

Circular Economy Statement

Premier House, Manchester

August 2022



Contents

1. Introduction	3
2. Policy Context	6
3. Circular Economy Principles and Commitments.....	9
4. Conclusion.....	20

Client

Property Alliance Group and Starwood Capital Group

Turley Reference

PROH3016

Document Status

Final

Date

August 2022

Disclaimer

This drawing/document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/document.

Copyright

All drawings are Crown Copyright 2015. All rights reserved. Licence number 100020449.

1. Introduction

1.1 Introduction

This Circular Economy Statement (CES) has been prepared by Turley Sustainability on behalf of Property Alliance Group and Starwood Capital Group ('the Applicant'). It supports the wider detailed planning application to Manchester City Council (MCC) for the construction of a new office building on the site of the former Premier House building on Deansgate, Manchester City Centre.

The CES should be read in conjunction with other supporting documents such as the Environmental Standards Statement, Planning Statement, and Design and Access Statement.

1.2 Site Context

The application site forms part of the wider Renaissance hotel complex, which is located at the northern end of Deansgate in Manchester City Centre. The wider site fronts onto Deansgate, Blackfriars Street, Victoria Bridge Street, and the River Irwell.

The Renaissance complex comprised of a vacant 15-storey, 203-bedroom hotel building, a multi-

storey car park, a restaurant, and a dilapidated former office building (Premier House) which had been vacant for a significant number of years. This application relates to/ proposes the development of a new office building on the site of Premier House. A separate prior approval application has been submitted for the full demolition of Premier House.

The extent of the application site is shown on the Location Plan submitted with the planning application, illustrated in **Figure 1** overleaf.

1.3 Proposed Development

The proposal is for a new office-led development on the site of the former Premier House building, to create a new 5 storey building providing high quality business space with new retail/ leisure floorspace at ground floor level fronting Deansgate.

In terms of public realm and landscape, the current application for Premier House includes the landscape proposals to the back of pavement along Blackfriars and Deansgate, which is within

the Applicant's ownership. The Applicant is proposing further public realm as part of the wider Masterplan vision, including aspirations to transform Deansgate and the frontage to the River Irwell. However, these wider public realm proposals are subject to ongoing discussions with key stakeholders including Manchester City Council Highways and may therefore need to be applied for under a separate planning application.

The planning description for the proposed development is as follows:

"Full planning application for erection of 5-storey office-led mixed use development at site of former Premier House office building (following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel) comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space

for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor.”

1.3 Document Structure

Chapter 2 communicates the relevant guidance and policy taken cognisance of to inform this CES.

Chapter 3 reports the approach the applicant and project team has taken to incorporate circular economy principles, specific targets, metrics, and potential challenges.

Chapter 4 concludes the statement.

Figure 1: Site Location [JMA]



Figure 2: Illustration of the Proposed Development [JMA]



2. Policy Context

2.1 Introduction

This Chapter summarises the key planning policy context and related guidance for Premier House in relation to resource efficiency and circular economy.

2.2 Policy Drivers

2.2.1 Local Policy

The Council's **Core Strategy**¹ has two key policies relating to waste and the practice of circular economy. These are Policies EN 19 and DM1, summarised below.

Policy EN 19 Waste – requires all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy.

Policy DM 1 - Development Management – New development should have appropriate refuse storage and collection.

Places for Everyone (PFE)² is the joint plan for nine boroughs in Greater Manchester including Manchester City Council. The plan was submitted to the Secretary of State for Levelling Up, Housing and Communities on in February 2022 for examination.

PFE includes notable environmental policies which will help to achieve a circular economy and zero-waste economy as part of Greater Manchester's ambition of becoming a leading green city region by 2038. Policy JP-S-7 Resource Efficiency requires the consideration of circular economy principles through:

- Development and implementation of the Resource Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area to gain the maximum value from the things we produce.
- Ensuring the design of all new development incorporates storage space to facilitate

efficient recycling and where appropriate, processing of waste on site.

- Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained.
- Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

2.2.2 Pre-app Consultation

During pre-application discussions for the original application (ref:130935/FO/2021), Manchester City Council requested the production of a Circular Economy Statement.

It was requested that this statement should *"detail at a high level the strategy for the approach to whole life carbon within the development. This high level strategy should then*

¹ [MCC | Core Strategy 2012 - 2027](#)

² [GMCA | Places for Everyone](#)

form the basis for the submission of a final statement”.

The Officer also referenced the following resources:

- RIBA Sustainable Outcomes Guide (2019)³; and,
- The Mayor of London’s Design for a Circular Economy Primer⁴.

2.3 National Guidance

2.3.1 UKGBC Circular Economy Guidance

This UK Green Building Council guidance⁵ is designed to enable construction clients to include more ambitious circular design and construction principles for non-domestic built assets. In general, the principles are also transferrable to domestic and infrastructure scenarios.

In contrast to a linear “take-make-dispose” economy, a circular economy builds overall system health by decoupling economic activity from the consumption of finite resources. This approach should be underpinned by a transition towards renewable energy sources.

The structure of the UKGBC Guidance follows the following Circular Principles:

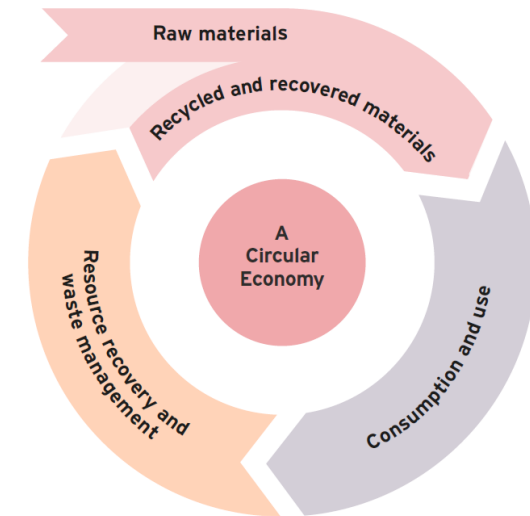
- Reuse
- Design Buildings for Optimisation
- Standardisation or Modularisation
- Servitisation and Leasing; and,
- Design and Construct Responsibly.

The guidance also aims to ensure that the construction supply chain can effectively deliver circular economy goals and that budget, project management, and timescale risks are minimised and mitigated.

2.3.2 Our Waste, Our Resources: A Strategy for England

The Strategy for England (2018)⁶ sets out Government proposals to preserve our stock of material resources by minimising waste, promoting resource efficiency, and moving towards a circular economy (see Figure 5 overleaf).

Figure 3: Circular Economy [Waste Strategy for England]



The Strategy aims to make England a world leader in using resources efficiently and reducing the amount of waste created. By prolonging the lives of materials and goods, society can move away from the inefficient ‘linear’ economic model of ‘take, make, use, throw’ towards a more circular economy through which resources will be in use for as long as possible so that maximum value can be extracted from them.

The Strategy is framed by natural capital thinking and guided by two overarching objectives:

- To maximise the value of resource use; and

³<https://www.architecture.com/-/media/GatherContent/Test-resources-page/Additional-Documents/RIBASustainableOutcomesGuide2019pdf.pdf>

⁴https://www.london.gov.uk/sites/default/files/design_for_a_circular_economy_primer_ggbd_web2.pdf

⁵ [UKGBC | Circular Economy Guidance](#)

⁶ [UK Government | Strategy for England](#)

- To minimise waste and its impact on the environment.

