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# Post Construction Environmental Standards Statement (ESS) to Discharge Condition 12 Ref: Z54352.4

## Proposed 24No. New Build Whitehouse Club Apartments

## for

## Branley Homes




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| | | | |
| **Checked by:** | [redacted] | Matthew Adams<br>BEng(Hons) | 19 December 2025 |
| | | | |
| **Approved by:** | [redacted] | Matthew Gibson<br>CEng CEnv BEng(Hons) | 19 December 2025 |

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## Executive Summary

**Planning application 131045/FO/2021** applies to the *"Erection of a three-storey building for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works."*

This Environmental Standards Statement (ESS) has been developed to confirm the technical energy and sustainability performance of the newly built 24No. Whitehouse Club Apartments to comply with the following Manchester City Council planning condition 12 as follows:

12) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement received by the City Council, as Local Planning Authority, on the 12 July 2021.

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 with a phase of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

The ESS issued to support the planning application confirmed that the building would exceed building regs Part L standards by a minimum of 10% average.

**Summary**

The Whitehouse Apartments development has embedded energy and sustainability performance into the heart of the development through a range of design measures based on the 'Be Lean, Be Clean, Be Green' design hierarchy. Measures include:

1) Enhanced building fabric U values to better Building Regulation ADL1A 2016
2) Enhanced thermal bridging detailing using insulated lintels, cavity closures and specialist junction psi values
3) Enhanced air tightness with average result of 3.12%
4) Efficient System 4 MVHR ventilation system
5) Heating provided by highly efficiency direct electric heating
6) Hot water provided by hot water heat pumps with 300+% efficiency
7) Efficient lighting strategy primarily LED type fittings

We have evaluated the as built SAP and EPC assessments.

The results of the As built SAP / EPCs and air tightness are set out below:

| Property reference | Flat No. | Postcode | Street | SAP Rating | EPC Rating | %DER<TER | Air permeability |
|---|---|---|---|---|---|---|---|
| Z54352.1 A1 | Flat 1 | M8 4AF | 5 Dapple Drive | 82 | B | 11.4 | 4.67 |
| Z54353.1 A2 | Flat 2 | M8 4AF | 5 Dapple Drive | 84 | B | 14.34 | 4.83 |
| Z54354.1 A3 | Flat 3 | M8 4AF | 5 Dapple Drive | 85 | B | 21.61 | 2.83 |
| Z54355.1 A4 | Flat 4 | M8 4AF | 5 Dapple Drive | 87 | B | 26.81 | 2.1 |
| Z54356.1 A5 | Flat 5 | M8 4AF | 5 Dapple Drive | 85 | B | 18.09 | 4.1 |
| Z54357.1 A6 | Flat 6 | M8 4AF | 5 Dapple Drive | 84 | B | 14.78 | 4.69 |
| Z54358.1 A7 | Flat 7 | M8 4AF | 5 Dapple Drive | 85 | B | 22.12 | 2.69 |
| Z54359.1 A8 | Flat 8 | M8 4AF | 5 Dapple Drive | 86 | B | 23.97 | 2.67 |
| Z54360.1 A9 | Flat 9 | M8 4AF | 5 Dapple Drive | 89 | B | 35.93 | 2.21 |
| Z54361.1 A10 | Flat 10 | M8 4AF | 5 Dapple Drive | 88 | B | 28.7 | 4.74 |
| Z54362.1 A11 | Flat 11 | M8 4AF | 5 Dapple Drive | 89 | B | 36.55 | 2.74 |
| Z54363.1 A12 | Flat 12 | M8 4AF | 5 Dapple Drive | 89 | B | 31.34 | 4.26 |
| Z54364.1 A13 | Flat 13 | M8 4AF | 5 Dapple Drive | 90 | B | 40.13 | 2.26 |
| Z54365.1 A14 | Flat 14 | M8 4AF | 5 Dapple Drive | 88 | B | 29.59 | 4.52 |
| Z54366.1 A15 | Flat 15 | M8 4AF | 5 Dapple Drive | 90 | B | 37.4 | 2.52 |
| Z54367.1 A16 | Flat 16 | M8 4AF | 5 Dapple Drive | 87 | B | 27.19 | 4.21 |
| Z54368.1 A17 | Flat 17 | M8 4AF | 5 Dapple Drive | 84 | B | 23.24 | 1.95 |
| Z54369.1 A18 | Flat 18 | M8 4AF | 5 Dapple Drive | 86 | B | 24.91 | 2.04 |
| Z54370.1 A19 | Flat 19 | M8 4AF | 5 Dapple Drive | 85 | B | 23.95 | 2.32 |
| Z54371.1 A20 | Flat 20 | M8 4AF | 5 Dapple Drive | 86 | B | 25.02 | 2.33 |
| Z54372.1 A21 | Flat 21 | M8 4AF | 5 Dapple Drive | 86 | B | 26.01 | 2.09 |
| Z54373.1 A22 | Flat 22 | M8 4AF | 5 Dapple Drive | 85 | B | 23.71 | 2.39 |
| Z54374.1 A23 | Flat 23 | M8 4AF | 5 Dapple Drive | 85 | B | 21.54 | 3.01 |
| Z54375.1 A24 | Flat 24 | M8 4AF | 5 Dapple Drive | 84 | B | 20.25 | 2.74 |
| Average Results: | | | | 86 | B | 25.36 | 3.12 |

