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M1 Piccadilly, Manchester

Environmental Standards and Circular Economy Statement

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QA

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Introduction

This Environmental Standards and Circular Economy Statement (ESCES) is submitted on behalf of M1 Piccadilly Ltd, in support of an application for Planning Permission for the construction of a residential building on land adjoining Store Street within Manchester City Centre, the ("Proposed Development" /"Proposals").

The Applicant seeks consent for the construction of a residential building over ground plus 16 storeys and comprising 73 apartments. The proposed mix of accommodation includes 1, 2 and 3 bed apartments. The proposed buildings also provide 73 secure cycle spaces.

The ESCES details the features and commitments incorporated into the Proposed Development to ensure that relevant standards outlined in Manchester City Council's (MCC) Core Strategy and Guide to Development Supplementary Planning Document (SPD) are met (and exceeded where viable).

The ESCES demonstrates not only policy compliance, but also that sustainability objectives form an integral part of the Applicant's aspirations for the Store Street development.

Overview

Site Context

The Application Site has no current building structure and is bound by a high wall along Store Street with no existing road access into the proposed site area.

The site is within Manchester City Centre Region.

The site and the surrounding area is not dominated by a single land use but is a mix of residential, office, retail and leisure space.

The existing site is brownfield in nature, currently occupied by an open scrub land.

Report Structure

The ESCES demonstrates how the Proposals have been brought forward in the context of a strong commitment to sustainability and provides an overview of the relevant policy context by way of identifying the broad framework of sustainability challenges and opportunities that are pertinent to the planning and development process in general, and the Proposals specifically.

It is worth noting that Government issued a Ministerial Statement on 25 March 2015 confirming the immediate withdrawal of the Code for Sustainable Homes.

It also removed local planning authorities' powers to enforce any current policy requirements requiring compliance with the Code, other than for water and energy efficiency targets (see page 21 of this ESS for further details).

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.

The ESCES is broadly structured around the headings of MCC's Guide to Development SPD and includes the following:

- Environmental Design
- Energy
- Water Management
- Waste Management
- Biodiversity
- Circular Economy

It demonstrates how the Proposals embed sustainability principles and initiatives into all stages of the property lifecycle and how the details of the scheme will facilitate compliance with the planning policies of MCC.

Key Sources

The ESCES is supported by the following documents:

- Planning Statement
- Design & Access Statement (including Waste Strategy)
- Energy Statement
- Transport Statement
- Wind Microclimate Assessment
- Flood Risk Overview & Drainage Strategy Statement
- Extended Phase 1 Habitat Survey & Bat Survey
- Daylight and Sunlight Assessment

M1 Piccadilly: Sustainability Headlines

The headline sustainability features of the Proposals are summarised in the table below:

Theme	Headline
Environmental Design	▪ The Development, located on a city-centre site, will be on **100% of previously developed land**, there avoiding the use of virgin land. ▪ The Site is located within the busy Piccadilly Area part of Manchester City Centre in close proximity to places of work, shops, bars and amenities. The site is also well served by the Metrolink network and local buses therefore the development benefits from **non-car travel**. ▪ Wind microclimate, daylight and sunlight amenity have been assessed to inform the design and support the comfort and wellbeing of building end users. ▪ Roof-level gardens are located at first floor.
Energy	▪ An Energy Strategy has been devised in line with the Core Strategy approach to good energy design and has set out the route to going beyond compliance with Building Regulations and providing a total **CO_2 reduction** across the development of **9.4% against Part L 2013** which is equivalent to **15.4% when compared to 2010 regulations**. ▪ If these results are reviewed using current electrical grid Carbon Intensity then the development provides a **57% improvement over the Part L 2013 benchmark**. ▪ Reduction of carbon emissions will be achieved through design features such as **improved fabric performance**, **highly efficient** heat generation plant, **heat recovery** systems, **energy efficient** lighting, a 30kW **Photovoltaic Array** and **Air Source Heat Pumps**.
Water Management	▪ The Site is located in a **low flood risk** area (Zone 1). ▪ New drainage will collect surface water runoff, and **attenuation** of storm water runoff will be provided. Silt will be prevented from entering the drainage system by the use of trapped gullies, channels with silt traps, and also by the use of **sustainable urban drainage systems** (SuDS). Highly **efficient water saving fixtures**, fittings and appliances will be used throughout the proposed development, to reduce water consumption.
Waste Management	▪ A central refuse store with **segregated recycling** and waste bins will be provided to encourage and enable recycling of waste during use.
Biodiversity	▪ Ecology surveys have been undertaken to ensure no adverse impact on biodiversity will be caused. ▪ No further surveys are recommended at this stage, however, detailed advice for managing site clearance will be observed.
Circular Economy	▪ The development is being designed with a focus on how the materials that form the basis of the construction may be retained or reused to ensure the maximum benefit from their use is delivered and this will include specifying sustainable forms of construction together with Modern Methods of Construction to reduce waste, this will be detailed further at the next design stage.

