

BREEAM Pre-Assessment Report

Whitworth Street, Manchester

February 2025

ensphere

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Quality Assurance Approval Status

This document has been prepared and checked in accordance with Ensphere Group Ltd.'s Quality Management System.

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Final	1	Stephanie Grácio	Pete Jeavons	Pete Jeavons	February 2025

Report Outline

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Executive Summary

Ensphere Group Ltd ("Ensphere") was commissioned by Atri7 6 Limited to act as BREEAM Assessor and BREEAM Accredited Professional (AP) for the proposed development at Whitworth Street, Manchester. Based on initial discussions with the project team and documentation available at the time of writing this report, it is expected that the project will be assessed against the BREEAM New Construction v6 Technical Manual (Reference: SD5079).

Due to the nature of the proposal, the project classifications deemed most appropriate are "*Residential institution (long term stay): Residential college or school (halls of residence)*" and "*Fully Fitted*". This is relevant to the number of credits available and the nature of the requirements the development is assessed against.

The pre-assessment has been produced by licensed BREEAM New Construction UK Assessor, Stephanie Grácio (Assessor No. ENSPSG61), for the purposes of identifying the credits that are potentially achievable by the proposed scheme and highlighting the anticipated studies that are required to meet the team's desired rating.

At present, the project is targeting an "Excellent" BREEAM rating, which requires a score of ≥70%. This initial assessment of credit options highlights a potential means of scoring 75.13%.



Figure ES.I – Targeted Score and Rating.

It is recommended that the targeted score include a buffer of ~5% above the minimum required to achieve the desired rating to account for any unforeseen shortfalls or loss of credits throughout the design and construction process.

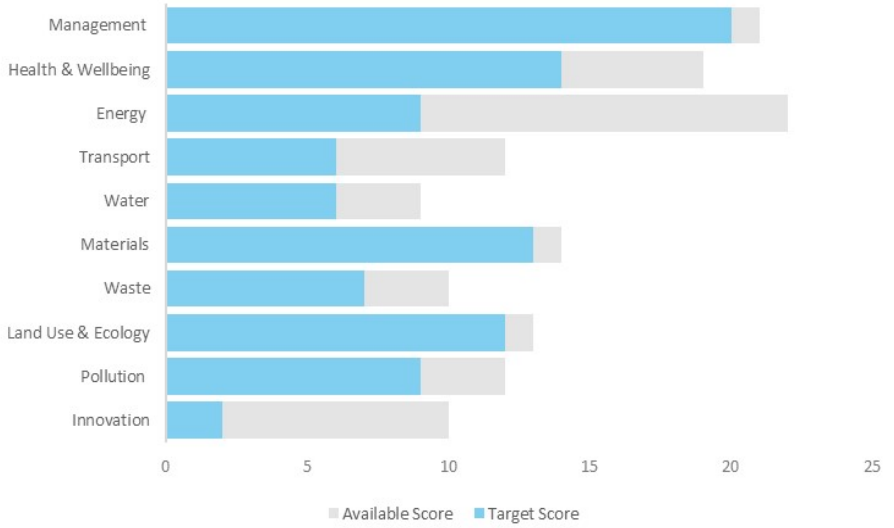


Figure ES.II – Targeted Score Overview Compared with Available Credits by Category.

The above figure provides an overall breakdown of the scores that make up the targeted rating for each category. For this project, it is expected that the Management, Health & Wellbeing, Materials, Ecology and Pollution credits will hold the most weight overall.

A detailed copy of the pre-assessment tracker is provided in **Section 6**. Achievement of the targeted rating is dependent on project team engagement alongside the attainment of the BREEAM Minimum Standards summarised in **Section 4**.

1. Introduction

Ensphere Group Ltd ("Ensphere") was commissioned by Atri7 6 Limited to act as BREEAM Assessor and BREEAM Accredited Professional (AP) for the proposed development at Whitworth Street, Manchester.

Project and Assessment Details

The proposed development is for purpose built student accommodation (PBSA) in Manchester and is to be assessment under the BREEAM New Construction UK v6.1 scheme.

This development falls under the building type "*Residential institution (long term stay): Residential college or school (halls of residence)*" and "*Fully-Fitted*" classification, thus the credits considered are applicable to schemes of this classification type.

BREEAM Assessor and BREEAM AP

The BREEAM Assessor and BREEAM AP on this project are:

- Pete Jeavons: Ensphere Group Ltd, 55A Catherine Place, London, SW1E 6DY, pjeavons@enspheregroup.com; 020 7846 9041 (Assessor No. ENSP-PJ06 & AP No. BREEAMAP0356)
- Stephanie Grácio: Ensphere Group Ltd, 55A Catherine Place, London, SW1E 6DY, sgracio@enspheregroup.com; 07961680153 (Assessor No. ENSP-SG61).

BREEAM Tracker Key

Blue text is used to distinguish credits that are deemed to be achievable by the project team. Credits highlighted in grey are either potentially achievable, not applicable or assessed to not be achievable at this stage.

Report Objective

This Pre-Assessment report is an initial estimate of the potential credits that the project team could achieve based on early discussions with the team alongside a review of information available at this early stage of the assessment. These are subject to change throughout the assessment process.

Next Steps

At the beginning of the assessment, the project BREEAM Assessor will issue a separate Tracker to cover the "Design Stage" evidence items and progress. This would be a live document and updated throughout the duration of the assessment highlighting changes to the score.



Figure 1.1 – Map Showing the Location of the Proposed Development

2. Planning Context

Assessment under the BREEAM standard is referenced throughout planning policy, with consideration given to the relevant local policies and guidance, as summarised within this section.

