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One North Parade

Manchester

Circular Economy Statement

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1.0 Executive Summary

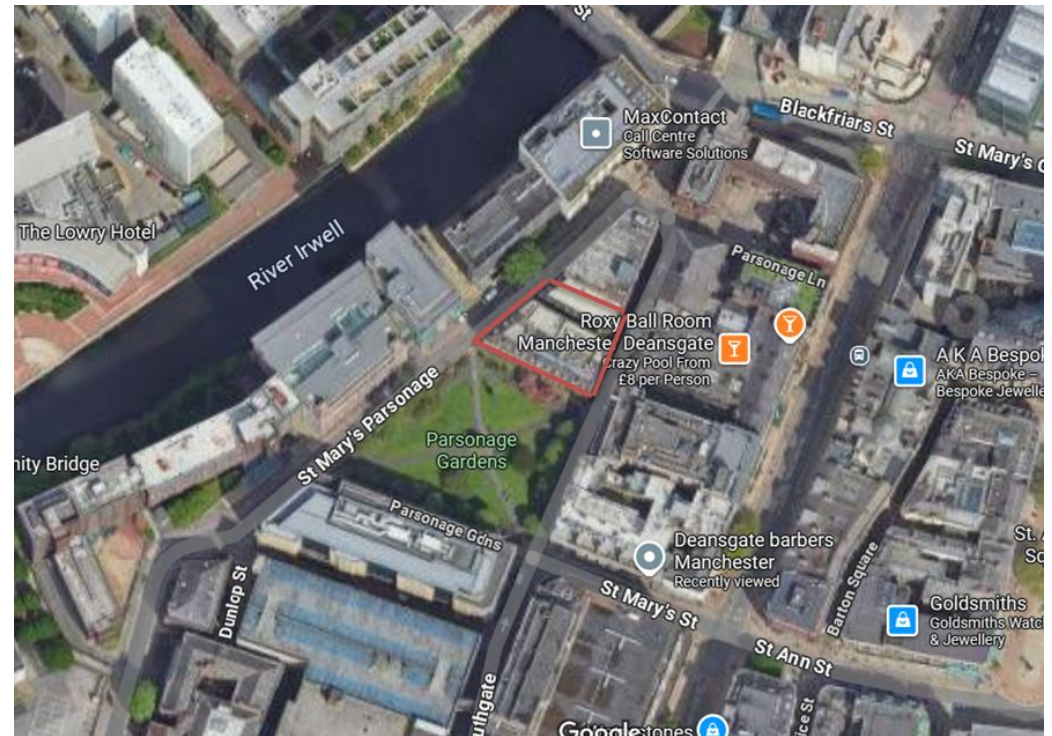
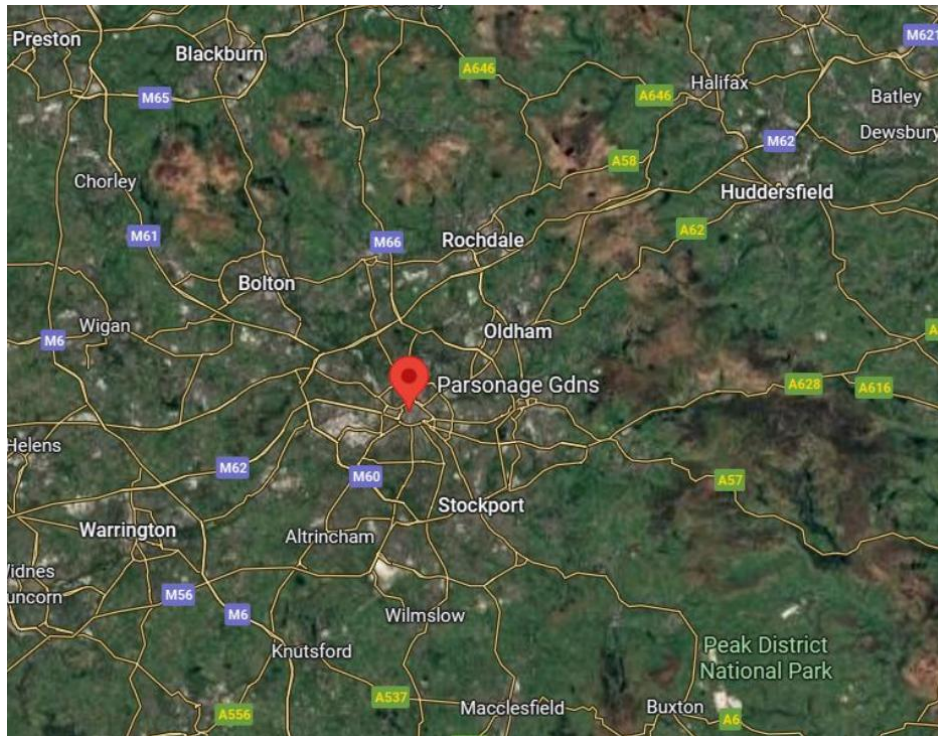
This Circular Economy Statement has been prepared in support of the Application for Full Planning Permission for the development at One North Parade, Parsonage Gardens, Manchester.