2.3.3 Guidance from the Greater London Authority

The requirement for a Circular Economy Statement from Manchester City Council at pre-app stage referenced the GLA Circular Economy Statement Guidance. This guidance sets out the requirements at different stages for the topic area. The core principles of the Guidance document are:

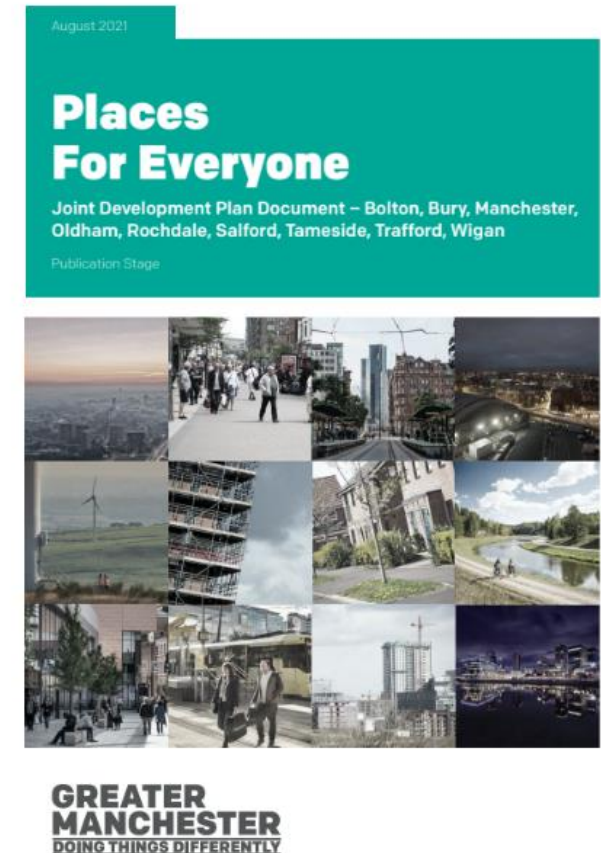
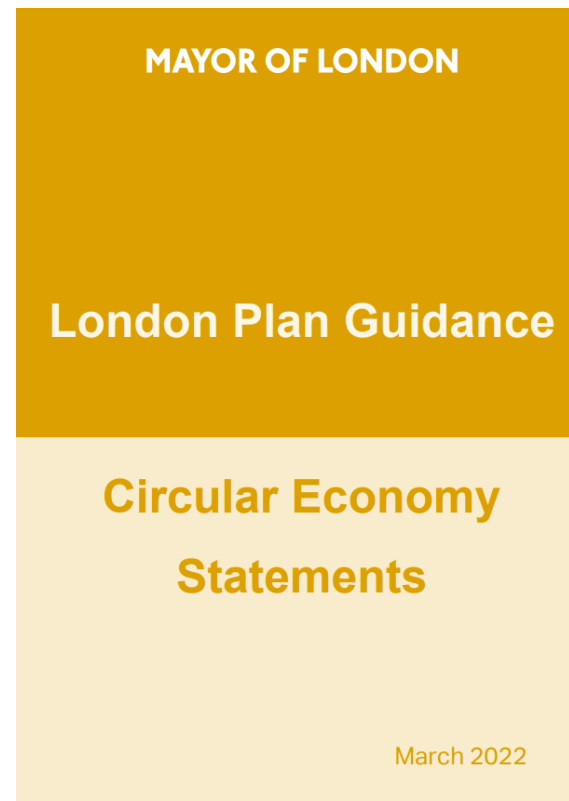
- Conserve resources, increase efficiency and source sustainably
- Design to eliminate waste (and for ease of maintenance)
- Manage waste sustainably and at the highest value.

Each of these principles incorporate several commitments to manage quantities of materials, resources, and waste.

2.4 Policy and Guidance Summary

The national principles and guidance, and Policies EN19 and DM1 of the adopted Manchester Core Strategy, along with PFE, demonstrates the ambition to move to a circular economy.

In lieu of existing guidance, MCC has advised that the CES follows the approach outlined within the GLA Circular Economy Guidance.



3. Circular Economy Principles and Commitments

3.1 Introduction

A circular economy is one where materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. A circular economy will save resources, increase the resource efficiency of businesses and projects, and help to reduce carbon emissions.

For circular principles to be successful, a whole building lifecycle approach is required. Therefore, the goals of the CES are closely entwined with the approach of the Life Cycle Assessment, BREEAM strategy and other sustainability measures as set out within the Environmental Standards Statement which supports the planning application.

