



Brighter strategies
for greener projects



Client: Griffiths Evans
Project: Project Taverna MCFC
Report: Environmental Standards Statement

QUALITY ASSURANCE

Issue/Revision:	Draft	Final
Date:	February 2026	March 2026
Comments:		
Prepared by:	Austin Thomas	Austin Thomas
Authorised by:	Liz Grove	Liz Grove
File Reference:	553985at05Mar26_ESS_FV01.docx	553985at05Mar26_ESS_FV01.docx

CONTENTS

1.0	INTRODUCTION	1
2.0	THE PROPOSED DEVELOPMENT	2
3.0	PLANNING POLICY & LEGISLATIVE CONTEXT	3
3.1	KEY SUSTAINABILITY DRIVERS	3
4.0	ENERGY EFFICINCY & RENEWABLE ENERGY	8
4.1	DESIGN DELIVERY	8
5.0	CIRCULAR ECONOMY & RESOURCES	11
5.1	POLICY CONTEXT	11
5.2	DESIGN DELIVERY	12
6.0	WATER MANGEMENT & WEATHER RESILIENCE	15
6.1	DESIGN DELIVERY	15
7.0	BIODIVERSITY & GREEN INFRASTRUCTURE	16
8.0	SUMMARY	17
RERERENCES		

Figures

Figure 2.1 Red line boundary visualisation of the Proposed Development (Source: Planit Landscape Architects)	2
Figure 5.1 Principles of the Waste Hierarchy to be implemented within the Site Waste Management Plan	11

1.0 INTRODUCTION

Greengage Environmental Ltd are commissioned on behalf of the 'applicant', Manchester City Football Club, to undertake this Environmental Standards Statement for the Proposed Development at the Etihad Campus Collar Site, located within the City of Manchester.

This Statement details the approach that the applicant and the design team have collectively taken towards achieving a high standard of sustainable development and environmental performance. This Statement outlines the features that have been incorporated into the design proposals and the measures that will be implemented during the construction and operation phases, which aim to reduce the environmental impact of the scheme and contribute positively to sustainable development.

The purpose of the Environmental Standards Statement is to provide an independent verification that the design of the Proposed Development is in accordance with the sustainability and energy objectives of relevant planning policy at all levels and is an example of good practice in sustainable design. This statement reports the performance of the Proposed Development using national, regional and local level guidance on sustainability indicators from both government and industry.

The Statement includes:

- A brief description of the Proposed Development;
- A summary of the relevant, national and local sustainable development and energy policy drivers;
- Discussion of key issues including,
 - Energy efficiency;
 - Renewable Energy;
 - Environmental Design;
 - Water Management and Weather Resilience;
 - Waste Management;
 - Construction Management; and
 - Biodiversity.

2.0 THE PROPOSED DEVELOPMENT

The site is located on the northeastern boundary of the Etihad Campus "Collar Site"*, which comprises temporary construction compound for North Stand Expansion Scheme. The site is bound by the Metrolink line to the north, Alan Turing Way to the east, Gibbon Street to the south, and Loverose Street to the west.

The Proposed Development is an Immersive Events Space named 'Project Taverna', supporting approximately a circa. 600-person capacity.

**Specific to the 2012 Manchester Core Strategy Policy EC7, the collar site has been identified as an "opportunity for a leisure, recreation, and entertainment visitor attraction of national significance"*

