

Fallowfield Campus Redevelopment Project
Environmental Standards Statement

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Contents

1	Executive Summary	4
2	Scope of the Document	5
3	Planning Policy Context	6
3.1	Scope of the Policy Review	6
3.2	National Policy	6
3.3	Local Policy	7
4	Environmental Standards Review	9
4.1	Overview	9
4.2	Energy Efficiency and Renewable Energy	9
4.3	Environmental Design	10
4.4	Water Management and Weather Resilience	11
4.5	Waste Management	12
4.6	Construction Management	12
4.7	Biodiversity	13
4.8	Adaptation to Climate Change	13

1 Executive Summary

This Environmental Standards Statement has been prepared in support of the following:

“Outline planning application (with access only) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m, of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”

This Statement seeks to demonstrate how Manchester City Council's (MCC) sustainability policies within the Core Strategy (2012) and Manchester Guide to Development (2007) have informed the proposed development. This Statement should be read in conjunction with the separate Sustainability and Energy Strategy, also submitted with the planning application, which aims to address how the proposed development is responding to Zero Carbon and sustainability related policies including MCC and Greater Manchester Combined Authority.

In summary, the development is actively targeting and achieving the following environmental standards in line with the planning policy and aims to align with the carbon reductions of the new building regulations.

The development must demonstrate compliance with the EN6 planning requirement of 15% improvement on Part L 2010, which is approximately 9% over above Part L1 2013 for dwellings, and only 6% over above Part L2 2013 for non-dwellings.

The development adopts a “fabric first” approach to developing an efficient, low carbon, comfortable and healthy accommodation, with heat loss due to building fabric and air leakage being reduced to a minimum.

The Ministry of Housing, Communities & Local Government released in January 2022 an updated version of Building Regulation Part L (named Part L 2021), which came into force in June 2022. The update to Part L is designed to provide a stepping-stone to more stringent requirements to meet the Future Homes Standard in 2025 and focuses on a combined approach of improving fabric thermal performance and mitigating the carbon emissions from using fossil-fuel. Due to the decarbonisation of the national grid, the new Part L will lead to heat electrification solutions in the UK.

2 Scope of the Document

This Environmental Standards Statement has been prepared in support of the following:

“Outline planning application (with access only) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m, of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”

This Statement seeks to demonstrate how Manchester City Council's (MCC) environmental sustainability policies will inform the proposed development.

The Statement comprises the following sections:

Planning Policy Review to set the context for the development and identify key present and potential future planning related environmental sustainability targets;

Environmental Standards Review to outline how the development will respond to the Environmental Standards set out in Chapter 4 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007), and relevant Core Policies (Adopted July 2012) which form part of the Manchester Local Plan.

This Statement should be read in conjunction with the separate Sustainability and Energy Statement, also submitted with the planning application, which aims to address how the proposed development is responding to Zero Carbon and sustainability related policies including MCC and Greater Manchester Combined Authority.

3 Planning Policy Context

3.1 Scope of the Policy Review

To better understand the sustainability drivers for this development and set the policy context, a summary of key sustainable development policies at a national and local level has been provided. These reviews are in addition to that of the Sustainability and Energy Strategy that will be submitted in support of the planning application, which sets out the overarching strategy and vision of the proposed development.

3.2 National Policy

National Planning Policy Framework (Updated Feb 2019)

The National Planning Policy Framework and relevant planning practice guidance sets out the Government's planning policies for England. **The presumption in favour of sustainable development** is at the heart of the framework, cascading through to local plans and the approval process for planning applications.

Key issues addressed are summarised below:

Building a strong, competitive economy	Achieving well-designed places
Ensuring the vitality of town centres	Making effective use of land
Promoting healthy and safe communities	Meeting the challenge of climate change, flooding and coastal change
Promoting sustainable transport	Conserving and enhancing the natural environment
Supporting high quality communications	Facilitating the sustainable use of minerals

25 Year Environmental Plan (2018)

This plan sets out the Government's ambition to '*...champion sustainable development, lead in environmental science, innovate to achieve clean growth and increase resource efficiency to provide benefits to both our environment and economy*'.

The plan provides fresh impetus for the principles of sustainable development to be at the heart of decision-making, setting out clear objectives and common language for policy and decision makers to adopt.