Sustainability themes

Environmental Design

'Guide to Development in Manchester & Core Strategy'	
GtoDinM: Policy 4.7 & CS: Policy DM1	▪ The Development occupies a city centre site currently used as a surface car park on 100% of previously developed land, therefore avoiding the use of virgin land. The design places apartments around the perimeter of the site and apartments are designed with full height windows to each room to maximise daylight for end-users. Internal ceiling heights are set at 2.88m and living spaces have to afford a sense of light and airiness in each apartment. Roof top amenity spaces provide residents with gardens to improve health and wellbeing.
CS: Policy EN16	▪ The Transport Assessment prepared by Rappor (accompanying this Application) confirms that the Site is in an excellent location to benefit from non-car travel being in close proximity to established public transport including buses, trams and rail which not only connect to local and regional services but also national destinations. Pedestrian connectivity in the area is also excellent with good standard footways and safe pedestrian linkages, with controlled crossing points to the existing pedestrian infrastructure within Manchester city centre.
CS: Policy EN16	▪ Cyclist facilities will be incorporated in the proposed development to encourage building users to use more sustainable forms of transport, which will contribute to MCC's aspiration to improve air quality in the City. The storage areas will provide capacity for cycles.
CS: Policy EN16	▪ A Framework Travel Plan has also been prepared, which sets out the principal strategies that will be put in place once the development is open and residents are occupying the dwellings, to encourage sustainable travel to the development. For example, to further assist residents living in the city centre without needing to own a car, the marketing literature and the framework travel plan will promote the use of the existing Enterprise Car Club.
GtoDinM: Policy 2.40 & CS: Policy EN2	▪ The Applicant has appointed wind microclimate consultants to assess the potential impact of the Proposed Development on pedestrian comfort and safety from wind conditions in and around the site. The study, prepared by GIA (accompanying this Application), will consider the wind conditions in and around the Site in the context of the intended use. Where necessary, mitigation measures will be identified and will be incorporated into the design.
GtoDinM: Policy 4.7 & CS: Policy DM1	▪ The report concludes that neighbouring properties will experience a very high level of compliance within the daylight criterion, and where breaches do occur they are generally isolated and minor in nature. There also a good rate of compliance with the sunlight criterion for such a dense urban environment. Given the complexities of the site and the existing built environment context it is considered that the impacts upon the surrounding residential properties are reasonable.
CS: Policy C10 & DM1	▪ The project is to designed in accordance with a Noise Assessment Report produced by Sanctuary Acoustics which is based upon Manchester City Council: Planning & Noise Technical Guidance (December 2015), World Health Organisation (2200) 'Guidelines for Community Noise', BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings' and BS 4142:2014' Methods for Rating and Assessing Industrial and Commercial Sound'.

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Energy

GtoDinM: Policy 4.5 & 4.6 & CS: Policy EN4 & EN6 & EN8

- The Energy Statement prepared by Crookes Walker (accompanying this Application) describes how the Proposed Development will follow the energy hierarchy approach supported in the Core Strategy to improve on the fundamental principles of the Building Regulations Part L, and make a significant contribution to reducing the annual CO_2 emissions of the development.