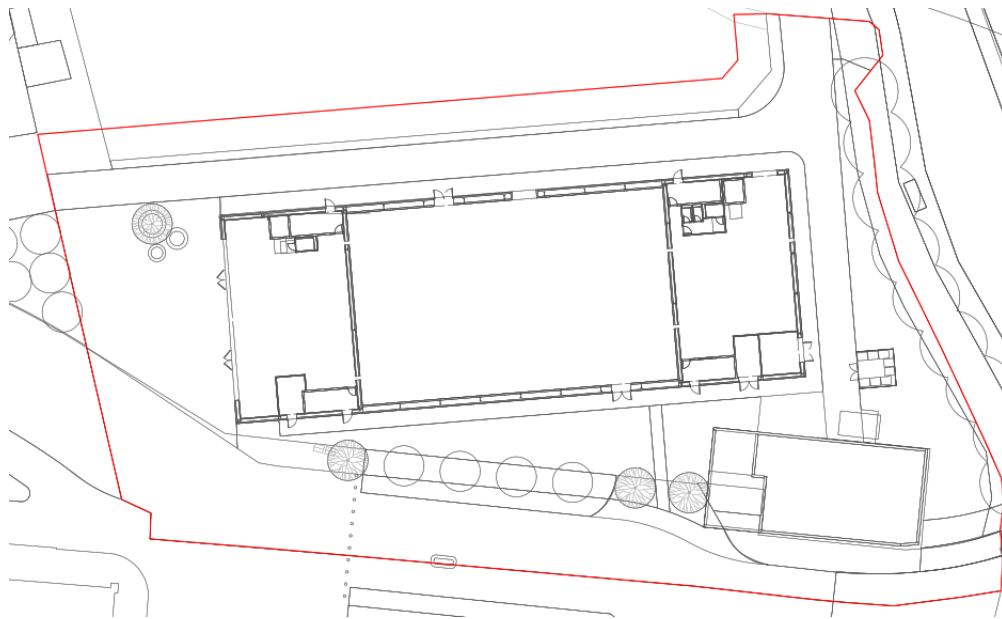


Figure 2.1 Red line boundary visualisation of the Proposed Development (Source: Planit Landscape Architects)

3.0 PLANNING POLICY & LEGISLATIVE CONTEXT

3.1 KEY SUSTAINABILITY DRIVERS

The aim of sustainable development is to seek to simultaneously progress economic, social and environmental goals and policies in ways that develop and maintain a good quality of life for everyone and enable future generations to do the same.

Strategies for sustainable development broad, long-term plans of action aimed at achieving the goals of sustainable development have been developed by national governments, and a range of organisations throughout the world, to set out a blueprint for action. There are also a number of international and national policy drivers for energy efficiency and reduced carbon dioxide (CO₂) emissions, which have been introduced to address the implications of climate change.

The remainder of this statement sets out these policy drivers and how the development has responded to each of these under key topic areas that together cover the environmental, social and economic needs of the Proposed Development.

National Policy Drivers

Climate Change Act 2008 (2050 Target Amendment)¹

On 26th November 2008, the UK Government published the Climate Change Act 2008, the world's first long-term legally binding framework to mitigate against climate change. The Act initially set legally binding targets for greenhouse gas emission reductions of 80% by 2050 (from 1990 levels). This was amended in 2019 to a revised target of a 100% reduction in carbon emissions by 2050, over the 1990 baseline emissions levels, known as the net-zero target. In addition, there are interim carbon budget levels, which provide stepping stones to achieve the overall target.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) was revised in December 2024², replacing the previous NPPF that was first adopted in March 2012 with several subsequent updates. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. It sets out a framework that aims to achieve sustainable development throughout the planning system with three overarching objectives – economic, social and environmental.

At the heart of the NPPF is a 'presumption in favour of sustainable development', which requires local authorities as part of any plan-making or decision-making, to provide clear guidance on how the presumption should be applied locally.

MANCHESTER LOCAL DEVELOPMENT FRAMEWORK

Manchester Core Strategy (2012) and Its Addendum (2024)

The Core Strategy (CS) is a key document in Manchester's Local Development Framework, which comprises a collection of planning documents, including The Local Development Scheme, Statement of Community Involvement, Development Plan Documents and Supplementary Planning Documents (SPDs).

The Core Strategy was adopted by Manchester City Council in July 2012, covering a period of 15 years from 2012 to 2027. The strategy outlines the Council's vision for Manchester in 2027 and includes the planning policies that will be used to deliver that vision.