Policies and actions are structured around six key areas:

Chapter 1: Using and managing land sustainability
Chapter 2: Recovering nature and enhancing the beauty of landscapes
Chapter 3: Connecting people with the environment to improve health & wellbeing
Chapter 4: Increasing resource efficiency and reducing pollution and waste
Chapter 5: Securing clean, healthy, productive and biologically diverse seas and oceans
Chapter 6: Protecting and improving our global environment

Climate Change Act 2008

The Climate Change Act sets out the UK Government's pathway to reduce greenhouse gas emissions by at least 80% (relative to 1990 levels) by 2050. This includes the requirements to set legally binding carbon budgets over five-year periods to act as intermediate milestones.

On 27th June 2019, a more ambitious target of net zero carbon by 2050 was adopted by the UK Government in response to public sentiment and the release of the Intergovernmental Panel on Climate Change (IPCC) Special Report on Global Warming of 1.5°C (October 2018).

Part L 2021 Building Regulation and Future Homes Policy (January 2022)

The Ministry of Housing, Communities & Local Government published Part L 2021 in January 2022. A series of energy and carbon targets have been set for the upcoming progressive energy improvement policies towards achieving net zero carbon standard in the future:

- A 31% reduction in carbon emissions over the previous Part L 2013 standard, achieved through a more minor increase to fabric standards, alongside low carbon heating and/or renewables e.g. PV.
- The intention for an average dwelling built to Future Homes Standard 2025 will have 75-80% fewer carbon emissions than one built to Part L 2013.

The approved document took effect on 15 June 2022 and therefore this development will be developed in line with the updated standard.

3.3 Local Policy

Core Strategy Development Plan Document (Adopted 11th July 2012)

The Manchester Local Plan guides development within Manchester. The Core Strategy is the key document in Manchester's Local Plan, covering a period of 15 years from 2012 to 2027. It sets out the long-term strategic policies for Manchester's future development, forming the framework for planning applications.

Sustainability cuts across the objectives set out within the Core Strategy. A summary of key policies relevant to the Environmental Standards and Energy Statement are summarised below:

Policy Ref	Summary of Requirements
DM1 Development Management	• Environmental design • BREEAM certification
EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	• Apply principles of the Energy Hierarchy • Use of building materials with low embodied carbon
EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies	• 15% CO2 emissions betterment on Part L 2010
EN 8 Adaptation to Climate Change	• Minimise flood risk • Reduction in urban heat island effect through use of Green Infrastructure • Control overheating in buildings through passive design • Linked and diverse green space to assist species to adapt
EN 9 Green Infrastructure	• Maintain and enhance green infrastructure where possible

Policy Ref	Summary of Requirements
	Encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaptation to climate change in heavily urbanised areas.
EN 14 Flood Risk	- Flood risk assessment in line with PPS25 - Minimise surface water run-off, through SuDS and Green Infrastructure
16 Air Quality	Take measures to minimise and mitigate the impact of emissions from traffic and combustion plant resulting from the development
EN 17 Water Quality	Avoid adverse impact on water quality, including during construction
EN 19 Waste	- Apply principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) - Waste management plan to minimise construction and demolition waste
T1 Sustainable Transport	Encourage modal shift away from car travel to public transport, cycling and walking

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007)

The Guide to Development in Manchester is effectively a hybrid document bringing together all the development principles that assist in creating a city which people choose to live, learn, work and relax. It does not create new planning policy but rather complements existing policies by providing additional guidance on compliance. Where policies from the former Unitary Development Plan (UDP) are referenced, these are superseded by the Core Strategy as outlined within Appendix C – Superseded UDP Policies of Manchester Core Strategy 2012-2027. Otherwise, the principles and guidance on the Environmental Standards Statement remain current and complimentary to the Local Plan.

‘Section 4 Environmental Standards’ sets out the Council’s commitment to making Manchester “the Greenest City in Britain”. An Environmental Standards Statement is required to accompany all planning applications, demonstrating the required environmental standards under the following headings have been met:

- Energy Strategy
- Environmental design
- Water management and weather resilience
- Waste management
- Construction management
- Biodiversity
- Climate resilience

4 Environmental Standards Review

4.1 Overview

This section summarises how the proposed development has, as a minimum, responded to Section 4 Environmental Standards of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007) and environmental sustainability policies set out in the Core Strategy (2012).