GtoDinM: Policy 4.5 & 4.6 & CS: Policy EN4 & EN6 & EN8

- The Proposals incorporate passive design measures to reduce the ongoing requirement to consume energy to heat, ventilate and light the building. This will be achieved through improved energy efficient fabric design in excess of the thermal properties set out within the Building Regulations.

GtoDinM: Policy 4.5 & 4.6 & CS: Policy EN4 & EN6 & EN8

- Energy efficient building services will be designed to further reduce the carbon footprint of the site, beyond the passive measures, using highly efficient heat generation plant, heat recovery systems and energy efficient and highly controllable lighting.

GtoDinM: Policy 4.5 & 4.6 & CS: Policy EN4 & EN6 & EN8

- The development will make use of renewable and low carbon energy in the form of a 30 kW Photovoltaic Array.

GtoDinM: Policy 4.5 & 4.6 & CS: Policy EN4 & EN6 & EN8

- The average anticipated carbon emissions per apartments is 23.35 $kgCO_2/m^2$ annum. This is an average reduction per apartment of 2.4 $kgCO_2/m^2$ annum from the 2013 regulations baseline average target emissions per apartment of 25.77 $kgCO_2/m^2$ annum.

CS: Policy EN6

- The CO_2 reduction resulting from the above measures has been calculated to be 9.4% beyond current Building Regulations Part L 2013 and 15.4% lower the 2010 regulations which is in line with the energy requirements set out in the Manchester City Council Core Strategy.

CS: Policy EN6

- As detailed within the Core Strategy Policy EN6 the average anticipated energy demand per apartment at this stage has also been calculated to be 37.5 kWh/m2/annum.

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Water Management

GtoDinM: Policy 4.9 & CS: Policy EN8, EN14 & EN17	▪ The Flood Risk Assessment & Surface Water Management Plan prepared by Thomas Consulting (accompanying this Application) describes the risk of flooding anticipated at the site and the proposed drainage strategy to manage run-off from the Proposed Development.
GtoDinM: Policy 4.9 & CS: Policy EN14	▪ The Flood Risk Assessment indicates the Site falls entirely in the 1 in 1000 (0.1%) annual probability floodplain, or Flood Zone 1. The Site is therefore located in an area which is identified as being at low risk of flooding. Furthermore as the development is to consist of commercial units at ground floor with residential units above the development is considered 'Less Vulnerable' in accordance with NFFP. It is deemed the probability of flooding is low.
GtoDinM: Policy 4.9 & CS: Policy EN8, EN14 & EN17	▪ The current site is brownfield and comprises scrub land. All areas currently drain to the combined public sewers around the site. The Proposed Development will therefore be managed to green field run-off rate if practical, and to reduce the post development run-off rates to 50% of the pre development rates as a minimum.
GtoDinM: Policy 4.9 & CS: Policy EN8, EN14 & EN17	▪ Subject to further consultation and feedback from United Utilities, the proposed surface water management plan for the site has been produced in accordance with the NPPF & NPPG which sets out the guidance for reducing flood risk in general using SuDS systems; ensuring that the site will be able to cope with up to the 1 in 30 year storm return period and extreme 1 in 100 year event, plus allowances for climate change, without flooding.
GtoDinM: Policy 4.9 & CS: Policy EN8, EN14 & EN17	▪ New drainage will be constructed to collect the runoff from the roof and small area of hard paved external areas, attenuation of storm water runoff will be provided. Silt will be prevented from entering the drainage system by the use of trapped gullies, channels with silt traps, and also by the use of sustainable urban drainage systems (SuDS).
GtoDinM: Policy 4.9 & CS: Policy EN17	▪ Sanitaryware will be selected to minimise water use within the dwellings; such as low flow showers, taps and small capacity baths.

Waste Management

GtoDinM: Policy 4.10 & 4.13 & CS: Policy EN19

- All new building element specifications will be assessed using the Building Research Establishment's Green Guide, which gives an environmental rating for alternative specifications of main building elements, with A+ rated materials having the lowest comparable impact. During the development of the detailed design and specifications, further reference will be made to the Green Guide to ensure that the specifications for the main building elements are appraised before being finalised and their embodied impact minimised.

