

This City

Postal Street, Manchester

Sustainability Statement

16th December 2025

Ref: 4062-HAN-ZZ-XX-RP-ME-00003

Revision P06

Document Control

Document Authority

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Date	31 / 01 / 2025
Checked by	Tim Bell / Ian Joyce
Date	31 / 01 / 2025
Approved by	Philippa Spivey
Date	31 / 01 / 2025

Document History

Issue	Issue Date	Status
Issue P01	31 / 01 / 2025	Draft Issue
Issue P02	14 / 03 / 2025	Draft Issue
Issue P03	20 / 03 / 2025	Draft Issue
Issue P04	27 / 03 / 2025	Final Issue
Issue P05	31 / 10 / 2025	Draft Issue – planning update
Issue P06	16 / 12 / 2025	Final Issue

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1.0 Introduction

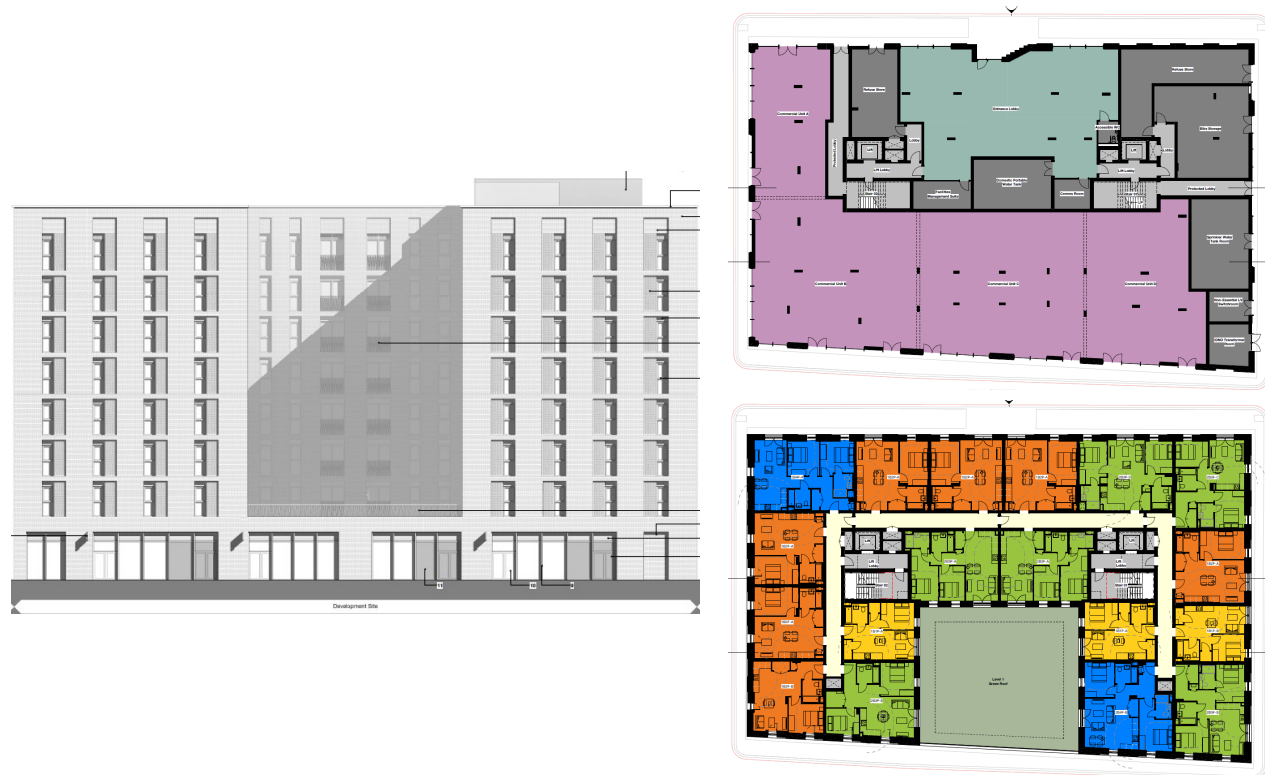
This Sustainability Statement has been prepared in support of the planning application for the Postal Street, Manchester development located on Postal Street within the Northern Quarter of Manchester City Centre.

This Sustainability Statement will demonstrate how the proposed development will contribute towards sustainable development in Manchester and apply the sustainable design principles to maximise the environmental, social and economic benefits of the project and minimise any adverse impacts from its construction. This statement will present the sustainability strategy for achieving compliance with local environmental and sustainability policy requirements, considering the environmental, social and economic aspects of sustainability.

1.1 Project Description

The City Council Development comprises the erection of a residential apartment building (Use Class C3a), of 8 storeys; together with ground floor commercial units (Use Class E), cycle parking provision, and other associated works.

The site of Postal Street is situated within the Northern Quarter, an inner-city neighbourhood located within Manchester City Centre, sitting within the Piccadilly Ward. The site is bounded by Postal Street to the east, Newton Street to the north, Faraday Street to the west and Dean Street to the south.



Proposed Dean Street Elevation

Proposed Ground Floor and Typical Upper Floor Plan

1.2 Sustainable Development

Sustainable development is defined by the Manchester Core Strategy as development that meets the needs of the present generation without harming the ability of future generations to meet their needs; to do this, such development limits damage to the environment, and keeps the consumption of natural resources to levels manageable in the long term.

A key driver of sustainable development is the UK's commitment to achieving the UN Sustainable Development Goals (SDGs) which are a series of 17 goals and 169 targets adopted by all United Nations Member States in 2015 based on the 2030 Agenda for Sustainable Development. The SDGs seek to support global efforts to improve health and education, reduce inequality and encourage economic growth, all while tackling climate change and protecting vital ecosystems.