One North Parade is a proposed new office development in Manchester, situated on the north side of Parsonage Gardens. It's planned as a ground plus 13 storeys office building designed to replace existing, underutilized office blocks. A gross internal area of 11,054 square metres. The development aims to be a sustainable and carbon-efficient building, incorporating high efficiency heating and cooling systems via VRF systems and renewable technologies via roof mounted solar PV.

This Statement seeks to demonstrate how Manchester City Council's (MCC) circular economy policies within the Manchester's Core Strategy Development Plan Document (2012), Places for Everyone (2024); and the Addendum to the Manchester Core Strategy (2024), have informed the Proposed Development in embedding circular economy in the design.

The topics covered in this report include circular economy principles, material strategies and waste management.

In summary, the Development is actively targeting and achieving the waste management and support to develop the employment areas in line with the planning policy. The current proposal aims to minimise non-hazardous demolition, excavation, construction and operational waste sent to landfill. Additionally, the design proposal will consider the addition of material specifications with recycled content, with the potential of recycled aggregates, during the procurement process.



Figures 1 & 2. Site Location

2.0 Introduction

This Circular Economy Statement has been prepared to support the proposed development at One North Parade, Parsonage Gardens, Manchester. The report sets out how circular economy principles will be embedded in the design, construction, and operation of the scheme in line with Manchester's Core Strategy, the Greater Manchester Joint Waste Development Plan, and the recently adopted Places for Everyone (PfE) Joint Development Plan (2024).

The statement demonstrates the project's commitment to:

- Retaining material value through reuse, recovery, and recycling.
- Minimising construction, demolition, excavation, and operational waste.
- Designing for adaptability, flexibility, and longevity.
- Supporting low-carbon material choices and circular procurement practices.

2.1 Applicable Planning Policies

The scheme directly addresses the following policy requirements:

Manchester Core Strategy:

- EC2 – Existing Employment Space: The scheme enhances high-quality employment floorspace within the city centre.
- CC6 – City Centre High Density Development: Delivers sustainable, high-density urban development on a strategic city-centre site.
- EN4 – Reducing CO2 Emission: Incorporates low/zero carbon design measures and circular material strategies.
- EN19 – Waste: A detailed Waste Management Plan will be prepared covering construction and demolition phases.
- EN20 – Minerals: Prioritises secondary/recycled aggregates to reduce reliance on primary extraction.

Greater Manchester Joint Waste Development Plan:

- Commitments to reuse, recycling and diversion of >95% demolition and construction waste from landfill.

Places for Everyone (PfE) Joint Development Plan (2024):

- JP-S1: Sustainable Development – promotes responsible use of land and resources.
- JP-S6: Resource Efficiency – optimises material use, reduces waste and carbon intensity.
- JP-P1: Sustainable Places – contributes to a liveable, adaptable, and resilient city centre.

2.2 Existing Site Context

The site lies in Manchester City Centre, within a mixed-use urban environment. Existing buildings are in poor repair and unsuitable for retention in their entirety. A pre-demolition audit will guide reuse and recycling strategies, ensuring valuable materials (steel, brick, stone, façade elements) are retained in line with circular principles. Where possible, existing structures will be integrated into the scheme, reducing embodied carbon and avoiding unnecessary demolition.



Figure 3. Proposed Site Boundary

3.0 Circular Economy Key Objectives

The design development of this proposal, supporting Manchester's Circular Economy ambitions, prioritises minimising waste during demolition and construction, while also accounting for future waste generated by maintenance, replacements, refurbishments, and potential adaptation to new uses or office requirements. To achieve this, the design team adhered to the Greater London Authority (GLA) guidance, alongside Manchester's Circular Economy and Waste policies, both recognised methodologies that enable comparison with similar projects across the UK and ensure local relevance.