3.2 Method Statement

In addition to ongoing BREEAM and sustainability workshops, a specific workshop was facilitated to run through the principles of circular economy, goals, commitments, and targets.

Several reports have been produced by the project team which fed into the workshop and ongoing development of this CES. These reports include:

- Concept Design Life Cycle Assessment (LCA) of the superstructure, substructure and hard landscaping.
- Designing for Durability and Resilience Statement.
- Ease of Disassembly and Functional Adaptation Study.
- Pre-Demolition Audit.

The commitments and targets proposed are discussed within this section. Furthermore, detail is provided including metrics and monitoring to build on the principles set by the project team.

Commitments have been set to align with the Waste and Circular Economy hierarchies (**Figures 4 and 5**).

3.3 Strategic Approach

The proposed redevelopment of the former Premier House site makes use of previously developed land, protecting virgin land and minimising disruption to the existing landscape.

From project conception, there was a clear priority made by the applicant and project team to deliver a sustainable resource efficient building, and therefore, the decision was made to retain the structure of Premier House as much as possible. One clear benefit of this was to reduce carbon emissions associated with construction materials.

The following sections set out further detail on the strategic approach, in line with the requirements of the GLA Circular Economy Guidance, as requested by the council.

The project team at this stage comprises:

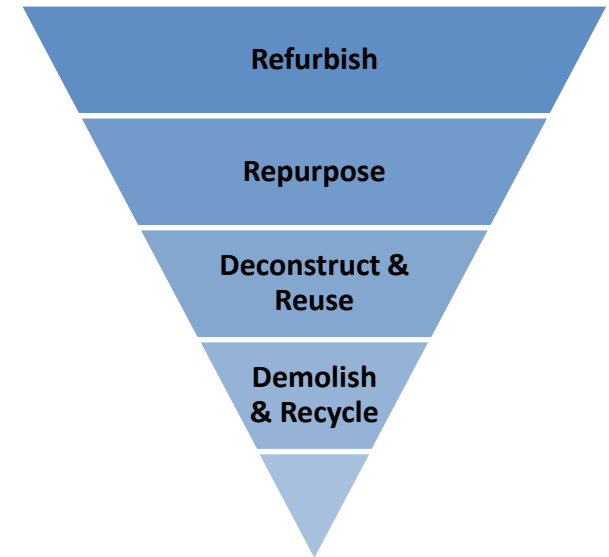
- Client – Property Alliance Group and Starwood Capital Group
- Architect – John Matthews Architects
- Structural and Civil Engineer – BG&E
- M&E Consultant – McKee Associates
- Demolition Contractor – P.P. O'Connor
- Sustainability Consultant – Turley Sustainability

The following tables demonstrate how the project team has evolved the Circular Economy Principles to include specific targets, metrics, challenges, and relationship to other sustainability markers such as BREEAM.