The relevant Core Strategy planning policies are set out below and are expanded upon within the corresponding sections of this Statement.

It should be noted that CS Policies EN4, EN6, EN8, EN14, EN15 and EN17 have been partially superseded by GMCA PfE Policies. However, they remain applicable within the Local Development Plan. Superseded sections are noted specifically within the *Addendum to Manchester Core Strategy 2024*.

- **EN 4 'Reducing CO2 Emissions'** - Energy efficient design and reduced operational energy demand through the application of the PfE energy hierarchy.
- **EN 5 'Energy Infrastructure'** - Strategic areas will have a major role to play in achieving an increase in the level of decentralised low and zero carbon energy supplies available
- **EN 6 'Zero Carbon Energy Supplies'** - Developments over 1,000sqm must meet, as a minimum, the below targets:
 1. Network Development Area - CHP/district heating anchor or connection OR where not feasible a 15% increase on Part L 2010
 2. Electricity Intense Buildings - +10% increase on Part L
 3. Micro Generation Area - +15% increase on Part L 2010
- **EN 8 'Adaptation to Climate Change'** - Focuses on adaptation to climate change, requiring new developments to be resilient to future climate risks
- **EN 9 'Green Infrastructure'** - Specifies the encouragement of green roofs, green walls, tree planting and other forms of infrastructure, encouraging urban cooling
- **EN 14 'Flood Risk'** - Flood risk is minimised and mitigated, with any residual risk also addressed
- **EN 15 'Biodiversity and Geodiversity'** - Demonstration the effect of development will have on biodiversity and present a minimum of 10% BNG
- **EN 17 'Water Quality'** - Avoid adverse impact on water quality and development should minimise surface water runoff
- **EN 19 'Waste'** - Manage waste in line with best practice waste hierarchies

Greater Manchester Combined Authority (GMCA) Places for Everyone (PfE) 2024

In March 2024, the Places for Everyone (PfE) became a part of the statutory development plan for Manchester.

The PfE is a long-term development plan that will replace core objectives from within the Manchester Core Strategy, covering sustainable growth in Greater Manchester identifying key themes in Climate Change including the introduction of Policy JP-S2 'Carbon and Energy', Policy JP-S4 'Flood Risk and the Water Environment', Policy JP-S6 'Resource Efficiency' and Policy JP-G8 'A Net Enhancement of Biodiversity'.

Policy JP-S2 'Energy and Carbon'

Policy JP-S2 sets out the pathway for new developments to achieve Net Zero Carbon by 2028 through zero-carbon new and existing development, effective land management, and the provision of infrastructure and new technologies. This supports Greater Manchester's ambition to become a carbon-neutral city-region by 2038. PfE policy JP-S2 states that:

The Places for Everyone energy hierarchy identifies the following principles of a Net Zero Carbon Building:

1. Minimise Energy Demand - Reduce energy loads to a minimum through building fabric efficiency, energy efficient measures. Cut transmission losses through local generation of energy (decentralised energy generation), use combined heat and power and community heating;
2. Maximise Energy Efficiency - meet the remaining demand with clean fuels, such as renewable technologies; and
3. Utilise Renewable Energy - maximise on-site renewable energy generation
4. Utilise Low-Carbon Energy - use low-carbon sources, such as heat networks
5. Reduce Overheating risk - through window design and shading strategies
6. Minimise Embodied Carbon - Efficient design and low carbon material selection
7. Other Energy Sources - utilising other, non-renewable energy sources only as a last resort

Policy JP-S3 'Heat and Energy Networks'

Heat and energy network assessments are required to identify 'Heat and Energy Network Opportunity Areas', including the identification of:

- a. Existing and proposed heat/energy loads;
- b. Heat/energy supply sources;
- c. Opportunities to utilise renewable and low carbon energy sources;
- d. Opportunities to utilise waste and secondary heat sources;
- e. Impact of proposals and technology choices on local air quality;
- f. Design according to national best practice in relation to efficient heat network design (e.g. CIBSE CP1 Heat Networks: Code of Practice for the UK, or equivalent); and
- g. Adopting appropriate consumer protection standards (e.g. Heat Trust or equivalent)

Policy JP-S4 'Flood Risk and the Water'

Policy JP-S4 seeks to manage flood risk and water resources in order to support climate change adaptation.

