

McLaren Construction
McLaren House
6090 Knights Court
Birmingham Business Park
B37 7WY

Emily Davis
11 York Street
Manchester M2 2AW
6th September 2023

RE: Building 401 Manchester Airport – Discharge of Planning Condition 22.

Dear Emily

Discharge of Planning Condition 22

The development hereby approved shall be implemented in accordance with the measures as set out within Section 5 (Sustainability) of the Design and Access Statement (version P03, Sept 2021) stamped as received by the City Council as local Planning Authority on 1 April 2022, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

With regards to Section 5 of the Design and Access Statement the following elements have been considered and incorporated into the design of Building 401.

Office features

Recycled material (DSG) partitions and mineral fibre ceiling tiles.
LED Lighting
Low flush volume WC's.
Low emission, non-solvent organic paint.

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Timber from FSC (Forest Stewardship Council)
Recycled yarn carpets
Spray taps
Improved daylighting.

Site Features

Local indigenous vegetation
Use of recyclable / recycled materials
Minimising waste using off site- prefabrication of elements.
Consideration of potential future expansion and re-fit.
EV Charging points

Warehouse features

Photovoltaic installations.
Roof light optimisation.
Early integration of efficient M&E systems to minimise energy usage.
Efficient design to minimise the use of natural resources.
Design for deconstruction rather than demolition

Elements considered but not adopted are as follows:

Waterless Urinals – Self-contained WC facilities have been provided to be used as unisex / male /female as tenant preference. The design concept has progressed as the original Planning Application without urinals.

Permeable paving to office car park areas – Permeable paving has not been implemented as the underground attenuation tank was the designed solution following the option assessment to store and manage surface water whilst complying with the SuDS hierarchy. A lined solution would have been necessary for permeable paving as the local clay ground conditions ruled infiltration out. This would have presented additional issues if future services requirements had changed, and the maintenance of permeable paving was more intense due to potential weeds and clogging up of pavement.

Sustainable Urban Drainage Systems – An Infiltration basin SUDs system is not an appropriate system to be incorporated in close proximity to airport Operations as this will attract birds/ animal habitation. Attenuating rainfall is part of the SuDS hierarchy and has been achieved with the design and construction of an underground attenuation tank. This has been sized based on the approved discharge rate with MAG of and installation of the complex flow control device limiting the flow to 3.2l/s in a 1 in 1-year storm event and 108l/s in a 1 in 100-year storm event. **Therefore, this element has been achieved.**

Rainwater Harvesting – Rainwater Harvesting has not been implemented due to the limited need of grey water since the warehouse space has no requirements for grey water and only few toilets within the whole building. Meaning a disproportionate cost to benefit for re-using the water within the offices and warehouses at Building 401.

Adoption of Natural materials where appropriate – The material palette has been chosen to reflect the adjacent Dnata building. A developers requirements specification details all materials with a view to creating a visually coherent development for existing, newly built and future proposed developments. This will provide economies for maintenance and replacement of elements.

Yours Sincerely

Gary M Wilson

Principle Design Manager