Figure 4: Waste Hierarchy



Figure 5: Circular Economy Hierarchy



Principle 1: Conserve resources, increase efficiency and source sustainably				
Commitment	Target / Metrics	Responsibility	Implementation	Challenges and Potential Conflicts
Minimise the quantities of materials used by maximising retention of existing building	Retain ≥25% of the existing building <u>BREEAM</u> Mat 01 Environmental Impacts from Construction Products - Building Life Cycle Assessment (LCA) Mat 03 Responsible Sourcing Mat 06 Material Efficiency Wst 01 Construction Resource Efficiency	BG&E John Matthews Architects (JMA) Main Contractor	The foundations and ground floor slab of Premier House have been retained for material efficiency. This decision was made at Project Brief / Concept Design stage, as minimising embodied carbon emissions was a clear priority of the project team. The building also retains some elements of the original concrete structure, particularly areas which connect to the former Renaissance hotel structure.	The retention of building elements may constrain the design and useable floor area. It also limits the adaptability of the building in the future.
Minimise impact of new materials	Optimise structural materials including floor slabs, foundations, and columns <u>BREEAM</u> Mat 01 Environmental Impacts from Construction Products - Building LCA Mat 06 Material Efficiency Wst 01 Construction Resource Efficiency	BG&E JMA Main Contractor	The thickness of upper floor slabs will be optimised to avoid over-engineering whilst maintaining structural performance. Reduced thickness of the slabs will minimise carbon emissions associated with material production, transport, and assembly on site. Various options for upper floor slabs are being explored, including prestressed, in-situ and composite metal deck concrete options. The options appraisal is still ongoing, however embodied carbon will be integral part of design development, alongside performance. Furthermore, a cantilevered beam system is proposed, to reduce substructure loading and the need for additional foundations. The Life Cycle Assessment completed at Concept Design estimated the savings of this strategy were 20 tonnes carbon equivalent (tCO_{2e}). During construction, the main contractor will manage any wastage from new materials in line with a Site Waste Management Plan. Further details are provided in 'Principle 3'.	Precast and prestressed concrete slab options will have a lower carbon impact than in-situ reinforced slab. However, the site and existing building constraints means that crane access (required for precast elements) may be challenging.

Principle 1: Conserve resources, increase efficiency and source sustainably				
	Eliminate unnecessary internal finishes <u>BREEAM</u> Mat 06 Material Efficiency Wst 01 Construction Resource Efficiency Wst 04 Speculative Floor Finishes	JMA Main Contractor	Services could be exposed within landlord and tenant areas, removing the need for a suspended ceiling. It is likely that plasterboard will be required for acoustic purposes, however carbon emissions will be saved by not incorporated a metal framed suspended ceiling. Floor finishes will be installed in landlord areas only to prevent unnecessary waste during fit out.	Acoustic performance and fire protection must be considered within the design of finishes to ensure the health and comfort of building occupants; therefore, a balanced approach of material efficiency and occupant requirements will be taken.
Minimise the quantities of other resources used	Reduce water usage by 25% during building operation <u>BREEAM</u> Wat 01 Water Consumption (2 credits)	McKee JMA	In line with BREEAM New Construction 2018 Wat 01 Water Consumption credit issue, water usage of sanitary fittings will be limited to reduce water consumption by 25%. This improvement will be achieved through specifying: - Reduced flush WCs - Restricted shower flow rates - Restricted and/or automatic shut off taps	Sanitary fittings with reduced water usage could require increased maintenance and/or generate complaints from building users. These issues could lead to replacements before fittings reach end-of-life.
	Reduce regulated carbon emissions by ≥15% during operation <u>BREEAM</u> Ene 01 Energy Performance Ratio	McKee	The proposed development incorporates an all-electric building services strategy. Space heating and hot water will be provided by air source heat pumps, which are an energy efficient low carbon technology. This strategy is a significant improvement to the former building, which combined relatively poor thermal performance (compared with today's standards) with gas boilers. The all-electric strategy will benefit from ongoing grid decarbonisation, supporting net zero carbon in operation. The lighting strategy will be developed further during detailed design, but will incorporated energy efficient LED lighting, with reduced usage controls such as PIRs.	Conflicts with occupant's thermal comfort must be managed. Occupants should have appropriate visual and thermal comfort which may reduce operational energy efficiency.