As environmental sustainability cuts across a number of issues and disciplines, references have been made to accompanying planning submission documents for technical details. Summaries of these documents against the policies set out in the Core Strategy are provided below, organised under the Section 4 Environmental Standards headings within the Guide to Development in Manchester.

4.2 Energy Efficiency and Renewable Energy

Policy EN4 Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development

The development will comply with current Building Regulations Part L (2021), the Core Strategy (superseding E1.5 from the UDP). The design of building will adopt the “fabric first” approach with key proposals summarised as follows:

- Improving the envelope thermal performance
- Building envelope and glazing enhanced for thermal insulation, acoustics & air permeability
- Optimise the façade form to reduce unwanted solar gain whilst maximising the potential for daylight
- Efficient heat recovery and fan within the dwelling Mechanical Ventilation Heat Recovery (MVHR) units
- Use of low energy lighting fittings and intelligent lighting controls
- Metering and monitoring provisions for all systems
- Roof mounted PV to generate electricity for use in the building

Policy EN 6 Target Framework for CO₂ reductions from low or zero carbon energy supplies

Applications for developments are expected to meet the targets set out in Policy EN6 as a minimum (note that EN6 from the Manchester Core Strategy supersedes E1.5 as outlined within the UDP and referenced within the SPD):

Domestic

Target 1 (Network Development Area): CHP/district heating anchor or connection, or where not feasible, a 15% increase on Part L 2010

Target 2 (Electricity Intense Buildings): 15% improvement on Part L 2010

Target 3 (Micro Generation Area): 15% improvement on Part L 2010

Through adopting the 'fabric first' approach summarised above, the proposed development has the potential to achieve Part L 2021 which equates to a 31% improvement over Part L 2013. This is driven by the client aspiration for a future proof building - well above the Core Strategy requirement of 15% improvement on Part L 2010, which is an approximate 9% reduction against Part L 2013 for dwellings.

4.3 Environmental Design

This section aims to summarise key headlines on how the proposed development will address Core Policy DM 1 Development Management which supersedes those policies outlined within the UDP.

Sustainable and Efficient use of Materials

Reducing the environmental and social impact of the material used for the development will be considered by the design team and through early engagement and consultation with contractors. This will include:

With regards to material efficiencies, the design will use an efficient grid with columns running generally full height through the floors, avoiding the need for transfer structure at the lower levels. In terms of end of life / recycling opportunities, opportunities to maximise demountable and future re-use of the frame and façade will be investigated.

To minimise the frequency of replacement and maximise material optimisation, the durability and resilience of key finishes and components will be considered from the early stages of the project. Consideration will be given to the longevity, and therefore sustainability, of materials and will be reflected within the outline specification.

As the project progresses, the proposal will be continually reviewed to identify any areas vulnerable to damage both internally and externally and where possible the risk will be removed. The external envelope will be developed to utilise robust, long lasting, and sustainable materials. Windows will be specified with long warranties and lifespans to support the energy model with good air tightness and thermal qualities.

Internal areas which will see high levels of pedestrian traffic such as main entrances, public areas and circulation routes will be well detailed to ensure durability. In these zones hard-wearing and easily maintainable finishes will be specified.

The structure design will maximise the opportunities for functional adaptability to keep commercial units in use throughout its useful design life.

In addition to the above, sustainable procurement and responsible sourcing will be considered at detailed design and during construction of the proposed development.

Policy EN 16 Air Quality

The development will strive to minimise pollutants resulting from any associated works to create a healthy positive environment for students and local communities.

An air quality assessment has been undertaken as part of the Environmental Impact Assessment which accompanies the outline planning application to determine whether there are any significant impacts associated with the demolition/construction and operation of the development.

Mitigation measures will be put in place to lessen any impacts that may arise following the air quality assessment, including local air mitigation to protect from traffic and the building services pollution.

Indoor air quality will be maintained through offering tenants natural and mechanical ventilation in line with Part F requirements. This means that minimum ventilation rates can be provided through a filtered air supply, thereby increasing indoor air quality.

Policy T1 Sustainable Transport

A travel plan has been agreed to be a conditioned part S106.

The proposed development benefits from excellent existing sustainable transport options and local amenities such as public transport facilities just a short walk away, as well as numerous local amenities including a supermarket, doctors surgery, places of worship, schools, cafes, restaurants, shops, and places of recreational activity.