GtoDinM: Policy 4.10 & 4.13 & CS: Policy EN19

- During construction the Site will be registered under the Considerate Constructors Scheme and the contractor will be encouraged to go significantly beyond best practice under the scheme. The Site will be monitored by an experienced industry professional to assess performance against the eight point Code of Considerate Practice.

GtoDinM: Policy 4.10 & 4.13 & CS: Policy EN19

- Once occupied, all recycling and waste material will be stored on site in secure waste bin storage areas accessible for refuse collections. Central refuse stores are located on the ground floor. Residents will be responsible for taking their refuse and recycling to the store, where segregated bins will be provided to encourage and enable recycling of waste during use. The service area will be accessible, allowing the building management team to move the bins to the pavement/road edge on bin collection day. Bin storage has been calculated on the basis of once per week and in line with Manchester City Council Waste Management Strategy guidance.

Biodiversity

GtoDinM: Policy 4.15 & CS:	▪ The Applicant has appointed ecologists to assess the baseline ecological value of the site, identify any flora and fauna requiring protection and advise of measures to enhance local biodiversity.
GtoDinM: Policy 4.15 & CS: Policy EN15	▪ The Extended Phase 1 Habitat Survey & Inspection for Bats report, prepared by ERAP, summarises the existing site conditions as being of low ecological value.
GtoDinM: Policy 4.15 & CS: Policy EN15	▪ The Extended Phase 1 habitat survey highlighted no habitats of nature conservation interest. The plant species list was typical of urban sites dominated by hardstanding (asphalt) with planted ornamental species, amenity trees and self-seeded plants. No non-native invasive Schedule 9-listed plants were observed across the site.
GtoDinM: Policy 4.15 & CS: Policy EN15	▪ The survey identified negligible potential for roosting bats within the trees and the structure (sculpture) on site. Habitats on site were considered to be of very limited value to foraging and commuting bats. ▪ The habitats on site were not considered suitable for use by nesting or foraging black redstart (Phoenicurus ochruros) (a species known to nest in Central Manchester), with no high song perches favoured by this species, and no sheltered, quiet, high ledges for nesting. ▪ No further surveys are recommended at this stage, however, advice for managing site clearance is recommended and will be observed.

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Appendix A: National & Local Planning Policy

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Legislation

The Planning Act (2008) is intended to create a more integrated, efficient planning system for major infrastructure, and produce a more transparent process. Within this remit, it sets out that the Secretary of State must exercise his/her functions with the objective of contributing to the achievement of sustainable development, in particular:

- Mitigating and adapting to climate change.
- Achieving good design.

The Climate Change Act received Royal Assent in November 2008, providing the world's first legally binding framework for tackling climate change. The Act introduces targets to reduce net UK greenhouse gas emissions by 80% by 2050 and 26% by 2020 against a 1990 baseline.

The Floods and Water Management Act 2010 received Royal Assent in April 2010. The Act takes forward a number of recommendations from the Pitt Review into the 2007 floods and places new responsibilities on the Environment Agency, local authorities and property developers (among others) to manage the risk of flooding. Recommendations include:

- A requirement to improve the flood resistance of buildings through amendments to the Building Act 1984.
- A requirement for property developers to construct Sustainable Drainage Systems (SuDs).
- A requirement on local authorities to adopt SuDs once completed.

The Localism Act 2011 received Royal Assent in November 2011. The Act sets out plans it says will give communities and local government greater powers and freedom from Whitehall. Many of the measures came into effect on 6th April 2012.

The five key measures in the Localism Act intended to decentralise power are:

- Community Rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas.

According to Government, the effect of the Act will be to:

- Give more freedom and flexibility to local government.
- Give new rights and powers to local communities, making it easier for them to improve local services and save important local facilities.
- Reform the planning system, putting more power in local people's hands.
- Ensure that housing decisions are taken locally.

