

Northern Assurance Buildings
9-21 Princess Street
Manchester
M2 4DN

9th September 2021
By Email Only

Manchester City Council Planning Department
PO BOX 532
Manchester Town Hall
Manchester
M60 2LA

For the Attention of Jennifer Atkinson

Dear Jen

Project Ref - AM05 Plot 5 Meadowside

Location – Land Between Mincing Street & Little Nelson Street, Dantzic Street, Manchester

Planning Decision Notice - 124120/JO/2019 Condition 25 Environmental Standards Statement

Planning Condition 25 reads as follows –

The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 17 May 2017. A post construction review certificate/statement for each phase shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for each phase.

This letter is the requested “post construction review certificate /statement” for Plot 5. The WSP Environmental Standards Statement Plot 2,3,4 & 5 Angel Meadows, Manchester submitted on the 17th April 2017 is the main reference document for the follow statement.

WSP's Environmental Standards report was produced for the initial Planning Submission to demonstrate how the design of Angel Meadow (the Proposed Development) addresses the various issues that contribute to sustainable development and is submitted in support of the planning application.

The ESS reviews the sustainable design measures incorporated within the development, in accordance with Section 4 of the Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance; confirming compliance with the National Planning Policy Framework, and the objectives of the Manchester Core Strategy.

It should be noted that FEC, WSP and Jon Matthews Architects designed the development prior to the Planning Submission and contract tendering process. We must also highlight that DEX Construction were appointed to complete the project on behalf of FEC as a result of Bardsley Construction entering into the administration process. DEX Construction have therefore inherited the design, specification and the functionality of the building. The following statement is simply a confirmation that DEX have executed the works and specification in accordance with the requirements documented in the WSP ESS.

- **Energy Efficiency**

"The need for energy has been reduced through design features which provide passive heating and natural light. Energy efficient features such as improved insulation and glazing have also been included. Finally, the application of energy reducing and then low carbon technologies has been considered."

Residential areas of the development are estimated to achieve an improvement over Building Regulations Part L1A for dwellings 2013; with the commercial areas to target at least a 10% improvement over Building Regulations Part L2a, 2010.

The attached SAP Calculations & Block Compliance for Plot 5 demonstrates that the "As Built" development achieves the requirements of Manchester City Council. This information has been approved by WSP and Manchester Building Control.

- **Renewable Energy Generation**

"Photovoltaics (PV) have been determined to be the only technically feasible renewable energy solution for the site. PV will be considered for inclusion in the design if it required to meet energy and

carbon targets."

PV panels have been installed to the Level 8 Roof as detailed in the design drawings and specification. The information on the installation has been submitted to Manchester City Council as required under Condition 30 External Plant.

- **Environmental Design**

Following the Government Ministerial Statement issued on 25 March 2015, Code for Sustainable Homes has been removed. As a result, Local Planning Authorities can no longer enforce any current policy requirements requiring compliance with the Code, other than for water and energy efficiency targets. It is therefore inferred that the wider Code Level 4 requirements of the MCC Core Strategy are no longer a material consideration and cannot be stipulated as a planning condition. In accordance with this, Angel Meadow has not specifically addressed Code for Sustainable Homes as part of the Stage 2 design process. However, the intent of certain elements of the Code are being considered at this stage.

WATER CONSERVATION:

- *Dual flush WCs*
- *Flow restricted taps and showers*
- *Limits to the size of baths*
- *Water efficiency kitchen equipment and white goods*

These water conservation items were included within the project specifications. DEX constructed in compliance with requirements, the installation was then inspected and signed off by FEC, WSP and Building Control. Please find attached the Water Efficiency Calculations for evidence of this execution.

- **Water Management – Flood Risk/ Drainage Water Consumption**

A site-specific Flood Risk Assessment (provided at Appendix 11.1 of the Environmental Statement) has been undertaken to assess the nature of flood risk within the application site from all identified sources. The aim of the FRA is to demonstrate that the development would be safe for its lifetime and to ensure that the proposed development would not increase flood risk elsewhere.

