# ENVIRONMENTAL STANDARDS STATEMENT



342 SLADE LANE, MANCHESTER, M19 2BX

10 April 2026

D WOODMAN
DEVELOPMENTS LIMITED
PROFESSIONAL PROPERTY DEVELOPERS

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**PART 1**
**DEVELOPER REQUIREMENTS**

The site of 342 Slade Lane, Manchester, M19 2BX was granted planning permission on 30th June 2023 by Manchester City Council under planning number 136026/FO/2023 entitled "Erection of 5no. 3 bed residential dwellinghouses, associated boundary treatment and car parking following demolition of existing garage/workshop".

The developer for this project, D Woodman Developments are now seeking to discharge planning conditions. Specifically for this instance condition 23 of the above planning decision notice issued states:-

*Before the commencement of above ground construction works, an environmental standards statement outlining how the development will incorporate sustainable development measures to follow principles to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance, shall be submitted to and approved in writing by the City Council as local planning authority. Within 3 months of the completion of the construction of the authorised development, a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.*

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

This statement is therefore prepared to formally discharge planning condition 23 in part at this stage and detail how the development has incorporated sustainable measures regarding carbon emissions and environmental efficiency which therefore satisfies compliance with Part L of the Building Regulations. A partial discharge is requested at this stage to enable above ground construction works to commence.

The developer requests the planning officer accepts that by way of verification to discharge this condition in full they will accept the as built BREL (Building Regulations England Part L) report along with EPC (Energy Performance Certificate) which is issued on completion of the dwelling. The developer is required to provide photographic evidence throughout the construction phase identifying requirements have been met and adhered to which are provided to the SAP assessor prior to issue of these documents. The BREL report will detail the following have also been incorporated within the 5 dwellings on the development.

**PART 2**
**ABOUT THE DEVELOPMENT**

The development comprises:-

- Plot 1 – Erection of a new end terraced 3 bedroom dwelling
- Plot 2 – Erection of a new mid terraced 3 bedroom dwelling
- Plot 3 – Erection of a new end terraced 3 bedroom dwelling
- Plot 4 – Erection of a new semi detached 3 bedroom dwelling
- Plot 5 – Erection of a new semi detached 3 bedroom dwelling

**SITE LAYOUT**



The total floor area for each plot is detailed below:-

| PLOT | GIA M2 | GIA SQ FT |
|---|---|---|
| 1 | 88 | 947 |
| 2 | 88 | 947 |
| 3 | 110 | 1184 |
| 4 | 105 | 1130 |
| 5 | 105 | 1130 |

**PART 3**
**BUILDING REGULATIONS REQUIREMENTS**

The developer is required to demonstrate how the development will meet Part L of the Building Regulations in England (2021 edition, amended 2023) for Conservation of Fuel and Power and for the purposes of setting standards for the energy performance of new build dwellings. This development will be classified as Part L1A given they are new build homes.

A Standard Assessment Procedure (SAP) is required to be carried out at design stage to assess key factors that the dwelling is compliant with Part L which are:-

- Target Emission Rate (TER)
- Target Primary Energy Rate (TPER)
- Target Fabric Energy Efficiency (TFEE)

The TER is a calculation of the annual predicted CO2 emissions per m2 of the dwelling.

The TPER is a measure of the dwelling energy demand for heating and hot water provision, ventilation and lighting.

The TFEE measures the energy demand for heating and cooling based on the fabric makeup of the dwelling. They are concentrated on air tightness, insulation and thermal bridges.

A fabric first approach is required for SAP calculations to provide incorporation of quality materials and ensuring dwellings are sufficiently insulated. This is a fundamental requirement for dwelling heat loss and the specification of the heating provision.

A specification is provided for the developer based on u value calculations carried out for the walls, floor and roof aspects which detail the fabric makeup required to ensure compliance. These include the quality and type of insulation introduced along with other materials such as doors and windows which make up the dwelling envelope.

The SAP calculation also incorporates a maximum required air permeability rate which the developer needs to meet to ensure air tightness. This test is required to be carried out by a competent member of an accredited scheme and a certificate issued to confirm compliance.

In order to achieve building regulations sign off the developer must demonstrate by providing a portfolio for the dwelling of photographic evidence and statements confirming they have conformed to requirements and compliance has been met.

**PART 4**
**COMPLIANCE**

## HEATING & HOT WATER

As a form of renewable energy, the developer will be installing a Vaillant aroTHERM plus heat pump system for both heating and hot water elements of the property. This is a system D Woodman Developments have installed in 13 new homes on our 2 of our previous developments.

### What is an air source heat pump?

Air source heat pumps extract thermal energy (heat) from the outside air and convert this into heating and hot water for your home. They are designed to work in cold temperatures and are suitable for a range of homes, from a small apartment* to a large detached property. The heat pump needs to be located outside the property: it's very quiet in operation, being no louder than a domestic fridge.