**Headline Energy Performance:**

1. **Average EPC rating of B, SAP rating 86.**
2. **25.36% improvement in CO2 emissions on ADL1A 2013 with 2016 amendments.**
3. **Average air leakage performance of 3.12m3/m2/hr**

By focussing on enhanced passive improvements incl. fabric thermal U values and the associated detailing at the junctions using specialist thermal bridging, the dwellings have reduced their heat losses. Coupled with a low air leakage rates, good quality MVHR ventilation and an efficient heating and Hot Water heat pump systems and controls the scheme is able to offer a significant improvement on ADL1A 2013 building regulations. The as built specification is detailed in Section 1.1 below.

This report supports the planning application and confirms MCC's Energy policy is exceeded and the energy standards set out in the planning ESS have been met, or in this case exceeded.

## 1.1. Signed As Built Specification for ADL1A 2013 (SAP) Calculations

**Appendix 1B – As Built Specification**
For Dwellings under Part L1A 2016
Energy Evaluation Ref: Z54352
Whitehouse Club, Middleton
Thermal and Fabric Data

energycounsel

| Item | Brief Description | Notes | Confirm |
|---|---|---|---|
| | **The following information is required for the design submission (as per requirements of approved doc L1A).** | Please note submission is now in two stages. A) Design, B) **As installed** | |
| **1. Dwelling Type** | | | |
| 1.1 | Building Regulations Part L1A 2016 apply. | | |
| 1.2 | Post code of site is the | Whitehouse Club, Middleton<br>**Please provide plot to postal addresses for each plot.** | SEE ATTACHED |
| 1.3 | Electricity is supplied by standard tariff rather than economy 7, 10 or 24. | *Assumed Standard tariff* | YES |
| 1.4 | It is assumed that the dwellings have a Medium thermal mass parameter. | | YES |
| **2. Floor Construction Details** | | | |
| 2.1 | Ground floor is 150mm beam and block with 150mm EPS Styrene insulation, and 75mm Screed to achieve the U-Value indicated opposite. | U-Value = 0.17-0.18 W/m²K P/A dependent<br>λ of EPS = 0.038 W/mK<br>EC calcs completed<br>**Please confirm that there have been no changes to the specification.** | No CHANGES |
| **3. Wall Construction Details** | | | |
| 3.1 | External Walls are 102.5mm facing brick, 150mm clear cavity fully filled with 150mm supawall 32 or equivalent and 100mm internal block, with plasterboard on dabs internally to achieve the U-value stated opposite. | U-Value = 0.18 W/m²K<br>λ of Superwall 32 = 0.032 W/mK<br>λ of Block = 0.34 W/mK<br>**Please confirm that there have been no changes to the specification.**<br>**Please confirm exact block used and the thermal conductivity.** | No CHANGES |
| 3.2 | Party Walls between apartments are fully filled, cavity sealed solutions to achieve the U-value stated opposite. | U-Value = 0.00 W/m²K | YES |
| 3.3 | Apartment Walls between apartment and circulation spaces are to be fully filled cavity solution with 100mm cavity batt supawall 36. Circulation spaces are unheated | U-Value = 0.23 W/m²K<br>λ of Block = 0.34 W/mK<br>Shelter factor applied<br>**Please confirm that there have been no changes to the specification.** | No CHANGES |
| **4. Roof Construction Details** | | | |
| 4.1 | Flat Roofs are insulated with 170mm PIR or 300mm Mineral Wool to achieve the U-Value indicated opposite. | U-Value = 0.14 W/m²K<br>**Please confirm that there have been no changes to the specification.** | No CHANGES |
| **5. Openings** | | | |