The policy requires development to:

- Manage surface water runoff through the use of sustainable drainage systems (SuDS);
- Control runoff as close to source as possible;
- Achieve greenfield runoff rates unless it can be demonstrated that this is impracticable; and
- Respond to locally justified alternative discharge rates where identified in local plans.

In addition, SuDS are required to:

- Deliver multifunctional benefits, including improvements to water quality, biodiversity, and opportunities for recreation;
- Avoid adverse impacts on water quality and the discharge of hazardous substances;
- Be designed and delivered in a holistic and integrated manner, including across phased developments; and
- Be appropriately managed and maintained for the lifetime of the development.

Policy JP-S6: Resource Efficiency

Waste and minerals have been identified as key areas to deliver this policy. The following measures will help achieve this:

1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
3. 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.

Policy JP-G8: A Net Enhancement of Biodiversity

Policy JP-G8 requires development proposals to:

- Deliver a measurable biodiversity net gain of at least 10%;
- Apply the mitigation hierarchy by:
 - Avoiding impacts on biodiversity, particularly irreplaceable habitats;
 - Mitigating unavoidable impacts; and
 - Compensating for any residual harm;

- Avoid habitat fragmentation and maintain ecological connectivity;
- Make appropriate provision for the long-term management of habitats and geological features associated with the development.

Where relevant, development proposals should also:

- Assess and mitigate impacts on designated sites, including:
 - Manchester Mosses SAC
 - South Pennine Moors SAC/SPAs
 - Rochdale Canal SAC
- Be informed by appropriate biodiversity and ecological assessments, including those supporting the Places for Everyone plan.

4.0 ENERGY EFFICIENCY & RENEWABLE ENERGY



The UK carbon emissions target of achieving net zero by 2050 requires a significant decrease in energy consumption across all sectors. Currently buildings account for 49% of all UK emissions, of which between 40-65% are estimated to be a result of operational energy demand.

Relevant Policy: CS Policy; EN 4, EN 5 & EN 6 and PfE Policy JP-S2, S3

4.1 DESIGN DELIVERY

Building energy performance

A detailed assessment of the energy performance of the Proposed Development is presented in a standalone Energy Statement produced by Griffiths Evans, submitted as part of the planning application. The key energy and sustainability measures and results described in the Energy Statement are summarised below:

Minimise Energy Demand

Project Taverna will implement passive design measures, these include:

- High Performance Building Fabric - The development will exceed the building envelope thermal performance requirements as set out by the UK Building Regulations 2021. The Proposed Development will also explore the option of completing air permeability testing. DSM input parameters provided by Griffiths Evans are shown in Table 4.1.
- Lighting - LED lighting and lighting control strategies have been included in design.
- Mechanical Systems - High efficiency HVAC with heat recovery will be installed with residual loads met by Air Source Heat Pumps (ASHPs) Systems specified to be as energy efficient as possible.
- Energy Management Systems and Automatic Controls - HVAC, Water plant and lighting will utilise control strategies to optimise for maximum energy efficiency.

Table 4.1. IES Dynamic Simulation Model (DSM) Modelling Inputs.

