



Method Consulting

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Land to the West of Rodney Street, Manchester

Environmental Standards Statement

For Wates Construction Ltd.

April 2026

Document History

This document has been revised and issued as below:

Revision	Date	Description	Created by	Approved by
P01	10/06/22	First Issue	NXD/RDM	ERR
C01	31/03/26	As Built Update	RDM	RDM
C02	02/04/26	Updated cycle storage quantity	RDM	RDM

Executive Summary

This Environmental Standards Statement has been updated by Method Consulting on behalf of Wates Construction Ltd., to support the discharge of Condition 14 for the Rodney Street residential development in Manchester.

This statement demonstrates how the Rodney Street development has incorporated sustainable design measures in line with previously issued Environmental Standards Statement.

Condition 14 requires that the development achieves a 10.5% reduction in carbon emissions over Part L 2013 of the Building Regulations. Data gathered from the As Built SAP calculations has been averaged across the site to confirm that the development has achieved a 40.2% reduction in carbon emissions against Part L 2013.

Flood Risk

The development site is located within Flood Zone 1, and has been constructed in line with the initial proposals.

Green and Blue Infrastructure

Sustainable Drainage Systems have been installed in line with the drainage strategy produced by others, including use of permeable paving.

Whilst the initial Environmental Standards Statement noted a replacement rate of nearly 3:1 for any removed trees, an amendment was agreed between the developer and Manchester City Council, whereby planting has been spread across the wider Ancoats development site.

Internal Water Efficiency

All dwellings have been equipped with sanitaryware fittings to achieve a water consumption rate no more than 110 litres/person/day.

Waste Management

The Developer implemented a Site Waste Management Plan as laid out in the planning stage Environmental Standards Statement.

All dwellings have been provided with sufficient waste storage areas, with space available for general waste and recycling.

Materials

The development has been constructed of suitable and resilient materials, with a brick outer leaf, and reinforced concrete frame with SFS infill.

Pollution Control

Dwellings have been designed to limit the impact of external noise on occupants, with triple glazing installed to help achieve a high standard of both acoustic and thermal insulation.

The development has been completed with the use of fully electric heating and domestic hot water systems, with no combustion appliances on site.

External lighting has been designed to limit light pollution.

Health and Wellbeing

A full daylight and sunlight analysis was carried out for the development, identified that there will be a good standard of daylighting to occupied spaces. The development has been completed in line with this modelling. Energy-efficient Mechanical Ventilation with Heat Recovery (MVHR) units have been installed to help maintain a continuous source of fresh air to help maintain good internal air quality, reducing the potential for dwellings to feel stale.

All dwellings have also been designed to limit the risk of summertime overheating.

Sustainable Transport

11no secure cycle storage spaces have been provided to encourage sustainable travel locally.

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1 Environmental Standards Statement

The following Environment Standards statement has been updated in relation to the residential development located at Land to the west of Rodney Street, Manchester.

1.1 The Site

The site is located in the 'Back of Ancoats', as identified in the Poland Street Zone NDF (Neighbourhood Development Framework), an inner city area of Manchester close to the city centre situated between the Rochdale Canal and Oldham Road.

The application site was identified as part of the wider Back of Ancoats regeneration masterplan and one of the first sites to be brought forward as part of this redevelopment.

The site is bounded by Wadeford Close to the West, Rodney Street to the East, and Jersey Street to the South.

The site is approximately 0.76 hectares in size.

1.2 Planning Condition 14

1.2.1 *Environmental Standards Statement*

Condition 14 of the planning approval states:

The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022.

The development shall achieve a minimum of 10.5% improvement over Part L 2013.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of a building at the development hereby approved.

This revised Environmental Standards Statement (ESS) sets out to confirm that the above standards have been met.

2 Sustainable Design Strategy

2.1 Energy and Carbon Emissions

In order to address the requirement for a 10.5% improvement over Part L 2013, this section of the ESS details the achieved performance levels of the dwellings at completion. This is supported by As Built SAP calculations and EPCs for each dwelling.

2.1.1 Domestic Fabric Standards

The proposed U-values as laid out in the planning stage Environmental Standards Statement have been detailed in Table 2, along with the actual U-values at As Built Stage. This shows an overall improvement from the proposed targets.

