

Environmental Standards Statement

Erection of a terrace of three 3-storey dwellings, with associated car parking and landscaping

Land to the North of 27 Capenhurst Close, Manchester, M23 2SL

1. Introduction

This Environmental Standards Statement outlines how the proposed development will address environmental sustainability, including energy efficiency, carbon reduction, sustainable construction principles, and the incorporation of renewable energy technologies. The statement aligns with the **Manchester Core Strategy (2012–2027)**, which forms the planning framework for new development and sets requirements for environmental performance and climate resilience.

Additional consideration is given to regional climate and net-zero guidance, including the **Greater Manchester 5-Year Environment Plan**, which prioritises carbon neutrality and increased renewable energy uptake across the region.

2. Policy Context

2.1 Manchester Core Strategy

The Core Strategy establishes sustainability as a central principle of development in Manchester, supported by evidence base documents such as sustainability appraisals and infrastructure delivery plans, which guide local planning decisions.

2.2 Regional Net-Zero and Energy Submission Guidance

The **Greater Manchester Submission Guidance (2025)** sets expectations for preparing Energy and Carbon Statements as part of planning applications and outlines metrics, modelling standards, and accepted compliance routes for demonstrating reductions in operational and embodied carbon.

2.3 Greater Manchester 5-Year Environment Plan

This regional plan sets an ambition for carbon neutrality by 2038 and stresses the integration of renewable energy and nature-based solutions across new housing developments.

3. Sustainability Measures for the Proposed Development

3.1 Sustainable Design and Construction

The proposed terrace of three 3-storey dwellings will adopt fabric-first energy efficiency measures consistent with the Manchester Core Strategy's focus on reducing carbon emissions from new developments. This includes:

- Enhanced building fabric (high-performance insulation and reduced thermal bridging)
- High-efficiency glazing to reduce heat loss

- Airtightness measures exceeding minimum regulatory requirements

These measures align with Core Strategy objectives supported by its sustainability appraisal and framework documents.

3.2 Energy Efficiency and Carbon Reduction

In line with Greater Manchester's carbon reduction guidance (JP-S2 and JP-S3), the dwellings will incorporate:

- Low-energy lighting throughout
- High-efficiency heating and hot water systems
- Predictive energy modelling as recommended by regional submission guidance, ensuring the design meets future-proofed performance expectations.

The development therefore supports the city-region's aim to accelerate reductions in operational carbon from buildings.

4. Renewable Energy Provision

To support Manchester's and Greater Manchester's renewable energy ambitions, the development will integrate appropriate on-site renewable technologies. This responds to regional objectives to increase zero-carbon heat and renewable power supplies across new housing.

4.1 Solar Photovoltaics (PV)

Rooftop-mounted solar PV panels will be installed *where feasible* to offset regulated energy demand for electricity, reduce grid dependence, and contribute to long-term carbon reduction.

4.2 Air Source Heat Pumps (ASHP)

ASHP systems are proposed as the primary low-carbon heating solution, consistent with GMCA guidance identifying heat pumps as suitable technologies for meeting net-zero heating targets.

4.3 Consideration of Heat Network Zones

The development has assessed local opportunities for district heat connections. In line with regional expectations for justification of non-connection where none is available or viable, the use of ASHP is considered the most appropriate solution for this site.

5. Water Efficiency

The dwellings will incorporate:

- Low-flow taps, toilets, and showers
 - Efficient water-using appliances
 - Water-saving landscaping features
- This approach reduces pressure on water resources and complements Greater Manchester's environmental plan focus on nature-rich, resource-efficient living.

6. Sustainable Drainage and Landscaping

Landscaping will include:

- Permeable paving to reduce runoff
- Planting schemes that enhance biodiversity and support local ecological networks
This supports the regional commitment to integrating nature into urban areas, as highlighted in the 5-Year Environment Plan.

7. Transport and Access

To support reductions in transport-related carbon emissions:

- Secure cycle storage will be provided for each dwelling
- EV charging points will be installed for each on-site parking bay
This aligns with regional ambitions for a low-carbon and integrated transport system.

8. Conclusion

The proposed development at **Capenhurst Close** actively responds to the sustainability and energy requirements set out in the **Manchester Core Strategy** and **Greater Manchester's net-zero guidance**. Through fabric-first efficiency, renewable energy integration, low-carbon heating, water conservation, biodiversity enhancement, and sustainable transport measures, the scheme will deliver high-quality sustainable housing aligned with Manchester's carbon-neutral vision.