Principle 1: Conserve resources, increase efficiency and source sustainably				
	Use no more than 6m ³ water per £100,000 project value <u>BREEAM</u> Man 03 Responsible Construction Practices	Main Contractor	Environmental targets for Premier House will be monitored monthly and reported against key performance indicators on SmartWaste software. Water usage will be reduced through education of the site workforce.	No challenges or conflicts anticipated.
	Emit no more than 2,500kgCO ₂ e per £100,000 project value <u>BREEAM</u> Man 03 Responsible Construction Practices	Main Contractor	Several initiatives are proposed during construction to achieve this carbon target, which will be monitored monthly via SmartWaste. The main contractor should consider using machinery which runs from hydrotreated vegetable oil (HVO) or electricity. This initiative reduces carbon emissions from alternative fuels such as diesel and reduces negative impacts on local air quality.	Lack of availability of machinery may present a challenge. Machinery should be ordered with plenty of time prior to construction commencement.
Specify and source materials and other resources responsibly and sustainably	100% timber to be FSC certified <u>BREEAM</u> Man 03 Responsible Construction Practices Mat 03 Responsible Sourcing of Construction Products	Main Contractor	The main contractor will ensure that all temporary and permanent timber used at Premier House is FSC certified. SmartWaste will be used to monitor timber supply and collect certificates.	No challenges or conflicts anticipated.
	Procure materials with recycled content <u>BREEAM</u> Mat 01 Environmental Impacts from Construction Products - Building LCA	Main Contractor BG&E	Where possible, materials with recycled content will be procured. Such materials are likely to include steel (reinforcement), plasterboard and internal finishes such as carpets. Requirements to be incorporated into specifications for subcontractors.	There are increasing supply chain constraints for various reasons (Brexit, unrest in Europe), and materials are often ordered by sub-contractors far in advance to ensure availability. Costs are also increasing which may impact the viability of some premium materials.

Principle 1: Conserve resources, increase efficiency and source sustainably

	Procure materials with Environmental Product Declarations <u>BREEAM</u> Mat 02 Environmental Impacts from Construction Products - Environmental Product Declarations (EPD)	Main Contractor	The main contractor will work with the supply chain and request Environmental Product Declarations (EPD) wherever possible. Although they may not necessarily reflect the product with lowest environmental impact available, EPDs increase accuracy of embodied carbon/environmental impact reporting and drive the industry to higher sustainability standards.	EPDs are prevalent for internal finishes, however there is a significant knowledge gap within the building services industry. EPDs are unlikely to be available for space heating, cooling and ventilation systems.
	Procure materials with responsible sourcing accreditation such as BES6001, CARES, FSC, ISO14001 <u>BREEAM</u> Mat 03 Responsible Sourcing of Construction Products (2 credits)	Main Contractor	The main contractor will prioritise suppliers with responsible sourcing certification. This will be quantified as a % in line with BREEAM New Construction 2018 Mat 03 credit issue.	There are increasing supply chain constraints for various reasons (Brexit, unrest in Europe), and materials are often ordered by sub-contractors far in advance to ensure availability. Costs are also increasing which may impact the viability of some premium materials.
	Materials will be sourced in accordance with the Sustainable Procurement Plan <u>BREEAM</u> Mat 03 Responsible Sourcing of Construction Products	Main Contractor	The Sustainable Procurement Plan completed for the project includes several targets, many of which are incorporated above. It also includes a priority to procure materials locally where possible. The hard landscaping has been specified from Scoutmoor Quarry in Rochdale, to support the Greater Manchester area and reduce emissions associated with transport. It is estimated that 184 tonnes of carbon have been saved by specifying Scoutmoor natural stone pavers, compared with international imports.	As above, supply chain constraints.

Principle 2: Design to Eliminate Waste (and for ease of maintenance)				
Commitment	Target / Metrics	Responsibility	Implementation	Challenges and Potential Conflicts
Design for longevity, adaptability or flexibility and reusability or recoverability	Achieve durability standards for key building elements (such as BS 7543:2015) <u>BREEAM</u> Mat 05 Designing for Durability and Resilience	JMA Main Contractor	To ensure that circular economy principles are embedded within the construction process, the development aims to meet long term needs while being durable and resilient. JMA has completed an exercise to review durability and resilience of the development. Several measures have been incorporated including: – Ventilation strategy which avoids build-up of moisture. – Overlapping waterproof line to the new elements that connect to existing below ground structure. – Elements assessed and designed to withstand wind stress. – Roof and wall cladding finishes which have excellent corrosion resilience. – Hard-wearing and easily washable floor finishes in areas of heavy circulation. – Durable upstand finishes, skirting, kick plates, wall protection corner guards designed to protect the building externally and internally. – Bollards to the entrance of the access ramp to the service yard to prevent damage from incoming vehicles. – Key building elements such as external walls, roof and windows will achieve durability standards such as BS7543:2015.	Durable building products and measures may increase upfront carbon and capital cost.