Additional alignment with Manchester's Local Plan and the city's Zero Carbon 2038 target has been embedded through the selection of low-carbon materials, prioritisation of reuse, and the creation of adaptable spaces that extend the building's lifespan.

The GLA guidance on the circular economy is based on six key principles:

- Building in layers - to allow easy disassembly of materials, enabling replacement with minimum disruption and waste.
- Design out waste - at every stage of the building life cycle.
- Design for longevity - supporting a good maintenance regime that minimises replacement.
- Design for adaptability and flexibility - supporting new uses, future practices, and adaptation to climate change without the need for a full re-development or deep retrofit.
- Design for disassembly - to support flexibility and adaptability of the spaces while enabling future material reuse.
- Using systems, elements, or materials that can be reused and recycled - supporting both the GLA and Manchester Local Plan ambitions for low-carbon, circular construction.

This Circular Economy statement outlines the Proposed Development's intentions to support Manchester City Council's transition towards a circular and regenerative economy. The scheme considers the full life cycle of the building and its components, with ambitions on adaptability, flexibility, and long-term value retention. It aims to use resources responsibly, minimise pollution, enhance structural longevity, reduce waste during construction and operation, and incorporate 'design for disassembly' (DfD) principles into its end-of-life strategy, while striving for local reuse of materials, on-site segregation of waste streams, and incorporation of secondary materials wherever practical and feasible.

A refurbishment scheme would not achieve Manchester City Council and the Site Owner's ambitions for a high-quality, energy-efficient, new office building. The newly built proposal aims to implement 'design for adaptability' and 'circular retrofit avoidance' strategies and maximise its use through flexible internal layouts and disassembly principles that reduce the need for future deep retrofits or full re-developments.

Consideration of the heritage of No. 1 and No. 5 Parsonage has been addressed via the Heritage Statement. The Proposed Development would result in the clearance of both No. 1 North Parade and No. 5 Parsonage and the loss of Back College Lane. This would result in the

loss of two positive contributors to the Conservation Area and the erection of a landmark new building. The proposed building would visually compete with the adjacent listed buildings, potentially resulting in a moderate degree of change to the experience of Arkwright House and National Buildings.

The new building would be a substantial, contemporary addition to the conservation area which will change the architectural balance of the enclosure to Parsonage Gardens. However, its design has been sensitively developed to integrate principles of contextual design, circular material sourcing, and passive environmental performance. The impact of the building is mitigated to some degree by its obvious design cues to the existing building on the Site, comprising a red brick materiality, mansard roof, and traditional solid-to-void ratio, as well as a greater degree of permeability and activation at street level. The proposal therefore contributes to Manchester's Circular Economy vision by promoting long-term value, adaptable architecture, and reduced environmental footprint over its full lifecycle.

4.0 Circular Economy Core Principles

The following section provides a circular economy approach and narrative of the design process followed for the Site for the different building layers as defined by the GLA Circular economy guidance. During the design development of the proposal the full design team has gone through a multi-disciplinary coordination supporting the circular economy principles.

4.1 Building in Layers

The design will prioritise accessibility, maintenance, and replaceability of building components. During the detailed design stage, the team will develop strategies to enable the disassembly and recoverability of materials, ensuring alignment with this principle.

The services proposal is designed to allow easy replacement of major plant systems throughout the building's lifespan. For concealed elements, removable panels on floors and walls will be prioritised to provide access to frequently serviced equipment without impacting the structure.

Modular and demountable building services equipment will be emphasised, enabling straightforward, non-destructive replacement. Self-finished materials and dry connections will also be prioritised, minimising the use of adhesives, sealants, and silicon-based solutions. This approach supports layer independence and enhances the building's adaptability and sustainability.

4.2 Design for Longevity

One North Parade has been thoughtfully designed to ensure longevity and ease of maintenance for all components, in line with the PFE's ambitions for durable developments. This is achieved through durable design strategies aimed at minimising replacements. Key measures include the incorporation of a precast façade and the use of hard-wearing materials in high-traffic areas.

The Heritage Statement identifies that the development represents a positive long-term investment and an environmentally efficient new office building that avoids foreseeable harm to its heritage setting. It concludes that the project will have no long-term negative consequences, maintaining neutral impact on its surrounding historic assets.