Modelling Input Parameters		
Values	Material	Unit
U-Values (W/m ² . K)	Roof	0.13 W/m ² K
	Walls	0.26 W/m ² K
	Floors	0.15 W/m ² K
	Glazing (inc. frame)	1.20 W/m ² K
Y-Values		25% of total average u-value
Air Permeability (m ³ /(hr.m ²) @ 50 Pa)		3.0

Maximise Energy Efficiency

Project Taverna is not located within an area identified in the Heat Networking Zone. Therefore, provision to make a connection to a heat network has been excluded from design proposals. Utilising an all-electric servicing strategy, all space heating and cooling and DHW will be delivered via air source heat pumps (ASHPs) sourced from the mains electric. The ASHPs will produce significantly less carbon emissions than of a gas boiler and will have significantly less reliance on energy off the grid and will operate at significantly greater efficiencies, remaining consistent with GMCA's net zero design guidance.

The installation of ASHPs will subsequently offset 5.92% of the total regulated energy demand, achieving a total CO₂ emissions reduction of 3.5%, over the 2021 baseline total.

For completeness against CS Policy EN 6, a separate Part L 2010 assessment has been completed, demonstrating a 23.03% reduction in regulated CO₂ emissions which have been delivered through low-zero carbon technologies.

Table 4.2 Total Energy Demand & Carbon Emissions Summary (Part L 2021 Baseline)

Total Energy Demand & Carbon Emissions Summary		
	Energy Demand (MWh/year)	CO ₂ Emissions (kgCO ₂ /year)
Building Regulations Part L 2021 (Baseline)	461.16	62,512
After Energy Efficiency Measures and Renewable Technologies	433.87	60,326
Total % Improvement	5.92%	3.50%
Building regulations Part L 2010 (Baseline)	N/A	369,507.6
After Energy Efficiency Measures and Renewable Technologies	N/A	284,414.9
Total % Improvement	N/A	23.03%

Table 4.3 Total Energy Demand by End Use

	Energy Demand (MWh/year)					
	Space Heating	Hot Water	Lighting	Cooling	Auxiliary	Unregulated Energy
Building Regulations Part L 2021 (Baseline)	11.85	385.00	21.42	7.25	35.62	206.34
After Energy Efficiency Measures and Renewable Technologies	18.24	316.60	27.38	5.69	65.96	206.34
Building Regulations Part L 2010 (Baseline)	23.84	585.52	49.04	8.84	66.15	206.34
After Energy Efficiency Measures and renewable Technologies	17.81	439.60	22.32	7.09	65.16	206.34

Use Renewable Energy

Given that it is a permanent development, the design allows for future installation of on-site solar PV. No PV is included in the current Part L 2021 or Part L 2010 (EN6) models, both remain fully compliant.

5.0 CIRCULAR ECONOMY & RESOURCES



49% of UK carbon emissions stem from buildings, of which between 40-70% of whole life carbon emissions are a result of embodied carbon within the materials.⁵ Through implementing circular economy principles, efficient and responsible design can result in reduced material use, therein achieving significant carbon and waste reductions.

- **Relevant Policy:** CS Policy EN 4, EN 5 and EN 19, PfE Policy JP-S6, GD 04 (Waste Storage and Collection Guidance for New Developments Manchester City Council)

5.1 POLICY CONTEXT

The response to relevant policies was supported by guidance provided from Policy GD 04 Waste Storage and Collection Guidance for New Developments Manchester City Council, which identifies that the Site Waste Management Plan (SWMP) must follow the principles of the waste hierarchy and detail the following:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.



Figure 5.1 Principles of the Waste Hierarchy to be implemented within the Site Waste Management Plan

5.2 DESIGN DELIVERY

Waste Management Strategy

Construction Waste

The principal contractor will be committed to minimising waste and maximising recycling wherever possible, reducing both landfill disposal and associated costs and will follow a site waste management plan which will be prepared prior to the works commencing.

Segregated skips will be provided on site for contractor waste, with separate containers for timber, metal, and general waste. These will be overseen by the site manager and emptied as necessary. Additionally, 110-litre wheelie bins will be placed within the buildings during construction, maintaining the same separation of waste streams.

Upon completion of the works, a thorough deep clean of the buildings and surrounding external areas will be carried out prior to handover.