The Deregulation Act 2015 received Royal Assent in March 2015. The Bill makes provision for the reduction of burdens resulting from legislation for businesses or other organisations or for individual; makes provision for the repeal of legislation which no longer has practical use; makes provision about the exercise of regulatory functions; and for connected purposes.

One element the Government has introduced through the Deregulation Bill, is amendments to the Building Act 1984 to enable Building Regulations to set what are called "optional requirements". These are requirements set at a level above the basic minimum in the Building Regulations 2010, which can be applied by a planning authority as a planning condition, where justified by need and subject to viability. As a consequence of this the Government has elected to remove the Code for Sustainable Homes form March 2015 (see page 21 for further details).

National Planning Policy Framework (NPPF)

The **National Planning Policy Framework (NPPF)** was published on 27 March 2012 with the policies within it applicable from this date.

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must also be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

The policies in paragraphs 18 – 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. What the Government considers to be 'sustainable development' has been defined to some extent through the inclusion of the Bruntland definition of sustainable development in addition to reference to the UK Sustainable Development Strategy *Securing the Future* which sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance and using sound science responsibly. The NPPF also states that there are three dimensions to sustainable development: economic, social and environmental.

- **An economic role**: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

- **A social role**: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

An environmental role: contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Presumption in favour of sustainable development

At the heart of the NPPF is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF states that policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Within the overarching roles that the planning system ought to play, a set of 12 core land-use planning principles that should underpin plan-making and decision-taking are outlined in the NPPF. A summary of these is provided overleaf.

In addition, the NPPF outlines 13 elements considered essential for 'Achieving Sustainable Development'. Elements relevant to this Proposed Development that are particularly focused on decision-making are outlined overleaf.

Core Planning Principles

These 12 principles are that planning should:

Number	Core Planning Principle
1	Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.
2	Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
3	Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.
4	Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
5	Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising intrinsic character and beauty of the countryside and supporting thriving rural communities with
6	Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including the conversion of existing buildings, and encourage the use of renewable energy (for example, by the development of renewable energy).
7	Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other polices in this Framework.
8	Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Number	Core Planning Principle
9	Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).
10	Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
11	Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
12	Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Delivering Sustainable Development

Theme	Policy Description
Building a strong, competitive economy	▪ The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.
Ensuring the vitality of town centres	▪ Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. ▪ Local planning authorities should apply a sequential test to planning applications for main town centre us existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be to give accessible sites that are well connected to the town centre.
Promoting sustainable transport	▪ Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. ▪ The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. ▪ Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion ▪ All development that generates significant amounts of movement should be supported by a Transport Statement or Transport Assessment, and a Travel Plan. ▪ Development should be located and designed where practical to: • Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. • Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones. • Incorporate facilities for charging plug-in and other ultra-low emission vehicles

Theme	Policy Description
Delivering a wide choice of high quality homes	▪ Housing applications should be considered in the context of the presumption in favour of sustainable development. ▪ To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: • Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. • Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
Requiring good design	▪ Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. ▪ Planning policies and decisions should aim to ensure that developments: • Will function well and add to the overall quality of the area, not just for the short term but over the development. • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks. • Respond to local character and history, and reflect the identity of local surroundings and materials, while note preventing or discouraging appropriate innovation. • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. • Are visually attractive as a result of good architecture and appropriate landscaping. ▪ Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.
Promoting healthy communities	▪ The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. ▪ Planning policies and decisions should also aim to deliver the social, recreational and cultural facilities and services the community needs. ▪ Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Theme	Policy Description
Meeting the challenge of climate change, flooding and coastal change	▪ Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. ▪ Local planning authority should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk coastal change and water supply and demand considerations. ▪ To support the move to a low carbon future, local planning authorities should: • Plan for new development in locations and ways which reduce greenhouse gas emissions. • Actively support energy efficiency improvements to existing buildings. • When setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards. • In determining planning applications, local planning authorities should expect new development to take account of landform layout, building orientation, massing and landscaping to minimise energy consumption. • To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. • New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. • Local plans should apply a sequential, risk- based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. • A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems. • When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Any residual risk should be safely managed, including emergency planning, and it gives priority to the use of sustainable drainage systems.
Conserving and enhancing the natural environment	▪ The planning system should contribute to and enhance the natural and local environment by: • Protecting and enhancing valued landscapes, geological conservation interests and soils.