| 5.1 | Doors to each apartment open onto unheated corridors and are to achieve the U-value stated opposite. | U-Value = 1.2 W/m²K<br>**Please provide manufacturers literature to confirm the U value of apartment doors on to cold corridors.** | SEE MASONITE ATTACHMENT DOOR STYLE R |
| 5.2 | All double-glazed windows and patio type doors/windows are uPVC with Low-e glass soft coating to achieve the U-Value stated opposite. | Uw=1.40 W/m²K frame and glazing<br>g-value= 0.63<br>**Please provide manufacturers literature of the windows to confirm the U value and g value.** | SEE ATTACHMENT FROM NOVA |
| **6. Ventilation** | | | |
| 6.1 | Design stage SAP calculation presumes an air permeability of 5m³/m²/hr at 50pa will be achieved. | All flats to be tested to 5 m³/m²/hr | ✓ |
| 6.2 | System 4 Mechanical Ventilation with heat recovery system provided to each dwelling. As per requirements of NIA | Nuaire MRXBOXAB-ECO2B (Sap Ref 500736)<br>Refer to photographic evidence dated 18-11-2025 taken by Matthew Gibson of Energy Counsel confirming a MRXBOX has been installed however the exact model couldn't be determined.<br>**Please confirm this has been installed.** | YES |
| 6.3 | No open flues or fireplaces or flue-less gas fires are present | | |
| **7. Space Heating** | | | |
| 7.1 | There is only one main heating system installed. | No secondary heating. | |
| 7.2 | Heating is provided by direct electric panel heaters | | ✓ |
| 7.3 | The heating system is controlled by programmers and appliance | **Please confirm.** ✓ SEE ATTACHED ACCUNA LINK | |

## Appendix 1B – As Built Specification

For Dwellings under Part L1A 2016
Energy Evaluation Ref: Z54352
Whitehouse Club, Middleton
Thermal and Fabric Data

| | | | |
|---|---|---|---|
| | thermostats | EKHHEU200CV37 | |
| **8. Water Heating** | | | |
| 8.1 | Hot water is provided by ASHP Hot water system | **Daikin Altherma EKHHEU200CV37 (Sap Ref 107952)** 1.92 Litre and 1.603 kWh/day heat loss **Please confirm that this exact model has been installed.** | SEE ATTACHED MANUAL |
| 8.2 | Water usage per person per day is ≤125 Litres. | **Please confirm** | SEE ATTACHED CALCS |
| **9. Renewables** | | | |
| 9.1 | There are no renewable technologies to be installed. | | |
| **10. Other** | | | |
| 10.1 | The default standard will be Accredited Construction Details (ACD) at every junction in the main fabric. The defined Y value must be calculated for each dwelling. | Plasmor Stranlite thermal bridging values have been used and are as follows:<br><br>E3 0.026<br>E4 0.03<br>E5 0.082<br>E7 -0.018<br>E16 0.049<br>E18 0.029<br>E25 0.090<br>E14 Default<br>P1 Default<br>P3 Default<br>**Please sign and return the Plasmor details.** | SEE ATTACHED SHEETS |
| 10.2 | Split lintels will be installed throughout psi value 0.01W/mK | Refer to email dated 31/10/23 from Neil Farrar of Branley Homes confirming that split lintels will be used.<br><br>**Please confirm exact lintels used**<br>**Please sign and return the ECD Lintel detail.** | SEE ATTACHED SHEET |
| 10.3 | Low energy (LE) lights are installed throughout. | Refer to photographic evidence dated 18-11-2025 taken by Matthew Gibson of Energy Counsel confirming Low energy (LE) lights are installed throughout. | |
| 10.4 | Windows on upper floors can be half opened in summer to prevent overheating. | **Please confirm.** | YES |
| 10.5 | As Built Drawings | **Please provide As Built drawings. Including Floor plans, Elevations and sections.** | SEE ATTACHED |