All waste generated on site will be removed by a licensed waste contractor. Electrical waste will be disposed of in compliance with the Waste Electrical and Electronic Equipment (WEEE) Regulations 2013. Any resulting waste will be removed from site in accordance with the Hazardous Waste (England and Wales) Regulations 2005, if materials subject to COSHH are used during the project.

Operational Waste Management Strategy

Hilson Moran have delivered an Operational Waste Management Strategy for Project Taverna. The strategy will deliver a frame for delivering effective waste management arrangements. The waste strategy will integrate into the established waste management scheme currently servicing the wider Etihad Campus. The below identifies the key elements of the waste strategy for Project Taverna:

- **Waste Movement and Storage** - Waste generated from the VIP bar, kitchen and entertainment / dining space will be collected and segregated internally within appropriately labelled bins. No dedicated internal waste storage is provided. Waste will be collected daily from external stores by facilities management.
- **Waste Collection** - Internal waste collection will be undertaken by the facilities management team and transported to the central waste compound. Waste collection vehicles will be used to collect each waste stream to transport waste to the Central Campus Waste Compound.
- **Waste Treatment** - Residual and dry mixed recycling will be offloaded into separated compactors located within the central compound, which are emptied approximately 6-7 times per month. Food waste will be consolidated by the WasteMaster digester, prior to off-site transfer for anaerobic digestion. Glass will be managed separately.
- **Waste Generation Storage Quantities and Estimates** - Waste storage provisions have been identified as the following:
 - 3 x 1,100-litre Eurobins (residual waste);
 - 10 x 1,100-litre Eurobins (dry mixed recycling)
 - 6 x 240-litre Eurobins (food waste); and
 - 6 x 240-litre Eurobins (glass waste)

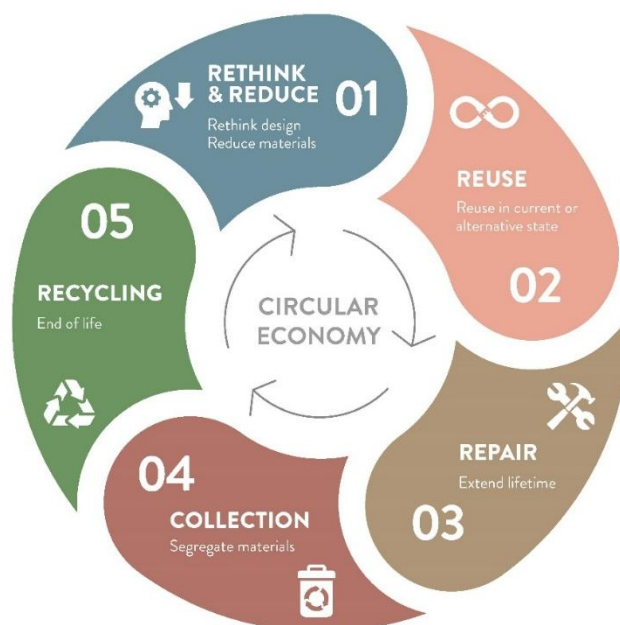


Figure 5.2 Circular Economy Processes

Materials

As part of Manchester's growing pursuit of sustainable development, Project Taverna has aimed to reduce the quantity of embodied carbon by selecting materials and structures that are highly recyclable and can be designed and redesigned for disassembly.

Walls

The external façade comprises a decorative aluminium rainscreen cladding fixed to a composite insulated cladding panel with mineral wool core. The proposed system allows the decorative façade to be fixed directly to the composite panels without the need for additional structure. Aluminium is a highly recyclable construction material and is 100% recyclable without degradation. Rainscreen panels typically contain a significant proportion of already recycled content. Alongside the material's natural recyclable properties, Aluminium is a strong, lightweight and versatile material. Aluminium's strength to weight ratio properties reduces the structural load requirements, therefore lowering the embodied carbon. The mechanically fixed rainscreen systems allow for disassembly, removal, reuse and recycling of panels, supporting circular economy principles. Mineral wool core panels provide high levels of thermal insulation, reducing operational energy demand and associated carbon emissions throughout the building's life.