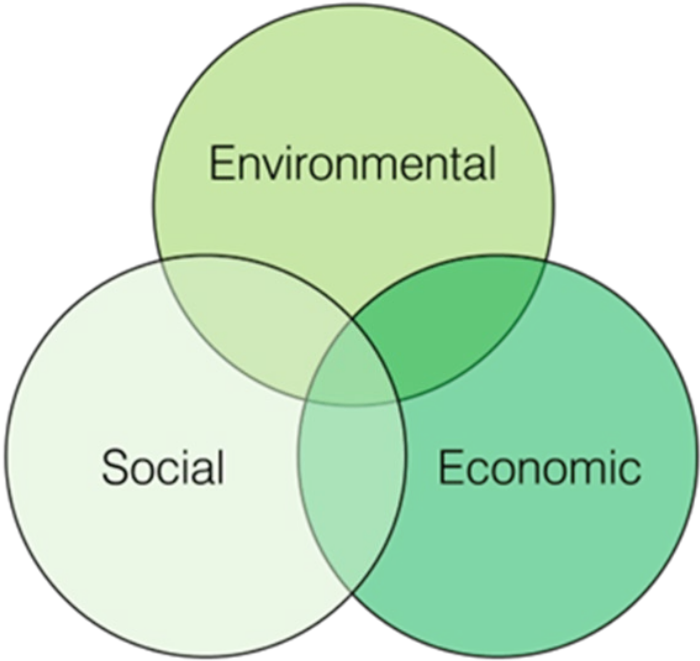
UN Sustainable Development Goals

1.3 Planning Policy

In line with the UK's commitment to implement the SDGs, the National Planning Policy Framework (NPPF) (December 2024 revision) states that it is the purpose of the planning system to contribute to the achievement of sustainable development; stating there are three overarching objectives for achieving sustainable developments that are independent but need to be pursued in mutually supportive ways:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives reflect the widely adopted concept of the three pillars of sustainability: environmental, social and economic.



The following statutory requirements, separated by their national, regional and local relevance, have been identified as key policy drivers and considered during the development of this statement. Further details regarding the specific policies relevant to energy and sustainability are provided in Appendix 1.

Policy Reference	
National	National Planning Policy Framework (December 2024)
Regional	Greater Manchester Combined Authority Places for Everyone Joint Development Plan (adopted March 2024)
Local	Manchester Core Strategy 2012-2027 (adopted July 2012)

A principal factor of the local sustainability policy requirements that apply to the proposed development is the Greater Manchester ambition to become a carbon neutral city-region by 2038, following the declaration of a Climate Emergency by Manchester City Council (MCC) and the Greater Manchester Combined Authority (GMCA) in July 2019. The primary elements of achieving this target are to support sustainable development and to set out a pathway for new development to be net zero carbon by 2028 at the latest. Policies within the Places for Everyone Joint Development Plan (PfE) and the Manchester Core Strategy support the delivery of a carbon neutral Manchester by encouraging a range of measures that contribute to reducing greenhouse gas emissions from new development in the area. Other ambitions of the PfE are to deliver sustainable and inclusive growth through the provision of significant new employment and housing opportunities, and infrastructure to meet rising housing needs and support economic growth.

Policy JP-S1 Sustainable Development of the PfE states:

“To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

In preparing plans, authorities should make as much use as possible of suitable previously developed (brownfield) land and vacant buildings to meet development needs.

In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.”

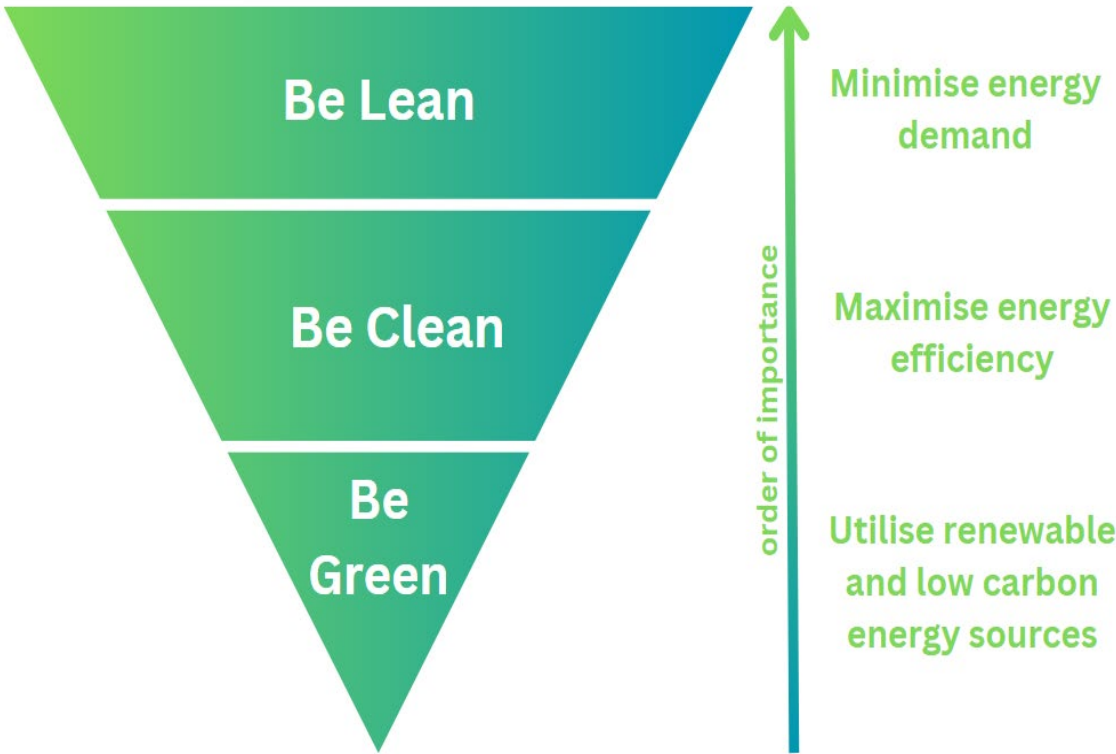
The following sections of this Sustainability Statement will demonstrate how the proposed development will contribute to sustainable development in Manchester and has been designed to maximise the economic, social and environmental benefits from its construction in accordance with local planning requirements.