Signed by..... [redacted] on behalf of Branley Homes Dated..10/12/2025

### 1.2 ADL1A SAPs and EPCs

## BLOCK COMPLIANCE
## Calculation Type: New Build (As Built)

Design SAP
elmhurst energy

| | | | |
|---|---|---|---|
| Block Reference | epc | Issued on Date | 18/12/2025 |
| Block Name | | | |
| Assessor Details | Mr. Matthew Gibson, Energy Counsel Ltd, Tel: 07816995122, matthew.gibson@energycounsel.co.uk | Assessor ID | DA27-0001 |
| Client | | | |

**Block Compliance Report - DER**

| Block Reference: epc | | Block Name: | | | |
|---|---|---|---|---|---|
| Property-Assessment Reference | Multiplier | Floor Area ($m^2$) | DER ($kgCO_2/m^2$) | TER ($kgCO_2/m^2$) | % DER/TER |
| Z54352.1 A1-Z54352.1 | 1 | 61.54 | 25.30 | 28.56 | 11.40 % |
| Z54353.1 A2-Z54353.1 | 1 | 49.88 | 25.39 | 29.64 | 14.34 % |
| Z54354.1 A3-Z54354.1 | 1 | 50.09 | 23.19 | 29.58 | 21.61 % |
| Z54357.1 A6-Z54357.1 | 1 | 50.09 | 25.21 | 29.58 | 14.78 % |
| Z54358.1 A7-Z54358.1 | 1 | 50.09 | 23.04 | 29.58 | 22.12 % |
| Z54361.1 A10-Z54361.1 | 1 | 50.09 | 18.44 | 25.86 | 28.70 % |
| Z54362.1 A11-Z54362.1 | 1 | 50.09 | 16.41 | 25.86 | 36.55 % |
| Z54365.1 A14-Z54365.1 | 1 | 50.09 | 18.21 | 25.86 | 29.59 % |
| Z54366.1 A15-Z54366.1 | 1 | 50.09 | 16.19 | 25.86 | 37.40 % |
| Z54369.1 A18-Z54369.1 | 1 | 50.09 | 21.78 | 29.01 | 24.91 % |
| Z54370.1 A19-Z54370.1 | 1 | 50.09 | 22.06 | 29.01 | 23.95 % |
| Z54373.1 A22-Z54373.1 | 1 | 50.09 | 22.13 | 29.01 | 23.71 % |
| Z54374.1 A23-Z54374.1 | 1 | 50.09 | 22.76 | 29.01 | 21.54 % |
| Z54359.1 A8-Z54359.1 | 1 | 61.54 | 19.98 | 26.28 | 23.97 % |
| Z54360.1 A9-Z54360.1 | 1 | 61.54 | 15.98 | 24.94 | 35.93 % |
| Z54367.1 A16-Z54367.1 | 1 | 61.54 | 18.16 | 24.94 | 27.19 % |
| Z54368.1 A17-Z54368.1 | 1 | 61.54 | 21.55 | 28.07 | 23.24 % |
| Z54375.1 A24-Z54375.1 | 1 | 61.54 | 22.39 | 28.07 | 20.25 % |
| Z54355.1 A4-Z54355.1 | 1 | 61.69 | 18.71 | 25.56 | 26.81 % |
| Z54356.1 A5-Z54356.1 | 1 | 61.69 | 20.94 | 25.56 | 18.09 % |
| Z54363.1 A12-Z54363.1 | 1 | 61.69 | 15.23 | 22.18 | 31.34 % |
| Z54364.1 A13-Z54364.1 | 1 | 61.69 | 13.28 | 22.18 | 40.13 % |
| Z54371.1 A20-Z54371.1 | 1 | 61.69 | 18.93 | 25.25 | 25.02 % |
| Z54372.1 A21-Z54372.1 | 1 | 61.69 | 18.68 | 25.25 | 26.01 % |
| Totals: | 24 | 1340.25 | 483.94 | 644.71 | |
| Average DER = 20.05 $kgCO_2/m^2$ | | % DER/TER | PASS | | |
| Average TER = 26.73 $kgCO_2/m^2$ | | 24.99 % | | | |