	Design for easy replacement of materials and adaptability <u>BREEAM</u> Wst 06 Design for Disassembly and Adaptability	JMA McKee	A Disassembly and Adaptability Assessment has been undertaken by Jon Matthews Architects, with input from BG&E and the M&E Consultant. The assessment considers the feasibility of adopting different strategies in the future, such as change of function, change of performance, and change in climate. Several measures have been implemented to ensure that the development is adaptable to changes in future conditions, including: – Sufficient riser space for different tenancy options. – Optimising floor plans to accommodate open plan office, meeting rooms and breakout spaces. – Demountable façade systems for repair and replacement. A feasibility study of plant replacement is currently being undertaken by McKee Associates, to ensure plant can be easily maintained, repaired, and replaced.	As above, designing for adaptability may increase upfront carbon and capital cost.
	Specify materials which can be reused after end-of-life / deconstruction	JMA Main Contractor	Many elements of the design can be reused or recycled at end of life. These materials include: – Reinforcement steel – can be melted and recycled. – Plasterboard – Can be directly recycled by manufacturers via take back schemes. – Concrete – crushed and recycled directly on site. – Floor finishes – carpet tiles can be refurbished and re-used, providing low-cost flooring to households and charities. The main contractor will avoid permanent fixing of products, such as by glue to enable end of life deconstruction and salvage of building elements. By specifying durable and adaptable building products as within the above targets, the building's life can be extended.	No challenges or conflicts anticipated.

Design out construction, demolition, excavation, and municipal waste arising	< 6.5 tonnes (or 7.5m³) construction waste generated per 100m² <u>BREEAM</u> Wst 01 Construction Resource Efficiency	Main Contractor	The proposed approach to management of construction waste is to follow the waste and circular economy hierarchies. The proposed development will aim to minimise the total amount of construction waste produced on-site through best practice material handling procedures. The main contractor will produce a Site Waste Management Plan, outlining procedures for the reduction of construction waste generated. Ordering prefabricated building elements could reduce direct wastage on site, however it is likely that ready-mix concrete will be required due to spatial constraints on site. The fit out of the development will be kept to a minimum in tenant areas to reduce wastage. Construction materials arriving to site on pallets will be carefully unloaded and neatly stored to enable their reuse on other sites and depots. During construction, the team will work with suppliers to further investigate packaging reduction measures. Sub-contractors will be encouraged to reduce packaging waste and take unrequired materials back with them for reuse elsewhere.	Some responsibility lies with sub-contractors and suppliers, who the main contractor should work closely with to reduce waste.
	Retain ≥25% of the existing building <u>BREEAM</u> Mat 01 Environmental Impacts from Construction Products - Building LCA Mat 03 Responsible Sourcing Mat 06 Material Efficiency Wst 01 Construction Resource Efficiency	BG&E JMA Main Contractor	The foundations and ground floor slab of Premier House have been maintained for material efficiency. This decision was made at Project Brief / Concept Design stage, as minimising embodied carbon emissions was a clear priority of the project team.	The retention of building elements may constrain the design and useable floor area. Operational carbon emissions will be minimised through specifying new external walls, roof, and windows with improved thermal performance.