2.0 Environmental Sustainability

The design of Postal Street seeks to minimise its contribution to climate change and maximise reductions in carbon emissions by applying low carbon design principles and considering low and zero carbon technologies following the energy hierarchy. For the purposes of this statement, the industry-recognised energy hierarchy has been applied using the following approach to reduce operational energy and greenhouse gas emissions:

- 1. Be lean: use less energy and manage demand during operation.
- 2. Be clean: supply energy efficiently to reduce demand and minimise waste.
- 3. Be green: maximise opportunities for utilising renewable energy by producing, storing and using renewable energy on-site.

The following sections summarise the low carbon design principles that have been considered in the design of Postal Street and to what extent at the early design stage, these have been implemented in accordance with the energy hierarchy. The findings within the statement are subject to review at the next stage of design.



2.1 Passive Design

Passive design considers the natural movement of heat, air and light to make building layout, fabric and form decisions that can reduce or remove the mechanical cooling, heating, ventilation and lighting demand for the building. The integration of passive design measures into the design of Postal Street therefore demonstrates how the first tier of the energy hierarchy has been implemented by reducing overall building energy consumption (be lean).

The following passive design measures have been considered and deemed viable for integration into the design:

- Optimised building orientation to maximise the benefits of passive energy from the sun and natural ventilation.
- Enhanced U-values to improve fabric efficiency and exceed Part L requirements.

- Increased air tightness.
- Optimised daylighting to maximise the use of natural light through the provision of glazing.

Postal Street has been designed using a fabric first approach to improve the performance of the building envelope and ensure that the proposed development will comply with, and exceed the standards set by the current Part L 2021. The proposed fabric specification is shown below.

LIMITING U-VALUES IN NEW DWELLINGS (W/m2K)			
	Minimum Part L (2021 Edition)	Notional Part L (2021 Edition)	Postal Street
Roof	0.16	0.11	0.11
Wall	0.26	0.18	0.15
Floor	0.18	0.13	0.12
Windows	1.6	1.2	0.8

2.2 High Efficiency Systems

The integration of high-efficiency systems within Postal Street has been considered to further reduce energy consumption and minimise wasted resources, therefore demonstrating how tier two of the energy hierarchy has been applied (be clean). Both water and energy efficient systems have been considered and implemented where practicable, to maximise overall resource efficiency in line with the scope of this statement.

The following high-efficiency systems have been considered and deemed viable for incorporation into the design:

- Energy efficient LED lighting.
- Improved and automatic lighting controls such as passive infrared (PIR) controls.
- Mechanical ventilation incorporating heat recovery.
- Low consumption sanitary fittings including low-flow showers and faucet aerators to conserve water.

The Postal Street design has sought to maximise efficiency in terms of both its energy and water use to minimise operational carbon and reduce its contribution to the increased pressure on the UK's electricity grid and water resources as a result of growing demand and climate change.

Water efficient systems and sanitary fittings will be implemented to manage water demand such as low-flow showers and faucet aerators which can provide significant water savings by reducing demand, and associated operational costs, whilst maintaining a hygienic and high-quality experience for occupants.

Energy efficient lighting will be used throughout the landlord and tenanted areas to reduce wasted energy consumption, providing operational cost savings, and increase energy efficiency.

2.3 Low and Zero Carbon Technologies

In line with Policies JP-S2, EN4 and EN6, the following low and zero carbon technologies have been considered for use within Postal Street. The following table assesses the viability of each technology and demonstrates how opportunities to utilise renewable and low carbon energy sources have been maximised, consistent with tier three of the energy hierarchy (be green).

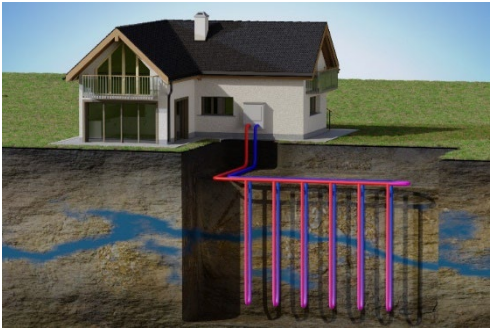
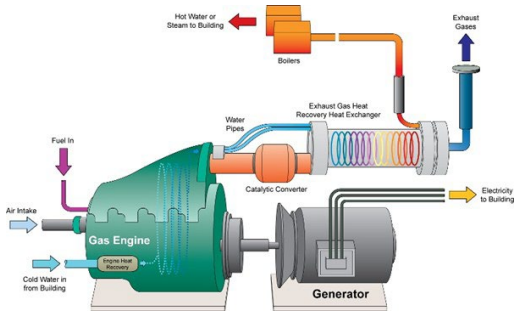
Of the technologies considered; the most suitable for incorporation into the proposed development are photovoltaics and air source heat pumps which shall be integrated into the design where appropriate. Implementation and to what extent will be confirmed during design development.

The feasibility of connecting to a district heat network has been assessed in full in the Energy & Carbon Statement prepared by Hannan Associates, in line with the requirements of Policy JP-S3 of the PfE and Policy EN6 of the Manchester Core Strategy. It is concluded that connecting to a district heat network is not a viable option for the proposed development due to the constraint that there are currently no projects locally that are powered by renewable sources for which a connection is considered beneficial. There are also more cost-effective low carbon technologies that can reduce operational carbon emissions over the option of a communal heat network, due to Postal Street's all electric design.