Roof

The building's roof envelope comprises a built-up aluminium standing seam roof (Kalzip type system) over the main event space and a bitumen membrane waterproofing layer laid to falls over the 'flat' roofs to the east and west support spaces. The standing seam roofing system is a mechanically fixed system which enables disassembly and material recovery and reusability. The roof system is primarily built up with aluminium, which is a highly recyclable material, with a significant strength to weight ratio, reducing the low embodied carbon potential of the structure. With Bitumen Waterproofing Layer is a high-performance membrane that will provide protection against harsh environmental conditions.

Structural Frame

The primary structure will comprise a steel frame system based on a modular grid and designed for permanent installation. Structural steel typically contains high recycled content and is 100% recyclable

without loss of performance. Structural steel used in modular construction also reduces onsite cutting and wastage, which can reduce on-site programme duration if monitored appropriately.

6.0 WATER MANAGEMENT & WEATHER RESILIENCE



Climate change is resulting in an increased frequency and severity of extreme weather events, such as droughts and flooding. The efficient use of water, including implementing methods of harvesting and reuse, as well as reducing susceptibility to flooding, is therefore essential.

Relevant Policy: CS Policy EN 8, EN 9, EN 14, EN 17 and PfE Policy JP-S4

6.1 DESIGN DELIVERY

Flood Risk

In response to CS Policy EN 14, Calibre Consulting Engineers Ltd have undertaken a FRA of the proposed development's site boundary to assess the level of flood risk posed to the site from all sources.

The FRA confirms that the site is located within Flood Zone 1, defined as having a less than 1 in 1,000-year probability of flooding from river and/or the sea (<0.1%) and is therefore considered a low risk. Furthermore, the risk of flooding from all other sources including surface water and overland flows, sewers, artificial sources and groundwater has also been analysed and deemed to be of 'low' risk.

Sustainable Drainage Systems and Adaptation Climate Change

SuDS will be implemented as part of the proposed development and include a filter drain incorporated along the edge of the proposed vehicle service road at a width of 1m. An area of raingarden to the front of the building of 90m² will provide interception to the connected areas of drainage channel.

SuDS have been proposed to discharge surface water to show a reduction of 1.4l/s compared to the existing site Greenfield runoff rate of 6.4l/s. The drainage system has been designed to ensure that:

- There is no surcharge in the 1:2-year rainfall event
- No flooding in the 1:30 year event with a 40% climate change allowance
- No flooding in 1:100-year event with a 45% climate change allowance

Please refer to Drainage Report for further details.

Construction Management

SuDS management and maintenance is to manage in line with the principles outlined in Ciria C753 Section 32. The elements to be regularly maintained are the filter drains, bioretention systems (rain gardens), proprietary treatment systems and flow control. Building materials used in SuDS are to be environmentally friendly. The principal contractor will record and monitor any waste generated in which will be inputted into the Site Waste Management Plan, in line with CS Policy EN 19.

7.0 BIODIVERSITY & GREEN INFRASTRUCTURE



Biodiversity is the variability among living organisms within an ecosystem; a highly diverse ecosystem is an indicator of a healthy and thriving natural environment. The UK has seen a dramatic loss in biodiversity and ecosystem integrity especially through the latter half of the twentieth century; therefore, the protection and enhancement of biodiversity is a key requirement throughout the development process.

Relevant Policy: CS Policy EN 9, EN 15 and PfE Policy JP-G8

7.2 Design Delivery

Ecological Impact Assessment

The findings of the EIA produced by Joshua Evans found the site comprised entirely of developed lands, sealed surface with gravelled and tarmac hardstanding ruderal vegetation. There is a grass verge with a line of trees adjacent to the east. No trees or waterbodies are present within the red line boundary.