Areas to the north east of plot 3 and north west of plot 4 are located in flood zone 2; parts of Aspin Lane are located within flood zone 2 and 3. The remainder of the site is located within Flood Zone 1, land at the lowest risk of flooding.

An appropriate level of mitigation has been explored in order to eliminate, minimize, or manage the identified potential significant effects on the environment by the Development. Strategies of best practice for mitigation will be followed when considering the methods of dealing with the environmental impacts of the development.

The impermeable area of the development will reduce on a plot-by-plot basis thereby providing a preliminary decrease in peak surface water run-off rates from the site prior to the implementation of a SuDS based drainage network. This will result in a decrease in flows to the watercourse and help to reduce flood risk downstream.

The Plot 5 Drainage Strategy designed by WSP/Scott Hughes Engineers has been executed by DEX as detailed. Evidence of this design and specification (that includes an Attenuation Tank and Hydro brake system) has been submitted to Manchester City Council under Condition 10. The installation has been witnessed and signed off by Building Control and WSP.

- **Water Management – Water Consumption**

Water consumption for the development will be monitored as part of the energy / resource monitoring system, together with the potential for a flow monitoring system that will sound an audible alarm if unusually high flows, indicative of a water leak, are detected. Within WC / bathroom areas, measures include low flush WCs, low flow taps and showers, and low- volume baths where be specified for the development. Water efficient white goods will also be favoured, where provided by the developer. Soft landscaped areas will rely only upon irrigation via precipitation or manual watering

These water conservation items were included within the project specifications. DEX constructed in compliance with the requirements, the installation was then inspected and signed off by FEC, WSP and Building Control. Please find attached the Water Efficiency Calculations for evidence of this execution

- **Operational Waste Management**

Waste will be split into General, Co-mingled and Organic waste. The Refuse and recycling strategy has been designed in accordance with MCC's Residential Design Quality Guidance; Design for Waste section, and a third-party refuse chute manufacturer for weekly capacities and storage dimensions. See the Design and Access Statement for further details.

The Plot 5 Project Waste Strategy has been submitted to Manchester City Council under Condition 33 and complies with the requirements stipulated in the WSP statement above. Evidence of compliance for the "in use" waste management can only come from the Building Management Company and not DEX Construction.

- **Construction Management**

DEX Construction produced a Construction Management Plan on adoption of the scheme from Bardsley Construction. The document contained details of the management of the elements of sustainable materials, waste management, energy and water monitoring, project-specific environmental impact assessment & plan; and an environmental materials procurement policy. This included measures to protect water courses, as well as to prevent impacts upon the local area in terms of dust and noise pollution during construction works. The Management Plan was in full accordance with the Environment Agencies Pollution Prevention Guidance. The scheme was also registered under the Considerate Constructors Scheme.

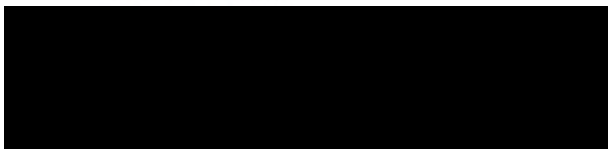
- **Ecology & Biodiversity**

The site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. Overall, habitats within the site are considered to be of low ecological value within the local area.

DEX Construction have installed a Soft Landscaping Design produced by Exterior Landscape Architects to the perimeter of the Plot 5 development. The planting specification includes additional trees, shrubs and flowering bulbs that will increase the ecology and biodiversity of the external environment. Evidence of the scheme has been submitted to Manchester City Council Planning under Condition 27.

We hope that the above statements together with the supporting information are adequate evidence and enable this condition to be discharged. If you require any further information, please do not hesitate to contact us.

Yours Sincerely



Jessica Curran
Senior Design Manager.

Enc. - SAP Calculations, Water Efficiency Calculations