstrated to result in ‘not-significant’ effects with time inclusion of appropriate site-specific mitigation during the construction phase

Provision of a flood risk assessment have been undertaken by a suitably qualified consultant and concluded the site is suitable for development providing the mitigation noted within the report is complied with.

A full site investigation and corresponding remediation strategy has been produced to enable the safe remediation of the site to prevent pollution of the site and wider area.

5.7 Transport

Selecting development sites with good access to public transport links and local amenities reduces the requirement for building users to rely on cars. This assists with reducing CO2 emissions and air pollution (including nitrous oxides and micro-particulates) over the life of the building.

A Transport Assessment and Travel Plan have been produced to support the planning application and provide further details of how the development will sustainably integrate into the local and wider area.

5.8 Water

It is proposed that eco-sanitary ware and restricted flow rates will be introduced into the design of each development to obtain the appropriate level of water efficiency

5.9 Waste

Construction waste and the methodology for disposal is covered within the CEMP submitted as part of the planning application, the site waste management plan also submitted summarises the proposals for residential waste disposal.

6.0 Conclusions

The analysis above indicates that the proposed development will be compliant with national and local planning policies regarding sustainability, and that sustainable and efficient design has been considered from the earliest phases of the design process.
Environmentally friendly construction materials will be used, and measures have been taken to minimise waste going to landfill.
Impacts on biodiversity and nature conservation have been minimised, and a scheme of enhancements appropriate to the site's location and function will be implemented.
The proposed residential development at the Mount Road, Manchester, is anticipated to be a sustainable, well-designed, add social benefit to the local community and be a pleasant development for any future occupants, with long-term impacts on the environment having been significantly reduced across the range of sustainability criteria including environmental standards.