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6th January 2023

Ref Crossley Street, Gorton, Manchester,

Planning condition 12

The development hereby approved shall be carried out in accordance with the Energy Statement ref: AG-72344-LZCR-Rev A dated 4th February 2019 stamped as received by the City Council, as Local Planning Authority, on the 25th February 2019. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Please refer to the enclosed Energy Statement ref AG-72344-LZC-Rev A dated the 4th February 2019.

The proposals contained within the report are based on a "Fabric First" approach through the use of additional insulation and detailing in relation to thermal bridging, including the use of split or thermally broken lintels etc.

The estimated carbon emissions based on the proposed solution are **61,514.10 KgCO₂** (Page 14 of the report) against a Building regulation Baseline of **70,927.65 KgCO₂** (Page 14 of the report) which represented an improvement over regulatory requirement of **9,413.55 KgCO₂ (13.27%)**

In November 2021 it was decided by Mears that an alternative Energy Strategy would be pursued, and introduction of passive Flue Gas Heat Recovery technology was included within the design however the alternative solution would still be based on a "Fabric First" approach. The proposed solution was assessed to determine that carbon emissions would be no worse than the originally submitted Energy Statement of the 4th February 2019 which estimated carbon emissions of 61,514.10 KgCO₂.

Please refer to the attached Energy Statement ref AG-72344-LZC-Rev B dated the 7th December 2021 which lists the proposed specification on page 12 of the Energy statement.

Post Construction Assessment

The post construction assessment was carried out by Neil Franks from Sustainable Services who is an authorised SAP assessor and On Construction Domestic Energy Assessor OC-DEA accredited with Stroma Accreditation. The post construction assessment is carried out for the purpose of compliance with Approved Document Part L1a of the building regulation 2013 (2016 amendments) and does not represent an in-use assessment of actual energy use or CO₂ emissions.

I have reviewed the As-Built SAP assessments and other documentary evidence including Gas safety Certificates (CP12), photographic evidence as well as signed builders' submission documentation which confirmed that no changes have been made to the proposals stated in the revised Energy Statement ref AG-72344-LZC-Rev B dated the 7th December 2021.

It can be seen from the Post Construction Summary of Dwelling Emission Rates on the last page of this letter in the Block compliance column (DER x TFA) that the actual emission rates for the development are **60,897.22 KgCO₂**, this is lower than the original estimates and represents a saving in carbon emissions over and above the building regulations requirements of 15.50%.

Original Energy Report estimate	61,514.10 KgCO₂
Post Construction assessment	60,897.22 KgCO₂

I can confirm that the As-Built assessment is in line with the original proposals of the Energy Report AG-72344-LZC-Rev A dated 25th February 2019 in terms of Energy and Carbon Emission savings.

Please refer to the following supporting evidence

Revised Energy Statement ref AG-72344-LZC-Rev B dated the 7th December 2021.
Energy Statement ref AG-72344-LZC-Rev A dated the 4th February 2019.
As-Built Compliance documents provided by Neil Franks

Summary of As-Built SAP calculations, worksheets and compliance documentation provided by Neil Franks