Principle 3: Manage Waste Sustainable and at the Highest Value				
Commitment	Target / Metrics	Responsibility	Implementation	Challenges and Potential Conflicts
Manage demolition waste	95% demolition waste diverted from landfill <u>BREEAM</u> Wst 01 Construction Resource Efficiency	P.P. O'Connor	A Pre-Demolition Audit was undertaken by P.P O'Connor at the appropriate stage in the design. The audit estimated most materials on site could be recycled including those which formed 90% of the total mass of demolition - concrete, bricks, and metal. Non-recyclable materials identified within the audit include: - Asbestos - COSHH - Roof coverings - General Waste These materials total less than 20 tonnes of waste (circa 1%). It is therefore anticipated that at least 95% demolition waste will be diverted from landfill.	Materials must be high quality to be directly reused on site, and Premier House was in a dilapidated state when purchased which may limit opportunities for direct reuse.
Manage construction waste	95% construction waste diverted from landfill <u>BREEAM</u> Wst 01 Construction Resource Efficiency	Main Contractor	Careful segregation of waste will occur where space allows on site, which enables higher quality recycled materials and encourages local reprocessing. The main contractor will maximise site segregation of construction waste to enable local reuse of waste materials and increase the quality of recyclable materials. Monthly environmental inspections will take place and KPIs will be monitored via SmartWaste. The KPIs will include waste generation, segregation, and diversion from landfill. Training staff in waste reduction techniques and proper segregation to ensure a cultural shift in attitudes towards waste.	Many contractors do not evaluate waste disposal further than the first-tier waste handler, the subsequent journey and final disposal or recycling site of waste is often unknown. Research may be required into local waste handling facilities and their onward disposal routes to understand opportunities for legal, transparent waste disposal.

Manage municipal waste	Meet or exceed the municipal waste recycling target of 50%, updated upon review of actual rates <u>BREEAM</u> Wst 01 Construction Resource Efficiency	PAG	Appropriately sized recycling and general waste storage areas have been provided within the design for the office and retail areas. They are located for ease of access, both by building occupants and waste collection. PAG will work with tenants to ensure that internal waste bins are provided to encourage recycling. The management company would be responsible for the monitoring of recycling rates and promote actively high recycling rates in the building, e.g., by providing information on segregation. Commercial tenants will be served by private waste contractors.	Levels of recycling may be compromised by cross contamination. The office and retail units will be occupied by tenants (unknown at this stage) whose behaviours cannot be controlled by the management company. Recycling will be encouraged as far as possible within the control of PAG.
------------------------	---	-----	--	---

4. Conclusion

The project team at Premier House has a proactive approach to delivering a building which embraces the principles of the circular economy.

This Circular Economy Statement has been prepared to support the planning application to MCC and demonstrate how the proposed new office at the former Premier House site will deliver the principles of circularity as set out within national and GLA guidance.

From project conception, the project team has followed the principles of circular economy by selecting a dilapidated brownfield site and retaining significant elements of the current building. The retention of Premier House's substructure, and elements of the wider masterplan including the former Renaissance Hotel demonstrates the applicant's commitment to the climate emergency and supports Manchester City Council's ambition to become a zero-carbon city by 2038. Throughout design,

decisions have been made to imbed circularity, and reduce resources and carbon emissions over the life of the development.

The following key circular economy commitments have been made and will be monitored through the duration of the project:

- Retain $\geq 25\%$ of the existing building.
- Optimise structural materials including floor slabs, foundations, and columns.
- Eliminate unnecessary internal finishes.
- Reduce water usage by 25% during building operation.
- Reduce regulated carbon emissions by 15% during operation.
- Use no more than 6m^3 water per £100,000 project value.
- Emit no more than $2,500\text{kgCO}_2\text{e}$ per £100,000 project value.
- 100% timber to be FSC certified.
- Procure materials with recycled content.
- Procure materials with Environmental Product Declarations.
- Procure materials with responsible sourcing accreditation such as BES6001, CARES, FSC, ISO14001.
- Source materials in accordance with the Sustainable Procurement Plan.
- Achieve durability standards for key building elements (such as BS 7543:2015).
- Design for easy replacement of materials and adaptability.
- Specify materials which can be reused after end-of-life / deconstruction.
- < 6.5 tonnes (or 7.5m^3) construction waste generated per 100m^2 .
- 95% demolition waste diverted from landfill
- 95% construction waste diverted from landfill
- Meet or exceed the municipal waste recycling target of 50%, updated upon review of actual rates.

Turley Manchester

1 New York Street
Manchester
M1 4HD

T 0161 233 7676