The site also benefits from existing high quality cycle lanes and pedestrian facilities including footways, street lighting and signalised crossing points linking the proposed development to the surrounding area and beyond to key pedestrian routes.

The site is bounded by public footpaths that allow, if not encourage the public to freely enter the site. A public right of way runs along the Armitage Sports Centre up to Whitworth Lane at the eastern edge of the site and joins a designated cycle lane that runs the full length of the site between Old Hall Lane and Moseley Lane.

Cycle parking spaces will also be provided on site. These spaces will be provided in secure and covered cycle storage areas. Cycle storage areas will also be accessible from the building's internal circulation. The site is within an accessible 5km cycle route to a number of local areas.

4.4 Water Management and Weather Resilience

Policy EN14 Flood Risk

Flood risk continues to be a key consideration for prospective developments and resilience to climate change is critical to ensure building longevity and optimal resident experience.

A Flood Risk Assessment (FRA) has been undertaken as part of the outline planning application in line with national and local policy. This concludes the proposed development is at low risk of flooding from all sources and represents no risk of flooding to adjacent areas.

Policy EN 17 Water Quality

The development recognises the importance of mitigating against any adverse impact on water quality, in line with Policy EN 17. Since there are a small number of parking spaces proposed and no other significant sources of potential water pollution, such as chemical stores, no measures to minimise pollution are considered necessary.

Construction site impacts will be managed for the Contractor to provide copies of their pollution prevention policies and demonstrate how these are implemented on site, for example through site specific procedures, tool box talks and site noticeboards. This will be managed through a conditioned Construction Environmental Management Plan (CEMP).

4.5 Waste Management

Policy EN 19 Waste

An Operational Waste management strategy is in place in line with the requirements from Manchester City Council, which covers the following;

- To provide an estimate of the volume and types of waste produced by the Proposed Development.
- To provide guidance on management of waste including storage provision of general and recyclable waste.
- To outline the waste flow from point of generation to the indicative proposed collection point for waste contractors.
- To provide details of number and capacity of bins proposed and collection frequency.
- To ensure that national and local policies, as well as the applicant's waste management aims, and aspirations are met.

4.6 Construction Management

Construction impacts will be minimised through a Contractor's CEMP. Such a CEMP will be prepared prior to the commencement of development that will specify best practice measures, which will be implemented to minimise potential impacts.

This is likely to include:

- Adopt responsible construction management practices, including registration with the Considerate Constructor Scheme and implementation of the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.
- Monitoring of construction site energy and water consumption
- During construction, best practice measures will be implemented to minimise potential impacts to sensitive local receptors resulting from emissions to air and water, noise and vibration and from site lighting.
- Recording of CO₂ emissions associated with construction site vehicles (deliveries and waste removal)

Contractual targets will be set to minimise the generation of construction waste, and a Resource Management Plan will be required before commencement of demolition and construction on site to set out how any waste produced will be diverted from landfill through consideration of re-use and recycling opportunities.

4.7 Biodiversity

Policy EN15 Biodiversity and Geological Conservation

The protection of the site and enhancement of biodiversity in line with Manchester's Biodiversity strategy has been considered as part of the proposed development.

The landscape at Fallowfield has developed the characteristics of mature woodland and woodland edge habitats, with tall trees in belts and groups interspersed with small open spaces and sunny glades. At the same time the range of planting types and species is relatively limited, relying heavily on non-native evergreen shrubs and high-maintenance grass lawns. In the future, the selection and installation of plants must consider the use of species which are adaptable to local and future conditions, and which promote biodiversity.

10% biodiversity net gain should aim to be delivered within the boundary of the proposed development.

4.8 Adaptation to Climate Change

Policy EN 8 Adaptation to Climate Change

The design team acknowledge that climate change presents one of the biggest global challenges of our time and welcome the leadership demonstrated by MCC by encouraging local solutions through Core Strategy Policy EN 8 Adaptation to Climate Change.

Steps taken to increase climate resilience of the proposed development include:

- The drainage strategy has been designed for a 1 in 100 year storm with 40% increase for climate change.
- Additional ventilation will be provided where a potential risk of overheating is identified in order to mitigate the overheating risk. This shall generally be provided through manually openable windows, however enhanced mechanical ventilation rates will be provided in areas where open windows would result in the internal ambient noise levels exceeding the requirements of Building Regulations Approved Document O.

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