The other renewable energy technologies investigated are not considered to be viable options due to the development's location, space limitations, fiscal restraints, and pollutant emissions as demonstrated in the table below.

Low and Zero Carbon Technology Viability Assessment.

Low and Zero Carbon Technology	Description	Discussion	Viability
District Heat Network 	District heat networks use heat energy generated from a centralised energy centre and redistributes it to buildings via a network of pipes, removing the need for individual boilers or heaters in each of the connected buildings. Typical centralised heat energy sources include power stations, energy from waste plant, geothermal, or CHP. Renewable sources such as heat pumps, solar thermal and solar PV are now also commonplace in 4th & 5th generation District Heating Systems.	A review of the Heat Networks Planning Database published by DESNZ in October 2025 shows that there are no existing or planned heat/energy networks within 500m of the proposed development that would provide a viable connection point. In addition, as there are currently no district heat networks that are operational, awaiting construction, or pending planning permission within 500m of the site, it is considered that designing to enable a future connection would not be necessary as a future connection is not guaranteed. Full consideration of the viability of a low carbon heat network has been carried out within the Low Carbon Heat Appraisal appended to the Energy & Carbon Statement prepared to support this planning application.	Non-Viable
Wind 	Wind turbines harness the kinetic energy of the wind and convert it into electricity. The rotation of propeller-like blades around a rotor rotates the drive shaft, which then turns the generator, producing renewable electricity. In general, wind turbines should be located in areas where the mean annual wind speed is greater than 4.5 m/s to consistently meet the cut-in speed of a small-scale wind turbine. Other factors that affect wind turbine feasibility include site suitability, regulatory requirements and stakeholder engagement.	Whilst the electricity generated by wind turbines could be utilised within the building to reduce the consumption of grid electricity, the estimated wind speeds do not meet the minimum annual wind speed required to consistently reach the cut-in speed for anything larger than small-scale turbines. The output of a small-scale turbine would not significantly contribute to the energy demand of the building. Wind Speeds estimates from NOABL data - At 10m above ground level 4.5 m/s - At 25m above ground level 5.3 m/s - At 45m above ground level 5.9 m/s Wind speed data for Postal Street, Manchester (53.48250511, -2.23161249) (Source: NOABL wind map) In addition, due to the urban location of the proposed development, it is considered that the impacts associated with wind turbines including noise, shadow flicker, vibrations, topple distance, air traffic safety, and visual dominance would be unacceptable therefore it is considered non-viable.	Non-Viable
Air Source Heat Pumps 	Air source heat pumps extract thermal energy from the air and upgrade it to a higher, more useful temperature that can be used in heat pump boilers, underfloor heating or fan coil systems. The air source heat pump system consists of a compressor and a carefully matched evaporator coil and heat exchanger. The heat transfer medium within heat pumps is a refrigerant which circulates within the system. Typical refrigerants used include R410a, R32, R407C, which have a boiling point as low as minus 40°C and evaporate into gas when absorbing heat from the outside air. This gas is then compressed, increasing its thermal energy, and raising its temperature to around 75°C. This is then used to heat internal spaces and/or generate lower-temperature hot water.	An ASHP system can provide hot water, heating and comfort cooling with a high efficiency and low capital cost and does not rely on the use of fossil fuels, minimising air pollution. As a result, installing air source heat pumps to provide hot water is deemed viable and will be considered for some areas of the proposed development.	Viable

Ground Source Heat Pump 	Ground source heat pumps (GSHPs) can provide space heating and hot water by utilising a low-grade heat resource (10 to 25°C) and extracting geothermal energy that is stored in shallow subsurface depths of up to 500m. Heat can be extracted from soil, rocks, aquifers and flooded mines. This is achieved by circulating water mixed with antifreeze through a collector pipework system. The temperature of the earth at one meter below ground level remains stable throughout the year, at approximately 9 - 12°C, depending on geographical location and soil type. This means that there is a consistent source of heat during cold periods that is at a higher temperature than the outside air and therefore requires less electricity to upgrade it to useful heat when compared to ASHP. For this reason, GSHPs are considered to be more efficient than ASHPs.	Comparative to ASHPs; there are significantly higher capital costs associated with GSHPs due to the extensive groundwork required to lay the underground pipes. Due to its central location in an urban area, the site of the proposed development is also restricted in terms of available space that can be used to locate the vertical boreholes or horizontal arrays. For these reasons, an ASHP is deemed preferable over a GSHP and therefore a GSHP is not considered further.	Non-Viable
Biomass 	Biomass is also known as biofuel or bioenergy; it is obtained from organic matter, either directly from plants or indirectly from industrial, commercial, domestic, or agricultural products such as logs, wood chips, pellets, etc. The use of biomass is generally classed as a 'carbon-neutral' process because the carbon dioxide released during the generation of electricity is balanced by that absorbed by plants during their growth. However, this is only true when the fuels are procured responsibly and there are additional concerns over emissions of particulates and nitrogen oxides which are detrimental to human health.	Biomass boilers could be utilised to heat the building, however, although biomass can be deemed carbon neutral, there are other emissions associated with burning biomass such as particulate matter which contribute significantly to air pollution and are detrimental to human health. The negative impacts of these pollutants are greatest in areas where atmospheric pollutant concentrations are already high due to emissions from other sources, for example in large cities or in areas close to major roads. Due to the urban location of the proposed development, it is considered that a biomass boiler would have a negative impact on local air quality, contradicting the aims of Policy JP-S1 of the PfE and limiting the carbon emissions reductions possible. As such, an ASHP is deemed preferable over biomass heating and biomass heating is not considered further.	Non-Viable
Combined Heat and Power 	A CHP uses a gas or oil-fired engine to drive a generator which produces electricity. Heat from the engine block, oil cooler and exhaust are absorbed into a coolant which is then used as a heat source within the building, thereby simultaneously generating heat and electricity from one source of combustion. CHP or 'cogeneration' is not considered a "sustainable energy", but it is a highly energy efficient system, operating at over 80% efficiency, that makes use of waste heat from the production of electricity. The use of a CHP can reduce carbon emissions by up to 30% when compared to the separate means of conventional heat and electricity generation via a boiler and power station.	A CHP system in the proposed development would require the combustion of fossil fuels, which would contribute to local air pollution and be a barrier to achieving net zero regulated operational carbon emissions as per Policy JP-S2 Carbon and Energy. As such, and in accordance with the energy hierarchy, an ASHP is more effective at minimising carbon emissions over a CHP system which is therefore not considered further.	Non-Viable

Solar Photovoltaics 	Photovoltaics (PV) convert solar energy into electricity, which can then be used to power ordinary electrical equipment such as household appliances, computers, and lighting. PVs output in DC therefore an inverter is needed to deliver power to the building or export it to the grid which requires AC. PV systems can be incorporated in various ways: on sloped roofs, on flat roofs, in facades, atria, and shading devices. Modules can be mounted using frames or incorporated into the building fabric; for example, PV roof tiles are available, which can be fitted in place of standard tiles.	Solar PV can be easily integrated and used alongside other LZC technologies. A PV installation would require the installation of fixed building services to make the best use of this technology. On-site generation of renewable electricity contributes to reducing operational carbon emissions in accordance with Policy JP-S2 of the PfE, and Policies EN4 and EN6 of the Manchester Core Strategy. One challenge for the integration of PV is that a significant amount of the roof area may be required to house building services plant and other equipment; therefore, there may be substantially less available roof space on which solar panels could be installed. In accordance with Policy JP-S2, the opportunities for on-site electricity generation from solar technologies can still be prioritised and maximised by installing panels on the remaining roof area. As a result, PV is seen as being viable.	Viable
Battery Storage 	Battery storage systems enable surplus electricity generated on-site from a PV (or wind) system to be stored and released back into the system when it is needed – this is often referred to as ‘peak shaving’ and reduces the reliance on grid electricity.	Although solar PV is being considered further, battery storage may not be a viable option as the amount of electricity generated by the PV is likely not sufficient to meet the peak load demand of the building. Therefore, there is not likely to be any surplus electricity during peak generation, reducing the practicality of a battery system. Other considerations include the wiring of the PV system, as there may be surplus electricity if it only serves the landlord's areas. At periods where there may be surplus electricity, this can instead be exported back to the grid and contribute to larger low carbon energy schemes in accordance with Policy EN4 of the Manchester Core Strategy, enabling other buildings to use zero carbon electricity.	Non-Viable
Solar Thermal Water Heating 	Solar thermal utilises radiant heat from the sun to provide domestic hot water. It works by using thermal energy to heat an energy-absorbing media comprised of water or a water/glycol mixture, that is pumped through a solar absorbing panel usually located on the roof. The heated media is then pumped through a heat exchanger, typically to heat hot water within a storage cylinder.	The hot water generated by solar collectors could be utilised for domestic usage within the development. However, due to the predicted high demand for hot water from the proposed development, and limited available roof space for panels, it is considered that solar thermal would not be a viable option to supply sufficient volumes of hot water alone and that solar PV would be a more effective way to reduce operational carbon emissions. Solar PV also has longer lifespans and more versatility in the uses of the electricity generated and is therefore deemed preferable, with solar thermal not being considered further.	Non-Viable

2.4 SAP Results

Postal Street has been designed to comply with the limits/targets set for a building's energy demand and carbon emissions in accordance with the 2021 Part L Building Regulations, exceeding them where practicable. The low carbon design principles have been applied to maximise energy efficiency and minimise carbon emissions in line with the requirements of Policy JP-S2 of the PfE and Policy EN6 of the Manchester Core Strategy. Compliance with the limits and the targets set out in the listed policies is demonstrated below as determined by early, pre-planning stage SAP calculations.

POSTAL STREET SAP RESULTS PART L 2021*		
TER (kgCO ₂ /m ²)	DER (kgCO ₂ /m ²)	% Improvement
12.53	3.36	73.20
TFEE (kWh/m ² /yr)	DFEE (kWh/m ² /yr)	% Improvement
20.66	14.23	31.21
TPER (kWh/m ² /yr)	DPER (kWh/m ² /yr)	% Improvement
68.02	37.91	44.27

*Preliminary SAP results based on the design information available at the time.

Postal Street achieves significant carbon savings compared to the notional building and far exceeds the minimum standards for carbon emissions and primary energy consumption set by the 2021 Part L by 73.20% and 44.27%, respectively.

The space heating demand, hot water energy demand and renewable energy generation targets within Policy JP-S2 have been considered and achieved, as shown in the table below.

POLICY JP-S2 ENERGY DEMAND REDUCTION TARGETS			
	Space Heating Demand	Hot Water Energy Demand	Renewable Energy Generation
Target (2025-onwards)	15 kWh/m2	20% energy demand reduction in the total heat required for water heating	Photovoltaic installation: 40% of available roof area
Postal Street (average)	<15 kWh/m2*	>20%	40% of available roof area**

*As calculated in SAP, this value represents the block area weighted average for the space heating requirement found in box 99.

**Full extent of PV array is subject to structural and cost considerations.

This has been achieved by applying the principles of the energy hierarchy in accordance with Policy JP-S2 of the PfE and opting for an all-electric energy strategy to avoid the use of fossil fuels.

Whilst significant carbon savings have been demonstrated, it is understood that achieving truly net zero operational carbon emissions in line with Policy JP-S2 would not be practicable or financially viable without significant offsetting. This is because there are currently numerous barriers to achieving net zero operational carbon, such as the carbon intensity of UK grid electricity and the challenges associated with managing and reducing unregulated energy use.

As the UK grid continues to decarbonise towards the government's 'Clean Power by 2030' target – five years from now, the operational carbon emissions from Postal Street will continue to decrease towards net zero based on its all-electric energy strategy. It is considered that the inclusion of photovoltaics and air source heat pumps into the design of Postal Street, along with exploring opportunities to purchase electricity from a renewable energy supplier, will contribute towards mitigating residual operational carbon emissions in the interim.

2.5 Embodied Carbon

Further to reducing operational carbon emissions as far as practicably feasible, the design of Postal Street seeks to consider and reduce the embodied carbon associated with its construction and building materials through efficient design and low carbon material selection. This will reduce the building's whole life carbon impacts which account for both operational and embodied carbon in accordance with Policy JP-S2.

A whole life carbon (WLC) assessment has been carried out by AtkinsRéalis using early-stage design information and materials quantities to estimate the life cycle embodied carbon associated with the developments' 'upfront', 'in-use' and 'end-of-life' emissions. These consider separately the building's construction and production of materials; in-use maintenance, repair or replacement of materials; and the eventual deconstruction and disposal of building materials.

The predicted upfront embodied carbon calculated for the development is 711.5kg/CO₂/m². The upfront embodied carbon value for the development shows that the design of Postal Street is working towards the GMCA target for major developments, with a 19% difference.

	GMCA Target	Postal Street
Upfront Embodied Carbon (kgCO ₂ e/m ²)	≤600	711.5

This has been achieved through consideration of efficient design strategies and low carbon materials selections from an early design stage, as described in the Energy & Carbon Statement.

3.0 Economic Sustainability

Postal Street has been designed to include flexible ground floor commercial space which will create city centre retail spaces that can be occupied by businesses including those that are local and independent. It is expected that this will create business opportunities; provide an additional stream of income for the building landlord; and encourage economic growth.



Proposed Ground Floor Plan Incl. Flexible Commercial Space

The predicted high energy performance of Postal Street is anticipated to lead to a significant reduction in operational running costs for the building Landlord and occupants. This will protect building occupants from fluctuating energy prices and the financial impact of the volatile energy markets, as energy bills continue to be a significant expense for businesses and renters.

A Local Labour Agreement: Statement of Intent has been prepared by This City and submitted as part of this planning application. The Local Labour Agreement confirms This City's commitment to maximise local labour benefits during the construction and end-use/operational phases of the Postal Street development. This will be achieved through exploring opportunities to work with MCC's Work and Skills team to include local promotion of vacancies, using local recruitment services, sourcing local suppliers and contractors and introductions to local schools and community organisations. It is expected that job opportunities will be created during the construction of the building and during the building's operation as management services will be required, demonstrating how Postal Street will contribute towards economic growth.

As such, it is considered that the design of Postal Street has sought to maximise the economic benefits it can provide in line with the economic objective of sustainable development and Policy JP-S1.

4.0 Social Sustainability

Postal Street aims to contribute towards meeting the demand for housing in Manchester by providing 126 high-quality, low-carbon apartments with a minimum of 20% designated for Manchester Living Rent. The Manchester Living Rent was introduced by MCC in 2022 and aims to increase the provision of truly affordable rental properties in Manchester, with rent prices capped at or below the Local Housing Allowance, to ensure that new housing in the city is affordable to as many people as possible.

Provision of affordable housing can offer a number of social benefits, including but not limited to:

- Economic relief to low and moderate-income families;
- Promoting social integration by providing housing options for individuals from different socioeconomic backgrounds; and
- Reduced housing insecurity and provision of a stable living environment for families.

Shared amenity spaces for building occupants, including a reception, resident's lounge and lobby have been incorporated into the design of Postal Street to encourage social living and community benefits. Shared spaces can promote a sense of community and belonging to building residents and benefit residents' health and well-being.

As demonstrated, the design of Postal Street seeks to contribute towards the social objective of sustainable development in accordance with Policy JP-S1 through the provision of affordable housing on a vacant brownfield site and the creation of shared social spaces.

5.0 Conclusion

This Sustainability Statement demonstrates how the sustainable design principles have been considered and implemented within the design of Postal Street to maximise the environmental, social and economic benefits of the project and contribute towards sustainable development in Manchester.

5.1 Environmental Benefits

The design of Postal Street seeks to provide environmental benefits by minimising its contribution to climate change and maximising reductions in carbon emissions. This has been achieved by applying the principles of the energy hierarchy in accordance with Policy JP-S2 of the PfE and considering the following low carbon design principles:

Passive Design Measures

- Exploration of building orientation on performance
- Enhanced building fabric
- Reduced air permeability
- Maximise daylighting

High Efficiency Systems

- Energy efficient lighting
- Mechanical ventilation incorporating heat recovery
- Low consumption sanitary fittings

Low and Zero Carbon Technologies

- District Heat Network
- Wind
- Hydropower
- Air Source Heat Pumps
- Ground Source Heat Pumps
- Biomass Heating
- Combined Heat and Power
- Photovoltaics and Battery Storage
- Solar Thermal Water Heating

Of the low carbon technologies considered; the most suitable for incorporation into the proposed development are photovoltaics, air source heat pumps. These shall be integrated into the design of the proposed development where appropriate. Implementation and to what extent will be confirmed during design development.

A fabric first approach to improving the performance of the building envelope has been applied using the 2021 'notional building' as the target for the construction of the development to ensure that the development is consistent with the 2021 Part L Building Regulations, exceeding them where possible and achieving the energy demand reduction targets of Policy JP-S2.

5.2 Economic Benefits

Postal Street has been designed to provide economic benefits that will support economic growth in the area. The inclusion of flexible ground floor commercial space is expected to create business opportunities and high-value city centre retail spaces. The high level of energy performance of Postal Street is anticipated to lead to a significant reduction in operational running costs for building landlords and occupants, protecting them from the financial impacts of fluctuating energy prices.

A Local Labour Agreement signed by This City confirms that opportunities to provide employment to local people during the construction and operation of Postal Street will be explored in collaboration with Manchester City Council's Work and Skills team.

5.3 Social Benefits

Postal Street aims to provide social benefits by contributing towards meeting the demand for housing in Manchester by providing 126 high-quality, low-carbon apartments with a minimum of 20% designated for Manchester Living Rent. The provision of affordable housing can provide economic relief to low and moderate-income households whilst encouraging social integration by providing housing opportunities for individuals from diverse socio-economic backgrounds.

Shared amenity spaces including a shared resident's lounge and lobby can promote a sense of community to building residents by providing spaces to socialise, also improving resident's health and wellbeing.

As demonstrated at the early pre-planning stage, the design of Postal Street has sought to maximise the environmental, economic and social benefits it can provide in line with the objectives of sustainable development and Policy JP-S1.

Appendix 1 – Planning Policies

1.0 National Policy

1.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (December 2024 revision) sets out the government's planning policies for England and guidance on how these are expected to be applied. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This includes the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

Section 2 describes the three overarching objectives of the NPPF that are intended to be pursued in mutually supportive ways and delivered through the preparation of plans and application of the policies within the Framework. These are:

- a) An economic objective – to help build a strong, responsive and competitive economy;
- b) A social objective – to support strong, vibrant and healthy communities; and;
- c) An environmental objective – to protect and enhance our natural, built and historic environment.

To facilitate the advancement of sustainable development in a positive way, paragraph 10 states that at the heart of the NPPF is a presumption in favour of sustainable development for plans and decisions.

The NPPF supports the transition to a low-carbon future in a changing climate, taking full account of flood risk and coastal change. It aims to help shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Section 14 outlines the energy and climate change policies and states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. New development should be planned for in ways that:

- a) Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and;
- b) Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) Provide a positive strategy for energy from these sources, which maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);
- b) Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and;
- c) Identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

When determining planning applications, the NPPF states that local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and;
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

When determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significantly cutting greenhouse gas emissions;
- b) approve the application if its impacts are (or can be made) acceptable⁵⁸. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas; and;
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site, and approve the proposal if its impacts are or can be made acceptable.

Section 9 of the NPPF outlines the sustainable transport policies supports and encourages transport issues to be considered from the earliest stages of plan-making and development proposals.

The NPPF states that applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and;
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

2.0 Regional Policy

2.1 Places for Everyone

The Places for Everyone (PfE) plan was formally adopted in March 2024 and forms part of a suite of documents that comprise the Manchester Local Plan. The PfE was prepared by the Greater Manchester Combined Authority (GMCA) and sets out the long-term plan for jobs, new homes and sustainable growth across nine of Manchester’s Metropolitan Districts including Salford.

The policies within the PfE plan aim to support the delivery of a carbon neutral Greater Manchester by 2038, following the declaration of a Climate Emergency in July 2019 by the GMCA by encouraging a range of measures that contribute to reducing greenhouse gas emissions from new development in the area.

Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region states that the GMCA will:

- Promote carbon neutrality of new development by 2028;
- Promote sustainable patterns of development that minimise the need to travel and contribute to cleaner air;
- Locate and design development to reduce car dependency;
- Facilitate provision of infrastructure for cleaner vehicles;
- Improve energy efficiency and the generation of renewable and low carbon energy.

Policy JP-S1: Sustainable Development

Policy JP-S1: Sustainable Development states that development should aim to maximise its economic, social and environmental benefits simultaneously, and minimise its adverse impacts, to help tackle climate change. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S2: Carbon and Energy

Policy JP-S2: Carbon and Energy aims to support the delivery of a carbon neutral Greater Manchester no later than 2038 through a range of measures including:

1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;
2. Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured;
3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;
4. Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques;

Policy JP-S2 states that there is an expectation that new developments will unless it can be demonstrated that it is not practicable or financially viable;

- a) 'Be net zero carbon which applies:
- from adoption– to regulated operational carbon emissions;
 - from 2028 - to all emissions 'in construction'.

From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions.

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

- i. Minimise energy demand;
- ii. Maximise energy efficiency;
- iii. User renewable energy;
- iv. Use low carbon energy; and
- v. Utilise other energy sources.

From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.

- b) Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;
- c) Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;
- d) In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1.

Table 5.1 Best Practice Thresholds for Reducing Energy Demand and Onsite Renewable Energy Generation within residential developments

-	Space Heat Demand ²⁵	Hot Water Energy Demand ²⁶	Renewable Energy Generation Targets
2021 - 2025	Houses (30kWh/m2) Flats (25kWh/m2)	20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 20% ground floorspace
2025 - onwards	Houses (20kWh/m2) Flats (15kWh/m2)	^20% energy demand reduction in the total heat required for water heating	*Photovoltaic installation: 40% ground floorspace
*Ground floorspace used as a proxy for available roof area.	-	-	-
^will need to be reviewed with Future Homes Standard 2025 to determine if savings already embedded.	-	-	-

For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.

- e) For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.
- f) Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.

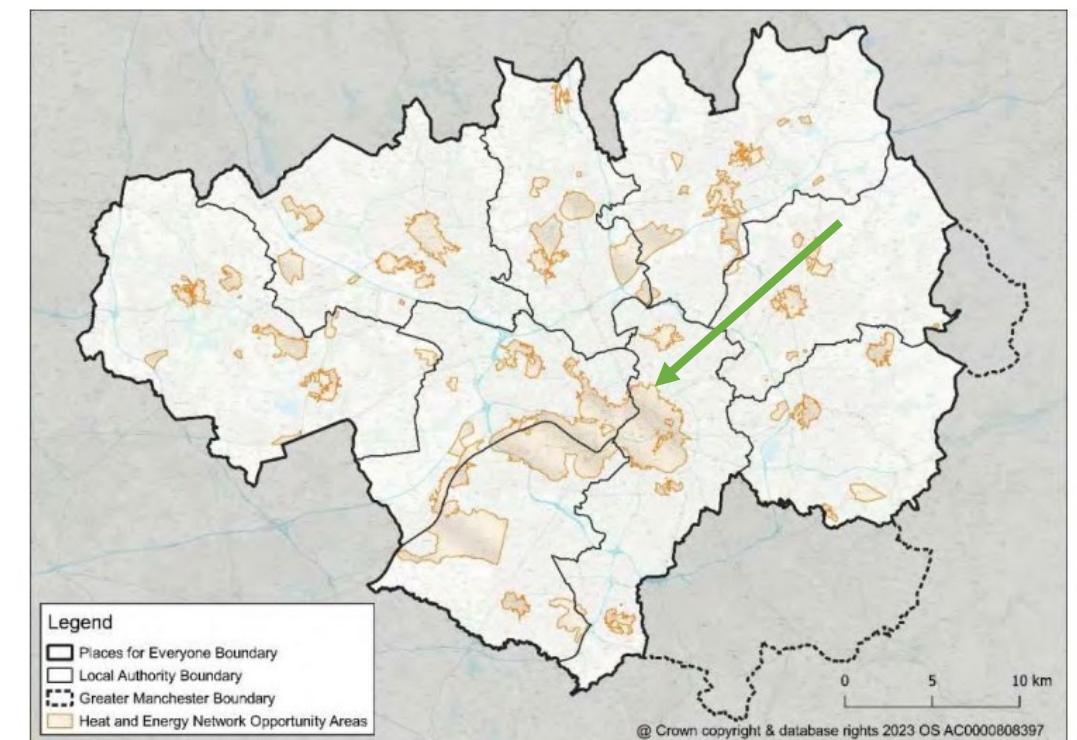
Districts may set out specific carbon emission reduction and energy demand targets within Local Plans.

Policy JP-S3: Heat and Energy Networks

Policy JP-S3: Heat and Energy Networks states that the provision of decentralised energy infrastructure is critical to the delivery of our objectives for low carbon growth, carbon reductions and an increase in local energy generation. The following measures will help to achieve this:

1. Delivery of renewable and low carbon energy schemes will be supported with particular emphasis on the use of decentralised energy networks in areas identified as "Heat and Energy Network Opportunity Areas". These have been identified where:
 - a. Existing heat/energy networks are operational or have been commissioned;
 - b. Proposals for new heat networks/energy networks are being progressed, or future opportunities have been identified in city-region master planning;
 - c. Sufficient density of existing heat demand occurs; and d. Significant future development is proposed at the strategic development locations.
 - d. Significant future development is proposed at the strategic development locations.
2. Within the identified "Heat and Energy Network Opportunity Areas", unless it can be demonstrated that there are more effective alternatives for minimising carbon emissions or such connection is not practicable or financially viable, it is expected that:
 - a. New residential developments that are '10 dwellings or more' or other developments over 1,000 m2 floorspace shall:
 - i. Connect to an existing or planned heat/energy network or be designed to enable future connection (where within 500m of such a network); and/or
 - ii. Install a site-wide or communal heat/energy network solution.
 - b. An expectation that new industrial development will demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals;
 - c. An expectation that where publicly owned buildings and assets adjoin new major development sites, opportunities for these buildings and assets to connect to site-wide proposals will be considered; and
 - d. An expectation that any site-wide networks will be designed so as to enable future expansion to adjoining buildings or assets as appropriate.

Figure 5.1 Heat and Energy Network Opportunity Areas



3.0 Local Policy

3.1 Manchester Core Strategy

Manchester City Council's Core Strategy (2012-2027) was adopted in July 2012 and comprises the key document in the Manchester Local Plan. Following the recent adoption of GMCA's PfE by Manchester City Council, the Core Strategy was updated in March 2024. It sets out the long term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against. The following policies from the Core Strategy have been replaced by Policy JP-S2 of the PfE however will still be considered within this Statement.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

- All development must follow the principle of the Energy Hierarchy, being designed:
 - to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
 - to reduce the need for energy through energy efficient features such as improved insulation and glazing
 - to meet residual energy requirements through the use of low or zero carbon energy generating technologies
- Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
- Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.
- Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.
- The use of building materials with low embodied carbon in new development and refurbishment schemes.

Policy EN6 Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies

Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target shown in Tables 12.1 or 12.2, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.

Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.

The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows:

- Target 1 Network development areas: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling).
- Target 2 Electricity intense areas: Locations where the predominant building type has an all electric fit-out such as retail units and leisure complexes.
- Target 3 Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical.

Domestic CO₂ emissions reduction targets

Table 12.1

Target	% Minimum requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010
Target 2: Electricity intense buildings	+15% increase on Part L 2010
Target 3: Micro generation area	+15%increase on Part L 2010

Non-domestic CO₂ emissions reduction targets

Table 12.2

Target	% Minimum requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible, a 15% increase on Part L 2010
Target 2: Electricity intense buildings (Applies to commercial uses with a high proportion of emissions from electricity use (>45 kg CO2/m2))	+10%increase on Part L 2010
Target 3: Micro generation area	+15% increase on Part L 2010

Where the CO2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply.

Where the Council identifies an 'allowable solution', for example within an energy proposals plan, that would produce higher carbon reductions at no extra cost than that of achieving the '% Minimum requirement' (or required under building regulations if greater) the higher percentage reduction will be required. The cost comparison is based on the cost of incorporating the 'allowable solution' at design stage.

The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation, subject to the energy statement incorporating evidence such as modelling to demonstrate compliance.

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