L E P

Environmental Standards Statement

78-80 Tib Street, Manchester, M4 1LG

Demolition of existing building at 78-80 Tib Street and erection of a multi-storey mixed-use development incorporating restaurant and retail uses.

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1. INTRODUCTION

1.1 In accordance with the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, adopted in April 2007, this Environmental Standards Statement (ESS) has been prepared to demonstrate the proposed development's compliance with the Local Development Plan.

1.2 The scheme proposed in this planning application is described as demolition of the existing building at 78-80 Tib Street, and the erection of a three and a half storey mixed Use Class E commercial development, incorporating both restaurant and retail uses.

1.3 The proposed scheme has been developed and designed to incorporate the environmental standards as outlined in the Guide to Development in Manchester SPD. This Statement outlines the environmental standards outlined in the SPD and demonstrates how these standards have been met as part of the development proposed.

1.4 The items considered in this Environmental Standards Statement are outlined below and evidence is provided in Section 2 of this Statement that demonstrates how the standards have been considered and implemented into the design of the proposed development.

- Energy Efficiency
- Renewable Energy
- Environmental Design
- Water Management and Weather Resilience
- Waste Management
- Construction Management
- Biodiversity
- Waterways

1.5 This Statement concludes that due consideration has been given to the environmental standards dictated by the Guide to Development in Manchester SPD, and where appropriate the standards have been met.

2. MEETING THE ENVIRONMENTAL STANDARDS

2.1 This Section considers how the environmental standards have been considered and incorporated into the design of the proposed mixed-use commercial development at the Site.

Energy Efficiency

2.2 An Energy Statement produced by Achieve Green accompanies this planning application that demonstrates the development would reduce CO2 emissions at least 25% more than the requirements of the current Building Regulations, which at present are Building Regulations: Approved Document L (2023) – 'Conservation of Fuel and Power'. The following design principles have been implemented into the design to aid in achieving energy efficient targets:

- Reduced fenestration to the south to minimize solar gains and lower the risk of overheating.
- Optimized U-values for windows, walls, and roof to improve thermal performance and meet energy efficiency targets
- Daylight optimization across all floors to enhance natural lighting and reduce operational energy consumption.

Renewable Energy

2.3 Proposed on the site and shown indicatively on the submitted plans/drawings is an Air Source Heat Pump (ASHP) Plant. Additionally Photovoltaic (PV) Panels are proposed to be sited atop the roof area. At this stage, the proposed ASHPs and PV panels are considered to provide sufficient renewable energy power to the proposal in line with the requirements of point 4.6 of the Guide to Development in Manchester SPD.

Environmental Design

2.4 A BREEAM Pre-Assessment has been carried out which accompanies this planning application that indicates the proposed development will achieve a post-construction BREEAM rating of at least 'Very Good'.

Water Management and Weather Resilience

2.5 A site-specific Flood Risk Assessment (FRA) and Drainage Strategy (DS) have been submitted alongside this planning application which concludes that:

> *Flood Risk*
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> *Based on the available information and assessment undertaken, the site is considered to be at Negligible to Low risk from fluvial, tidal, groundwater, canal and reservoir flooding. Given the presence of the "hidden" River Tib and a combined sewer within Tib Street, surface water and sewer flooding, when considered together, are considered to pose a Low to Moderate risk to the site.*
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> *The following recommendations are made:*

- *Ensure any on-site drainage is well maintained through a maintenance regime involving regular monitoring and clearing of the drainage system;*
- *Thresholds to the building should be appropriately drained to prevent surface water ingress, including the use of local falls and linear drainage where required; and*
- *Incorporate flood resistance and resilience measures, such as flood-resistant materials (flood-resistant bricks, blocks and mortars) and flood-resistant doors and windows at ground floor level, where feasible.*

Drainage Strategy

The proposed development will retain a 100% impermeable drainage area in the form of buildings and access, with a total impermeable area of approximately 110 m².
The proposed drainage strategy is based on controlled discharge of surface water to the existing combined sewer located in Tib Street. As the proposals comprise demolition and redevelopment of the site, with surface water runoff attenuated and restricted prior to discharge, the development will provide betterment over the existing drainage arrangement. Surface water runoff will be restricted to 1.0 l/s, with attenuation provided on site for events up to the 1 in 100 year plus 30% climate change allowance. Attenuation is anticipated to be provided through a combination of roof based attenuation (blue roof) and or raised SuDS features such as bioretention planters, subject to detailed design and structural considerations.
Overall, the proposed drainage scheme accords with the principles of sustainable drainage and will ensure no increase in runoff from the site over the lifetime of the development, while providing betterment over the existing drainage arrangement and managing exceedance flows in a controlled manner.

2.6 Furthermore, the proposed development seeks to use water efficiently through the specification of water efficient devices. Further details of such water efficiency measures will be specified at the developed design stage.

Waste Management

2.7 Alongside the planning application for this proposal is a completed waste management strategy proforma that outlines the site provide adequate waste storage and access to such. The waste management strategy confirms bin numbers and sizes, as well as adequate provision for the separate disposal of recyclable waste and general waste.

Construction Management

2.8 Also submitted alongside this planning application is an Outline Construction/Demolition Management Plan. This provides detail on the management of the construction period. Once a Contractor has been appointed to the scheme, a full Construction/Demolition Management Plan will be prepared, subject to Planning Condition.

Biodiversity

2.9 A Preliminary Ecological Appraisal (PEA) / Preliminary Roost Assessment (PRA) have been carried out on-site. This PEA/PRA confirmed the absence of Priority Species on site. In its existing state, the site is void of any habitats as the entire site is built or sealed surface. The site falls under the De-Minimis exemption and is therefore not required to provide 10% Biodiversity Net Gain.

Waterways

2.10 As confirmed in the FRA, the site is not within close proximity to any waterways and the proposals are therefore not anticipated to have any impact to waterways.

3. SUMMARY

3.1. As demonstrated above, the environmental standards outlined in the Guide to Development in Manchester SPD have been duly considered and incorporated within the development proposals.

3.2. The development is therefore considered to be developed in line with the relevant environmental policy advice outlined in the Local Development Plan.