The results from the EIA have identified an onsite habitat value of zero and therefore a Biodiversity Net Gain (BNG) assessment is not required.

Using MAGIC map, one internationally important designated site for wildlife within a 10km radius of the Site, Rochdale Canal Special Area of Conservation (SAC), was identified, which is found 3km north-east. The works are considered small in nature and is anticipated it will not impact the SAC.

A further three non-statutory designated sites were in 1km of the site. Ashton Canal, Bank Bridge Meadow and Rochdale Canal are all Sites of Biological Importance. Ashton Canal is located 15 meters from the site so it was recommended that the mitigation and enhancement strategy could be devised to secure the production and implementation of a Construction Environmental Management Plan (CEMP) to ensure protection during construction to mitigate against dust, pollution and noise.

Construction Phase

Prior to the construction phase, mitigation measures shall be implemented through a Construction Management Plan (CMP) to ensure appropriate measures are implemented as necessary, to avoid adverse impact on any flora and fauna within the construction zone. Daily checks for dust suppression, waste segregation, noise levels and wheel-wash requirements have been included in the CEMP which will be supported by weekly environmental inspections logged against environmental KPIs and daily reviews and pre-planning of access routes, plant movement and delivery scheduling.

8.0 SUMMARY

This Environmental Standards Statement has been written to demonstrate compliance with the Manchester Core Strategy and GMCA Places for Everyone planning policies and supports the planning application for Project Taverna at The Etihad Campus, Manchester City Football Club within the administrative boundary of the City of Manchester.

Key features highlighted in this Environmental Standards Statement include:

Energy & Carbon

Relevant Policy: CS EN4, EN5, EN6; PfE JP-S2, JP-S3

- Fabric-first design with high-performance building envelope, LED lighting, smart controls and all-electric heating/cooling via Air Source Heat Pumps, achieving a 23.03% reduction in CO₂ against Part L 2010 and a 3.5% improvement against Part L 2021.
- Designed in accordance with the Greater Manchester energy hierarchy, with future provision for on-site solar PV to support the net zero trajectory.

Materials & Circular Economy

Relevant Policy: CS EN4, EN19; PfE JP-S6

- Modular steel frame and aluminium façade/roof systems with high recycled content, durability and full end-of-life recyclability, supporting circular economy principles.
- Design for disassembly embedded within structural and envelope systems, with material selection reducing embodied carbon and operational energy demand.

Waste Management

Relevant Policy: CS EN19; MCC Policy GD04; PfE JP-S6

- Site Waste Management Plan implemented in accordance with the waste hierarchy, including segregation of construction waste to maximise recycling and minimise landfill.
- Operational waste integrated into the wider Etihad Campus waste strategy, ensuring efficient storage, collection and responsible treatment.

Water Management & Climate Resilience

Relevant Policy: CS EN8, EN14, EN17; PfE JP-S4

- Site located within Flood Zone 1 with Flood Risk Assessment confirming low risk from all sources.
- Sustainable Drainage Systems (filter drains and rain gardens) incorporated to manage surface water runoff, with climate change allowances applied up to the 1:100-year event.

Biodiversity & Green Infrastructure

Relevant Policy: CS EN9, EN15; PfE JP-G8

- Previously developed site with negligible baseline habitat value and no significant ecological constraints identified.
- Construction Environmental Management Plan to mitigate dust, noise and pollution impacts, ensuring protection of nearby designated sites.

Construction & Environmental Management

Relevant Policy: CS EN 19; PFE JP-S6

- Implementation of Construction Management and Environmental Management Plans to control environmental impacts during build.
- Ongoing monitoring of waste, noise, dust and site practices to ensure compliance with planning policy and best practice standard

RERERENCES

¹ Great Britain. *Climate Change Act 2008: Elizabeth II. (2008) London, The Stationery Office*

² HM Government, (2021), NPPF 2024, from <https://www.gov.uk/government/publications/national-planning-policy-framework--2>