	• Recognising the wider benefits of ecosystem services. • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land. ▪ Plans should allocate land with the least environmental or amenity value. ▪ Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided it is not of high environmental value. ▪ To minimise impacts on biodiversity and geodiversity, planning policies should: • Plan for biodiversity at a landscape-scale across local authority boundaries. • Identify and map components of the local ecological networks, including the hierarchy of international, nation and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them an areas identified by local partnerships for habitat restoration or creation. • Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan. ▪ Opportunities to incorporate biodiversity in and around developments should be encouraged.

National Housing Standards Review

Government issued a **Ministerial Statement on 25 March 2015** setting out the conclusion of the Housing Standards Review. The statement sets out a new policy on the application of technical housing standards that applies immediately to all local planning authorities and qualifying bodies. This has a direct effect on the application of existing Code policies, and the setting of new Code policies.

Following consultation in 2014 the Government has elected to **remove the Code for Sustainable Homes** and incorporate new additional optional Building Regulations on water and access, and a new national space standard. The aim is to boost industry activity through reduced regulatory and financial burdens. The new national technical standards are expected to come into force in October 2015.

From 26 March 2015 until 30 September 2015, the Government's policy is that where there is an existing plan policy which references the Code, authorities may continue to only apply:

- a requirement for a water efficiency standard equivalent to the new national technical standard, of 110 litres per person per day, (aligned to Code Level 3), and/or,
- In the case of energy performance, set a standard equivalent to the (outgoing) Code Level 4 requirements, which state a 19% improvement above Building Regulations Approved Document L1A 2013 England.

In respect of cases such as where developments are legally contracted to apply a Code policy or where a case has been granted permission subject to condition stipulating discharge of a Code level prior to 26 March 2015, legacy arrangements will apply.

It is therefore inferred that the wider Code Level 4 requirements of the Manchester City Council Core Strategy are no longer a material consideration and cannot be stipulated as a planning condition.

Local Planning Policy

Manchester City Council's **Core Strategy** sets out the strategic approach to development for the city up 2027. The Core Strategy was adopted in July 2012 and forms part of Manchester's Local Development Framework. Although the Core Strategy takes precedent over the Development in Manchester Supplementary Planning Document adopted in April 2007, the Manchester City Council website confirms that the requirements in the Supplementary Planning Document must also be considered.

The following table summarises the policies relevant to sustainability within the Core Strategy.

Policy	**Strategic Objective**
Core Strategy Policy DM1 – Development Management	Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply): • For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: • Year 2010 – Code Level 3; • Year 2013 - Code Level 4; • Year 2016 - Code Level 6; and *In light of the conclusion to the Housing Standards Review published on 25 March 2015, it is assumed that the wider Code Level 4 requirements of the Core Strategy are no longer a material consideration; subject to further dialogue with Manchester City Council, to determine the most appropriate approach for this scheme.* • For new commercial developments to demonstrate best practice which will include the application of the BREEA Establishment Environmental Assessment Method) standards.
Core Strategy Policies EN4 – Reducing CO_2 Emissions by Enabling Low and Zero Carbon Development	All development must follow the principle of the Energy Hierarchy, being designed: • to reduce the need for energy through design features that provide passive heating, natural lighting and coding • to reduce the need for energy through energy efficient features such as improved insulation and glazing • to meet residual energy requirements through the use of low or zero carbon energy generating technologies Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