Property details					AD.L1a 2013 Criterion 1					Block Compliance	
Plot N°		Postal address	HT	Det	GIFA	DER	TER	DER / TER %	DER =< TER	DER x TFA	TER x TFA
1	47	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.30	17.45	6.59%	PASS	1,639.45	1,755.12
2	49	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.03	17.28	7.23%	PASS	1,612.30	1,738.02
3	51	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.31	17.45	6.53%	PASS	1,640.46	1,755.12
4	53	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.04	17.28	7.17%	PASS	1,613.30	1,738.02
5	55	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.26	17.45	6.81%	PASS	1,635.43	1,755.12
6	57	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.01	17.28	7.34%	PASS	1,610.29	1,738.02
7	59	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.23	17.45	6.99%	PASS	1,632.41	1,755.12
8	61	Crossley Street, Gorton, MANCHESTER, M18 8BA	D	Semi	100.58	16.14	17.28	6.59%	PASS	1,623.36	1,738.02
9	63	Crossley Street, Gorton, MANCHESTER, M18 8BA	B	Semi	88.36	16.95	18.06	6.14%	PASS	1,497.70	1,595.78
10	65	Crossley Street, Gorton, MANCHESTER, M18 8BA	B	Semi	88.36	16.60	17.85	7.00%	PASS	1,466.78	1,577.23
11	1	Leach Street, Gorton, MANCHESTER, M18 8AL	B	End	88.36	16.18	17.85	9.35%	PASS	1,429.66	1,577.23
12	3	Leach Street, Gorton, MANCHESTER, M18 8AL	B	Mid	88.36	14.96	16.65	10.15%	PASS	1,321.87	1,471.19
13	5	Leach Street, Gorton, MANCHESTER, M18 8AL	B	End	88.36	16.43	18.06	9.02%	PASS	1,451.75	1,595.78
14	7	Leach Street, Gorton, MANCHESTER, M18 8AL	D	Semi	100.58	13.90	17.28	19.56%	PASS	1,398.06	1,738.02
15	17	Leach Street, Gorton, MANCHESTER, M18 8AL	D	Semi	100.58	14.10	17.45	19.19%	PASS	1,418.18	1,755.12
16	15	Leach Street, Gorton, MANCHESTER, M18 8AL	B	Semi	88.36	14.46	17.71	18.35%	PASS	1,277.69	1,564.86
17	13	Leach Street, Gorton, MANCHESTER, M18 8AL	B	Semi	88.36	14.76	17.92	17.63%	PASS	1,304.19	1,583.41
18	28	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	13.98	17.28	19.09%	PASS	1,406.11	1,738.02
19	27	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	14.07	17.45	19.36%	PASS	1,415.16	1,755.12
20	26	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	Semi	88.36	14.34	17.85	19.66%	PASS	1,267.08	1,577.23
21	25	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	14.11	17.47	19.23%	PASS	1,419.18	1,757.13
22	24	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	Semi	88.36	14.25	17.85	20.16%	PASS	1,259.13	1,577.23
23	23	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	14.05	17.47	19.57%	PASS	1,413.15	1,757.13
24	22	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	14.25	17.75	19.71%	PASS	1,433.27	1,785.30
25	21	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	End	70.30	15.14	19.36	21.79%	PASS	1,064.34	1,361.01
26	20	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	End	70.30	15.13	19.36	21.84%	PASS	1,063.64	1,361.01
27	19	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	Mid	70.30	13.64	17.97	24.09%	PASS	958.89	1,263.29
28	18	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	End	70.30	15.15	19.36	21.74%	PASS	1,065.05	1,361.01
29	17	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	End	70.30	15.25	19.36	21.22%	PASS	1,072.08	1,361.01
30	16	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	Mid	70.30	13.86	17.97	22.87%	PASS	974.36	1,263.29
31	15	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	End	70.30	15.22	19.36	21.38%	PASS	1,069.97	1,361.01
32	14	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	End	70.30	15.29	19.36	21.02%	PASS	1,074.89	1,361.01
33	13	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	Mid	70.30	13.86	17.97	22.87%	PASS	974.36	1,263.29
34	12	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	End	100.58	14.16	17.58	19.45%	PASS	1,424.21	1,768.20
35	11	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	End	100.58	16.43	17.75	7.43%	PASS	1,652.53	1,785.30
36	10	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	A	Mid	70.30	16.14	17.97	10.18%	PASS	1,134.64	1,263.29
37	9	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	End	88.36	16.51	17.85	7.50%	PASS	1,458.82	1,577.23
38	8	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	14.22	17.60	19.20%	PASS	1,430.25	1,770.21
39	7	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	Semi	88.36	14.48	18.02	19.64%	PASS	1,279.45	1,592.25
40	6	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	Semi	88.36	14.26	17.81	19.93%	PASS	1,260.01	1,573.69
41	5	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	13.96	17.43	19.90%	PASS	1,404.10	1,753.11
42	4	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	Semi	88.36	14.49	18.02	19.58%	PASS	1,280.34	1,592.25
43	3	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	B	Semi	88.36	14.25	17.81	19.98%	PASS	1,259.13	1,573.69
44	2	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	14.09	17.41	19.06%	PASS	1,417.17	1,751.10
45	1	Gorton Tank Drive, Gorton, MANCHESTER, M18 8DY	D	Semi	100.58	13.85	17.24	19.66%	PASS	1,393.03	1,734.00
TOTALS					4052.22	15.03	17.78	15.50%	PASS	60,897.22	72,068.57

Yours Sincerely

Paul Goddard