The proposed development should consider where feasible options to enhance the design for longevity, including but not limited to the following:

- Structural Longevity: Designing the primary frame for a lifespan exceeding 60 years, adaptable to future load and use changes.
- Maintenance and Durability Strategy: Selecting façade systems and finishes that are durable, repairable, and modular allowing components to be replaced in sections rather than full façade renewal.
- Resilient Building Envelope: Detailing for weathering, moisture control, and thermal stability to preserve performance and appearance across the building's lifespan.
- Lifecycle Planning: Implementing maintenance cycles and replacement forecasts to align with Manchester's circular economy emphasis on retaining value in materials and structures for as long as possible.

A Whole life carbon assessment has been conducted on the scheme and explores how the building is likely to perform over several decades.

4.3 Design for Adaptability or Flexibility

To address flooding risks, the SuDS drainage system is meticulously designed for sewer surcharge protection to delay discharge offsite. The proposed system aims to mitigate flooding risks by reducing the peak surface run-off rates around the Site.

The new structure has been designed to adapt to potential future changes of use, occupancy densities and climate change, in line with PfE's ambitions for an adaptable development, by thorough considerations such as changes to wind, rainfall, drought, and flooding, in the structural and civil engineering design due to climate change.

To avoid over-dimensioning and supported by the applicant's input about the unlikelihood of the area changing to different uses, higher load capacities for alternative uses were not considered, focusing instead on a lean design approach.

4.4 Design for Disassembly

In alignment with Manchester City Council's Circular Economy and Zero Carbon objectives, a Guide to Disassembly should be prepared to accompany the detailed design and construction stages of the One North Parade development. The guide should document the assembly logic, fixing methods, and material specifications of key building components to facilitate ease of repair, replacement, adaptation, and eventual deconstruction.

This document will serve as a long-term resource for building owners, facilities managers, and tenants, setting out clear procedures for maintaining the building in a way that maximises material reuse, recycling, and value retention. It will include schedules identifying reversible connections, recyclable materials, and standardised components that can be recovered with minimal damage or contamination.

By embedding this approach at the design stage, the development supports whole-life resource efficiency, reduces future waste generation, and enables flexible adaptation over its operational lifespan, ensuring that the building remains a durable, low-carbon asset consistent with the principles of Design for Disassembly (DfD) and the Manchester Local Plan Policy EN6 (Circular Economy).

4.5 Using Systems, Elements, or Materials that can be reused and recycled

Where feasible existing materials will be retained and reused. A WLCA is being developed to demonstrate the embodied carbon for the proposed scheme. This strategy aims to reduce the Site's embodied carbon in alignment with MCC's ambitions for a low-carbon development.

Material specifications with high recycled content have been considered and will be adopted subject to market availability, structural, programme and financial constraints. Optimisations under consideration include:

- Prioritise concrete with recycled aggregate
- Prioritise concrete with cement replacement
- Prioritise aluminium with recycled content, if possible, with post-consumer recycled content
- Prioritise reused steel and/or new structural steel with high recycled content
- Prioritise low carbon steel reinforcement rebar with high rates of recycled content
- Aim to procure low carbon and/or reused raised access floor, subject to availability, warranty, and fire risk
- All materials in the building should meet the highest sustainability criteria. Choices for material sourcing and procurement drive supply chain change. By requiring materials with good sustainability and ethical credentials, as well as targeting credits under BREEAM Mat03 'Responsible Sourcing', the project aims to drive supply chains towards materials which are less injurious to the environment and society.

It is recommended that a Sustainable Procurement Plan (SPP) is produced. This sets out the requirements for sustainable and ethical sourcing, considering elements such as:

- All timber to be certified under the Programme for the Endorsement of Forest Certification (PEFC) or Forest Stewardship council (FSC) unless it is reused.
- BES 6001 Very Good or Excellent for plasterboard, aggregates, concrete, cement, asphalt, blockwork, and rebar.
- ISO 14001 certification for windows.
- Prioritise natural stone sourced within the EU.

- Prioritise paints, coatings, adhesives, and sealants applied on site with low or zero Volatile Organic Compounds (VOCs).
- Absorbent materials shall be transported, stored, and protected in original packaging or sealed polyethylene sheeting until the time of installation, e.g. carpets, upholstery, furnishing, fabric, wall coverings or acoustic panels.
- Ensure wet materials, such as adhesives, wood preservatives and finishes, sealants, glazing compound, paints and joint fillers are installed and allowed to fully cure, prior to installation of adsorptive materials.
- Prefer material suppliers to provide verified Environmental Product Declarations (EPDs).

5.0 Circular Economy Commitments

5.1 Climate & Energy Strategy

- **Fabric-first approach:** High-performance insulation, airtightness, argon-filled low-emissivity glazing, and minimised cold bridging
- **Low-carbon building services:** Use of Air Source Heat Pumps (ASHPs), Mechanical Ventilation with Heat Recovery (MVHR), and efficient electrical systems
- **Energy performance:** A 14.7% improvement in emissions over Part L 2021 baseline, with an EPC “A” rating projected
- **Renewables:** Solar PV identified as feasible and likely to be adopted (other technologies dismissed due to site constraints)

This reduces dependency on finite resources and promotes renewable integration—key circular economy considerations.

5.2 Materials & Resource Efficiency

- **Materials Lifecycle Impacts:** Low-impact materials assessed through IMPACT-compliant Life Cycle Analysis (LCA)
- **Responsible Sourcing:** FSC/PEFC-certified timber, prioritisation of suppliers with Environmental Management Systems, and local sourcing where feasible
- **Designing for Robustness:** Protection of exposed elements to extend material life
- **Material Efficiency:** Early-stage RIBA reviews to avoid over-specification and minimise waste

These directly connect to resource loops, durability, and efficient use of materials, key pillars of circular economy.

5.3 Waste & Circularity

- **Construction Resource Management Plan:** Procedures to minimise construction and demolition waste, and divert non-hazardous waste from landfill
- **Operational Waste:** Dedicated recycling storage and segregation designed into the development

- **Design for Disassembly & Adaptability:** Explicit commitment to strategies that enable future repurposing, reuse, and materials recovery at end-of-life

Demonstrating designing with future reuse and adaptability in mind a key component in Circular Economy.

5.4 Health, Wellbeing, and Value

- **Natural daylighting** to reduce reliance on artificial lighting and improve occupant wellbeing.
- **Access to green & blue infrastructure** (Parsonage Gardens, River Irwell) to connect occupants with nature and improve resilience.

These link to the social value dimension of the circular economy, ensuring developments are regenerative and people focused.

5.5 BREEAM & Accreditation

- **Targeting BREEAM “Excellent”** – minimum standards across energy, materials, water, waste, and responsible construction.
- **Circularity Credits:** Life Cycle Costing and LCA integration / Construction and operational waste minimisation / Long-term adaptability and futureproofing.

This certification provides a measurable framework for circular economy compliance.

6.0 One North Parade – Materials Circular Economy Strategy

The materials circular economy strategy for One North Parade is focused on waste reduction and closely aligns with Manchester City Council's local plan ambitions. The design proposal incorporates a concrete structural frame with a precast façade, embedding durability strategies at the heart of the project to reduce waste throughout the building's lifespan. Equally, these elements are being designed with future reuse potential at project de-commissioning, ensuring value can be retained for subsequent development. The strategy follows the waste hierarchy, applied specifically to One North Parade as follows:

6.1 Prevention

- Embedding design for durability strategies across structure and façade to prolong material performance.
- Undertaking regular design reviews throughout all design stages to prevent over-dimensioning, thereby reducing unnecessary material use and associated waste.
- Prioritising off-site prefabrication of structural and façade components where possible to minimise on-site construction waste.
- Applying design for disassembly and adaptability principles to elements likely to require replacement due to wear, user demands, or improved performance over time, limiting future construction and demolition waste.

6.2 Reuse

- Integration of reclaimed or reused materials, where technically and financially feasible, to reduce demand for virgin material and cut demolition waste.
- Targeting the reuse of excavation material within the site's landscaping strategy (where feasible) to reduce export of spoil and minimise import of new materials.

6.3 Recycling

- Implementation of strict on-site segregation protocols to reduce contamination risks and maximise recycling opportunities for construction materials.

6.4 Recovery

- Residual contaminated materials not suitable for recycling but with calorific value will be directed to energy-from-waste facilities linked to district heating networks.

6.5 Disposal

- Disposal to landfill will be treated as a last resort. A pre demolition audit should be conducted to review the disposal of materials.



Figure 4. Waste Hierarchy