Element	Notional 2013 U-value (W/m ² /K)	Target U-value (W/m ² /K)	Actual U-value (W/m ² /K)
Exposed Floor	0.13	0.15	0.15
Walls	0.18	0.18	0.10
Corridor Walls	0.18	0.20	0.20
Party Walls	0.00	0.00	0.00
Roof	0.13	0.18	0.18
Windows	1.4	0.88	0.73
Doors	1.2	1.00	1.60
	Notional m ³ /h/m ²	Target m ³ /h/m ²	Actual m ³ /h/m ²
Air Permeability	5	1	<1 (varies by plot)

Table 1: U-values for typical building elements

2.2 System Description (Building Services)

The dwellings are mechanically ventilated via high-efficiency Mechanical Ventilation with Heat Recovery (MVHR) units, with a Specific Fan Power of 0.84, and a heat recovery efficiency of 85%. Space heating is provided via electric panel heaters, with domestic hot water provided via Dimplex EDEL hot water heat pumps.

2.3 As Built Results

As a result of the above energy-efficient measures and building elements, the development has achieved a significant improvement over the Part L1A 2013 standards. Table 3 summarises the As Built performance of the site.

	kgCO ₂ / m ² per annum	Improvement
Average TER (As Built)	24.82	
Average DER (As Built)	14.85	40.2%
Average Carbon Saving	9.97	

Table 2: Sitewide Energy Efficiency Stage summary table

As shown in Table 3, the development has reduced regulated CO₂ emissions by 40.2%, which is a significant improvement over the requirements laid out in Condition 14.

3 Adaption to Climate Change

In order to address the remaining elements of the Environmental Standards Statement as approved at the planning stage, the following sections have been updated to reflect the As Built status of the development.

3.1 Flood Risk

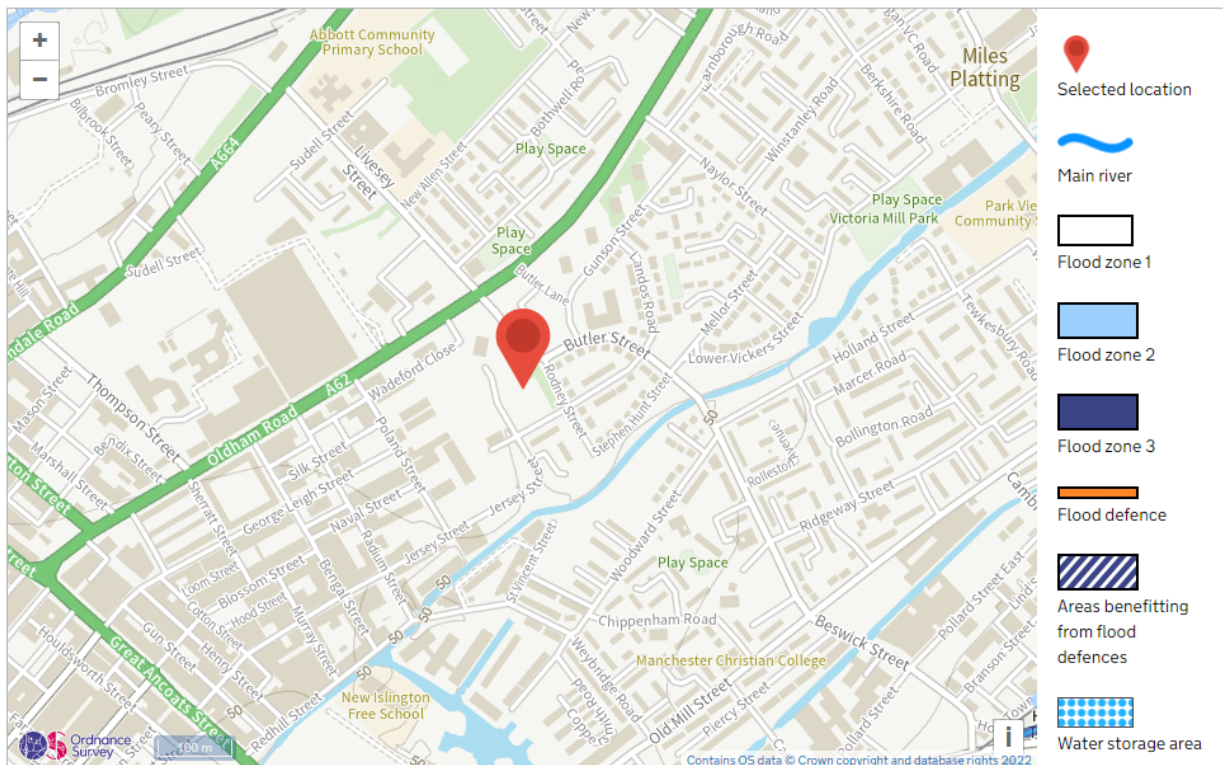


Figure 1: EA Flood Map

As shown in Figure 1, the development site is located within Flood Zone 1. This indicates that the development is at low risk of flooding from rivers or the sea as shown on the Government Flood Map for Planning.