Air source heat pumps do require electricity to operate, and approximately 75% of the energy required is generated from the outside air, with only 25% being required from electricity. This means that 75% of the energy you use will be from a renewable source, which will reduce your emissions and $CO_2$ impact.

*Air source heat pumps need to be located outside. They must be installed on a solid base or structurally secure wall. A qualified and reputable renewables installer will be able to advise you if your home is suitable for an air source heat pump.

Accompanied with the aroTHERM plus heat pump will be the Vaillant uniSTOR cylinder for the hot water supply. This system will provide the dwellings with a low carbon heating and hot water solution. Vaillant provide a warranted design to ensure each property has the correct specification of equipment required to ensure full capacity for heating and hot water provision and demands for the dwelling are met.




### What are the advantages?

- **Higher hot water demand capability**
  High flow temperatures
- **Sustainable**
  Reduce your carbon footprint with a GWP of just three
- **Eligible for government incentives**
  Such as BUS
- **Energy efficient**
  With the highest ErP rating save money on your fuel bill*
- **Designed for a peaceful home**
  With noise levels as low as 54 dB(A)
- **App controlled**
  When installed with VR 900 or sensoNET control

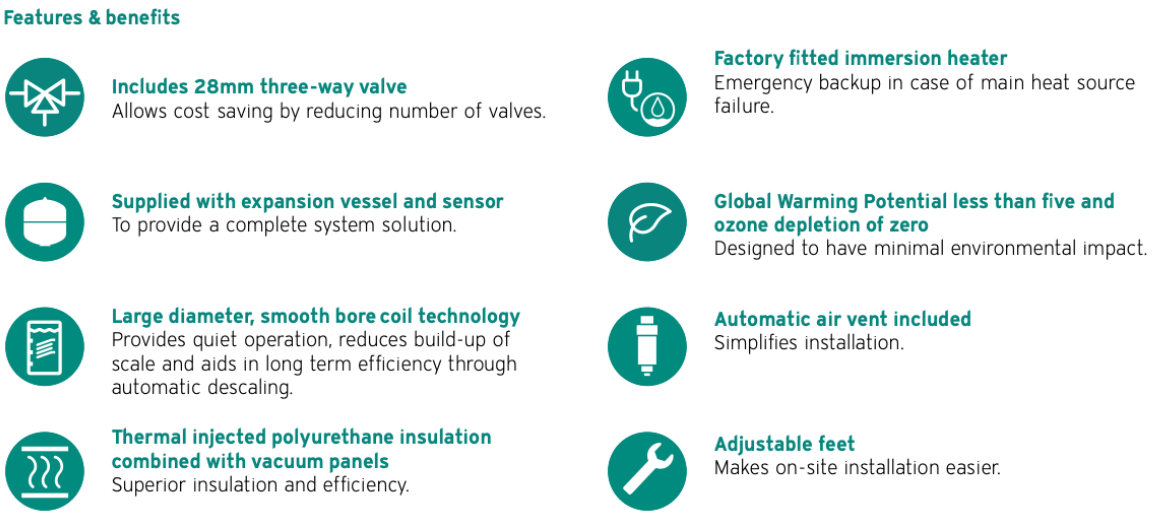
*When compared to replacing an oil system

With an energy class of A+++, The Vaillant aroTHERM air to water heat pump is a high-performance eco-friendly system designed to operate for heating flow temperatures of between 35-55 degrees Celsius. The unit uses monobloc technology with a hermetically sealed natural refrigerant R290 to deliver one of the lowest Global Warming Potential (GWP) ratings of just 3, and zero Ozone Depletion Potential (ODP). With a Seasonal Coefficiency of Performance (SCOP) of up to 5.03 the heat pump offers excellent efficiency with energy savings against fossil fuel. The aroTHERM plus has operational capabilities for temperatures as low as -25 degrees celsius.

**The benefits of the aroTHERM plus**

- With the aroTHERM plus heat pump you can reduce your carbon footprint and contribute to climate protection by already meeting future building regulations
- The aroTHERM plus system is suitable for a broad range of properties with underfloor heating and/or a radiator system. Depending on the heat demand and living space of your home, it will be suitable for retrofit projects
- Designed for a peaceful home, the aroTHERM plus system has very low sound emissions: reassuring for you and your neighbours
- With sound power as low as 54dB(A) the aroTHERM plus 3.5, 5, 7 and 12 kW outputs have been accredited with the Quiet Mark.
- ErP A+++ rated with a SCoP up to 5.03, your monthly running costs for heating and hot water can be reduced by more than 10% compared to a replaced oil heating system
- Compatible with app-based controls to allow you to control your heating on the go

The Vaillant uniSTOR hot water cylinder have superior insulation and efficiency as they contain thermally injected polyurethane insulation with vacuum panels. With a GWP of less than 5 and, as with the aroTHERM plus, an ODP of 0. Due to the excellent thermal qualities, the uniSTOR can retain unused hot water for over 24 hours given the low standing heat loss qualities of roughly 1.22kw/24 hours. The cylinder also offers excellent recovery of approximately 45 minutes from an empty to full tank.