Local Planning Policy

Core Strategy policies contd…

	Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decent decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.
Core Strategy Policies EN6 – Target Framework for CO_2 reductions from low and zero carbon energy supplies	A number of different targets exist in relation to carbon reduction against Part L (2010) of the Building Regulations. • A requirement for a CHP/district heating anchor or connection or where not feasible a target of 15% betterment. This target applies to "Network Development Areas" (although these are not defined spatially and as such the policy is not considered to be enforceable); or, • 10% betterment for non-domestic buildings which have an electricity load exceeding 45kg CO_2/m^2; or 15% betterment for electricity intense domestic buildings. Compliance should be demonstrated through an Energy Statement.
Core Strategy Policy EN8 – Adaptation to Climate Change	All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: • Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability. • Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways. • The need to control overheating of buildings through passive design. • The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO_2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Local Planning Policy

Core Strategy policies contd…

Policy	Strategic Objective
Core Strategy Policy EN14- Flood Risk	Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required. The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.
Core Strategy Policy EN15 – Biodiversity & Geological Conservation	The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and or compensation. Development should wherever possible seek to maintain, enhance or restore existing geology.

Local Planning Policy

Core Strategy policies contd…

Policy	Strategic Objective
Core Strategy Policy EN16 –Air Quality	Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.
Core Strategy Policy EN17–Water Quality	Development should avoid any adverse impact on water quality, including during the construction phase, and whenever possible should seek to enhance water quality, both chemical and ecological. Development should minimise surface water run-off from development and associated roads, and maximise the use of appropriate sustainable drainage systems, to minimise groundwater contamination, and to avoid pollutants reaching watercourses. Development close to a watercourse should also ensure that waste or litter cannot enter the watercourse from the site. Development should, where feasible and appropriate, seek to open up any culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.
Core Strategy Policy EN19 – Waste	All developments should have a waste management strategy included in the Environmental Standards Statement. • Proposals need to be consistent with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal). • The waste management plan needs to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. • Encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Local Planning Policy

Manchester City Council 'Guide to Development in Manchester' SPD (2007) sets out the design principles and standards that the City Council expects new development to achieve. The advice that the Guide provides for developers applies to all development proposals, including conversations and extensions. It covers the following issues:

- Design
- Accessibility - Design for Access 2
- Environmental Standards
- Street Hierarchy
- Parking Guidelines
- Housing Density
- Promotion of a Safer Environment
- Design for Health
- Internal Design Principles

Key policies in relation to sustainability as outlined in MCC's Guide to Development SPD are illustrated in the table overleaf.

Local Planning Policy

Manchester City Council 'Guide to Development in Manchester' SPD (2007): key sustainability policies

Environmental Standards	Description
Energy Efficiency Policy 4.5	Developers should aim to reduce CO_2 emissions by at least 25% more than the requirements of the current Building Regulations.
Energy Efficiency Policy 4.6	Developers should aim for at least 20% of final site energy demand to be met by on-site renewable energy technologies. Developers should investigate energy generation opportunities before designing building envelopes or fixing their location, to optimise utilisation of wind, solar and geothermal resources.
Environmental Design Policy 4.7	For commercial buildings, developers should use the Building Research Establishment Assessment Method (BREEAM). Developments should be achieving a design and post-construction rating of "Very Good".
Water Management and Weather Resilience Policy 4.9	Sustainable urban drainage systems (SuDs) should be included, and the amount of hard surfacing minimised, for example by providing on site capture and soakaway of all rainwater on site. Developers should seek to use water efficiently through specification of water efficient devices and through the use of rainwater harvesting and grey water recycling.
Waterways Policy 4.16	Developers working in close proximity to the city's waterways should demonstrate how public access, environment and management will be enhanced. Developers should landscape to ensure that the site run-off and blown waste does not enter watercourses, even during extreme weather conditions.
Waste & Construction Management Policy 4.10, 4.13 & 4.14	All developments should have a waste management strategy included in the Environmental Standards Statement. Opportunities for reuse of existing structures should be explored, and where this is not appropriate, materials should be re-used on site materials that are environmentally friendly, of low embodied energy, locally sourced, and can be recycled or reclaimed, should be prioritised.

	Appropriate measures should be put in place to manage and control construction waste generated, the amount of water and energy used, and any potential releases to water, land and air. Use of the Considerate Constructor scheme is recommended.
Biodiversity Policy 4.15	Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments.