



# ENVIRONMENTAL STANDARDS STATEMENT

**To:** Manchester City Council  
**From:** Planning Insight  
**Date:** October 2025  
**Re:** Balholm Court, Proposed Airspace Extension

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## Sustainability Statement – Balholm Court Development

### Introduction

This Environmental Standards statement has been prepared to accompany the planning application for the proposed upward extension at Balholm Court, 640 Wilmslow Road, Manchester, M20 6AH. The proposal seeks to deliver 3no. additional units, comprising 2no. one-bedroom and 1no. two-bedroom residential units through a sustainable approach that aligns with the strategic objectives outlined in Places for Everyone and the Manchester Core Strategy.

### Policy Context

The development responds to the pressing need for housing identified in the Manchester Core Strategy. The Core Strategy establishes a strategic framework for sustainable development across Manchester, emphasising the importance of making efficient use of existing urban land and buildings whilst minimising environmental impact.

Policy H1 of the Manchester Core Strategy supports the provision of new housing development, particularly where proposals make efficient use of land and contribute to meeting identified housing needs. The proposal directly addresses this objective by adding four high-quality residential units to an existing building without consuming additional greenfield land. The Core Strategy sets a target of approximately 60,000 new dwellings between 2009 and 2027, with 90% of residential development to be on previously developed land.



## **Efficient Use of Land**

The proposed development represents a sustainable urban intensification, fully aligned with Policy SP1 (Spatial Principles) and Policy H1 (Overall Housing Provision) of the Core Strategy.

## **Sustainable Transport and Accessibility**

Balholm Court benefits from an excellent location in terms of sustainable transport connectivity. The site is well-served by public transport links, with bus routes providing regular services to Manchester city centre and surrounding districts. This accessibility reduces reliance on private car use and supports the transition to more sustainable travel patterns.

The provision of secure cycle storage for four bicycles encourages active travel and provides residents with a practical alternative to car ownership. This provision exceeds the existing site facilities and demonstrates a commitment to promoting sustainable travel choices, supporting the objectives of Places for Everyone Policy JP-C7 on transport infrastructure.

## **Energy Efficiency and Climate Change**

In accordance with Policy EN6 (Target Framework for CO<sub>2</sub> reductions from low or zero carbon energy supplies) of the Core Strategy, the development will be required to achieve a minimum CO<sub>2</sub> emissions reduction target. The Core Strategy sets clear requirements for residential developments to meet specified carbon reduction targets, with the policy establishing that applications for residential development of 10 or more units must demonstrate compliance through an energy statement.

The proposed development falls within Target 3 (Micro-generation areas) of Policy EN6, which requires a 15% increase on Part L 2010 Building Regulations standards for domestic properties. To achieve this target and ensure compliance with the Core Strategy's renewable energy requirements, a planning condition will be imposed requiring the installation of renewable energy technologies. This will be secured through the submission of detailed specifications prior to commencement of works on the third-floor extension.

Suitable renewable energy technologies for this development could include photovoltaic (PV) panels to be installed on the roof of the new extension and/or air source heat pumps to serve the proposed units. The final specification and capacity of the renewable energy systems will be determined through detailed design work and will be required to demonstrate that the development achieves at least the minimum 15% carbon reduction target over and above Part L 2010 compliance. This would be secured by a planning condition.

## **Conclusion**

The proposed development at Balholm Court represents a sustainable approach to meeting housing needs that aligns with the strategic objectives of Places for Everyone and the Manchester Local Plan. Through efficient use of urban land, high-quality design, enhanced



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facilities, and a location well-served by sustainable transport, the proposal delivers environmental, social, and economic benefits that support Manchester's transition to a more sustainable future.