No changes have occurred which would impact the flood risk to the site.

3.2 Green and Blue Infrastructure

3.2.1 Sustainable Drainage Systems (SUDs)

A robust drainage strategy was developed for the site, and has been confirmed to be installed in line with the designs as laid out at RIBA Stage 4. Early stage proposals included the use of permeable paving and rainwater gardens, which are understood to have been installed.

3.2.2 Biodiversity

The developer has confirmed that an amended biodiversity strategy was agreed with Manchester City Council, with the intention of delivering Biodiversity Net Gain via the planting of trees across the assessed site, and across the wider Ancoats regeneration scheme.

3.3 Internal Water Efficiency

All new dwellings are confirmed to have achieved an internal water consumption of no more than 110 litres/person/day. Part G calculations have been completed for all dwelling types and provided to Building Control for approval.

3.4 Waste Management

3.4.1 Construction Waste

Waste produced through site works during the construction phase is confirmed to have been managed through the implementation of a Site Waste Management Plan.

Where waste was required to be disposed of, this was done in line with the Waste Hierarchy, with as much as practicable being recycled, and the remainder being dealt with through a specialist waste recycling contractor.

3.4.2 Operational Waste

All dwellings have been provided with sufficient waste storage areas, with space available for general waste and recycling.

3.5 Materials

The development has been constructed of a reinforced concrete frame with SFS infill. Materials used within typical buildups include mineral wool insulation, a brick outer leaf, and triple glazed uPVC windows.

All timber and timber-based products used on-site were legally sourced with appropriate Chain of Custody certification to confirm this.

3.6 Pollution Control

3.6.1 Noise

All dwellings have been designed to achieve the sound absorption requirements of Approved Document Part E, with all homes fitted with MVHR to allow for a high level of occupant comfort without the need for opening windows. Heating and hot water plant is located internally, with electric panel heaters generating little to no noise, and the Dimplex EDEL heat pump hot water cylinders being located within utility cupboards away from bedrooms.

3.6.2 Air

As electric heating is to be used for all spaces, and as the hot water demand for the residential aspect of the development is provided via the integrated heat pumps, no on-site air pollution from combustion gases has occurred.

The impacts of construction on air quality were considered during construction, in line with measures listed in the Air Quality Assessment submitted with the initial planning application.

3.6.3 Light

Light Pollution has been minimised as far as possible through the careful specification and positioning of external lighting around the development.

All external lighting is via high-efficiency fittings.

3.7 Health and Wellbeing

A full daylight and sunlight analysis was carried out for the development, and identified that the design allowed for a good standard of daylighting to occupied spaces. The As Built development is confirmed to have been constructed in line with this analysis.

Energy-efficient MVHR units have been installed to help maintain a continuous source of fresh air to help maintain good internal air quality, reducing the potential for dwellings to feel stale.

Thermal comfort modelling has also been undertaken, in order to demonstrate that no spaces will overheat during the design climate scenario. Dwellings have been constructed in line with this modelling.

3.8 Sustainable Transport

A total of 111no. secure cycle storage spaces have been provided to the apartments, with the townhouses having private space suitable for cycle storage, in order to encourage sustainable travel locally.

The site is located in proximity to the city core and good access to public transport creates a highly sustainable location. The site is in close proximity to several local bus stops on Oldham Road and Butler Street, and within walking distance of city centre train stations and further bus connections, providing car-free travel options.

Local amenities within a short walk of the site include an ALDI supermarket, several parks and recreation grounds, and a small number of convenience stores with access to cash.

Due to its close proximity to central Manchester via suitable pedestrian, cycle, and public transport routes, the site is also within reach of a significant number of facilities catering for any needs of the occupants.

4 Conclusion

This Environmental Standards Statement has been updated to reflect the As Built status of the approved Rodney Street residential development, and has been prepared in relation to the relevant climate change and sustainability policies and targets listed in the Manchester Local Plan, and supplementary planning documents.

The development has achieved a 40.2% reduction in regulated carbon emissions over Part L1A 2013, confirming that the carbon reduction target set out in Condition 14 has been achieved.

All other sustainable design measures have been implemented in line with the Environmental Standards Statement as submitted for planning approval.

As a result of the above measures, the proposed strategy allows the development to demonstrate compliance with and exceedance of Manchester City Council's planning policy requirements.



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