With the factory fitted immersion heater within the uniSTOR unit, this eliminates the need for direct electric immersion. It also contains a legionella control function which periodically triggers a hot water boost above 60 degrees celsius to sterilise the water.

## VENTILATION

D Woodman Developments have been installing Mechanical Ventilation & Heat Recovery (MVHR) units in all our new build homes for the last 5 years. Due to the low air permeability at less than 3.0 m3 of air escape per hour the introduction of a ventilation system is vital for the extraction of moist air from wet rooms to avoid mould and also provides for a healthier living environment.

The developer will be installing a Mechanical Ventilation and Heat Recovery system into all 9 properties on the development. This will be in the form of a Titon HRV 1.6 Q Plus which has an energy rating of A.

A design drawing will be provided by Titon in respect of location of the inlet and extract in each room in order to maximise the efficiency of the system. It should also be noted that no trickle vents will be installed to any of the windows as this would have a counter effect on the performance of the system.

The specific fan power for mechanical ventilation systems should not exceed 1.5W/litres per second for continuous mechanical supply and extract ventilation systems. On the specific fan power on the Titon HTV 1.6 Q Plus we will be achieving between 0.49-0.53w/l/s SFP which is over a 50% improvement on the 1.5w/l/s required in accordance with the table below.

| Exhaust terminal configuration* | Fan speed setting | SFP (W/l/s) | Heat exchange efficiency (%) | SFP (W/l/s) | Heat exchange efficiency (%) |
|---|---|---|---|---|---|
| | | 2009 | | 2012/10 | |
| Kitchen + 1 additional wet room | 100% variable | 0.49 | 89% | 0.51 | 89% |
| Kitchen + 2 additional wet rooms | 100% variable | 0.49 | 89% | 0.58 | 87% |
| Kitchen + 3 additional wet rooms | 100% variable | 0.53 | 87% | 0.7 | 86% |
| Kitchen + 4 additional wet rooms | 100% variable | 0.63 | 86% | 0.9 | 84% |
| Kitchen + 5 additional wet rooms | 100% variable | 0.75 | 85% | 1.07 | 83% |
| Kitchen + 6 additional wet rooms | 100% variable | 0.87 | 84% | 1.34 | 82% |
| Kitchen + 7 additional wet rooms | 100% variable | 1.03 | 83% | - | - |

All ventilation systems which provide both supply and extract ventilation within the same unit should be fitted with the following:-

a) A heat recovery system with a minimum efficiency of 73%
b) A summer bypass facility (giving the ability to bypass the heat exchanger or to control its heat recovery performance).
c) A variable speed controller

This system complies with all the above as:-

a) the heat recovery system efficiency is achieving between 86%-89%
b) a 100% automatic summer bypass as standard
c) it has a Summer boost facility which enhances the unit's ability to cool the home during summer, often by automatically bypassing the heat exchanger to bring in cooler air.
d) all units are supplied with an Aura-T LCD 4 speed controller

With the features of the 100% automatic summer bypass as standard and Summer boost facility, The Titon 1.6 HRV Q Plus will also play a fundamental part under Part O of the Building Regulations which covers Overheating specifically for the removal of excess heat within the dwelling.

The other key features of this unit include-

- An internal humidity sensor
- Frost protection programme
- Low acoustic levels

## Acoustic Data

| Product | % of Max flow | Airflow | dB(A) @ 3m Hemispherical | | | dB(A) @ 3m Spherical |
|---|---|---|---|---|---|---|
| | | | Induct Inlet | Induct Outlet | Casing Breakout | Casing Breakout |
| HRV1.6 Q Plus | 41% | 44l/s @17Pa | 33 | 42 | 18 | 15 |
| | 65% | 71l/s @ 45Pa | 44 | 50 | 30 | 27 |
| | 100% | 98l/s @ 100Pa | 54 | 63 | 43 | 40 |

Another key feature of the Titon 1.6 HRV Q Plus is that it offers a high efficiency filtration to improve indoor air quality. The unit includes an automatic filter change alert. There are various filter grades available:-

- G3 – standard filters which also protect the heat exchanger
- G4 – 5-10% enhanced superior air filtration from the standard G3 filters
- Anti allergy – offers advanced protection against pollen and allergy causing pollutants