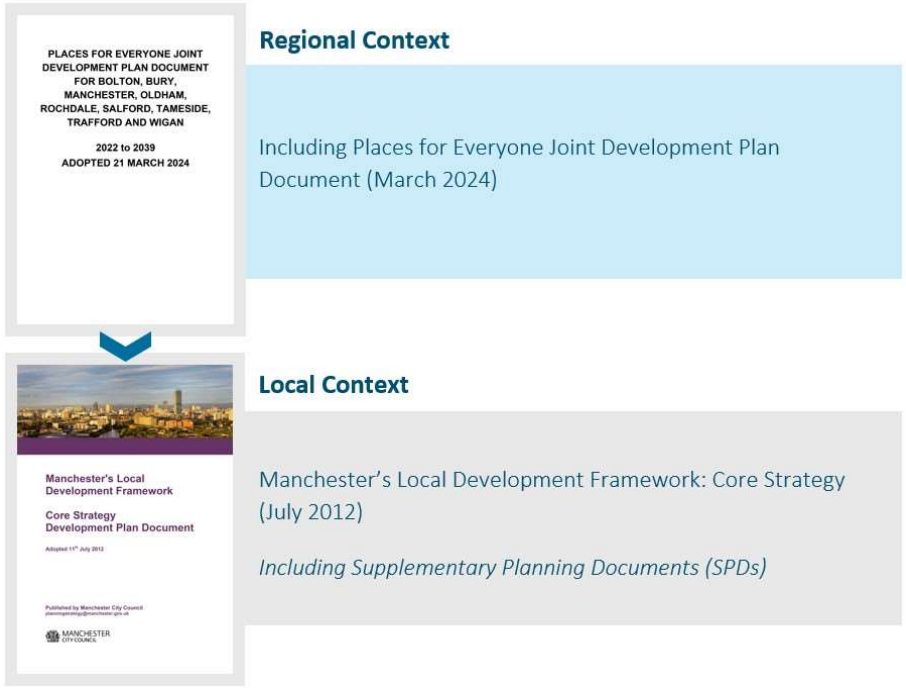


Figure 2.1 – Tiers of Key Relevant Planning Policy

Regional Policy

Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (March 2024)

The Development Plan serves as a long-term plan for jobs, new homes and sustainable growth in Greater Manchester. Policies considered pertinent to this report are presented below:

- Policy JP-S2 (*Carbon and Energy*) – Non-residential developments to achieve BREEAM excellent standard for the 'Ene 01 – reduction of energy use and carbon emissions' category.

Local Policy

Manchester's Local Development Framework (July 2012)

The Core Strategy is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. The document outlines the Council's vision for Manchester alongside the policies used to deliver this vision. Policies considered pertinent to this report are presented below:

- Policy DM1 (*Development Management*) – To demonstrate best practice, new commercial developments will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

The guide expands on and provides further detail on the existing Manchester Unitary Development Plan (since replaced by the Core Strategy). Developers are encouraged to achieve a design and post-construction rating of 'very good'

3. Assessment Method

The BREEAM Standard

BREEAM New Construction v6.1 assessments are broken down into two parts:

- Design Stage Assessment – This is based on the overall building design and commitments from the wider team to align with the BREEAM requirements. Following submission and audit of this assessment, the BRE will issue an Interim Certificate.
- Post Construction Review – This is an assessment based on "as built" information provided by the wider project delivery team alongside the results from the BREEAM Assessor's site inspection. Following submission and audit of this assessment, the BRE will issue a Final Certificate.

There is also an option to progress directly to a Post-Construction Assessment which combines both design and post construction assessments into a single submission.

Assessment Process

The BRE advises engaging a licensed BREEAM Advisory Professional (AP) and/or Assessor early in the design process as a means of as a means of integrating the BREEAM methodology into the new-build procurement process.

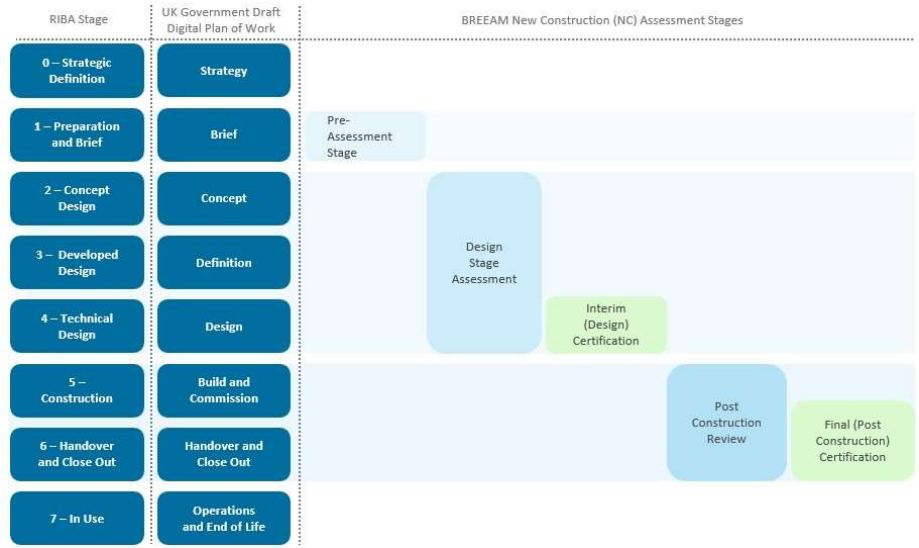


Figure 3.1 – BREEAM Assessment and Certification Stages by RIBA Stage (Taken from: Technical Manual SD5079)

Following confirmation of the targeted score and production of a Pre-Assessment, the appointed BREEAM Assessor will liaise with all relevant members of the project team to progress the Design Stage Assessment. This typically lasts until the end of RIBA Stage 4 (Technical Design) or at the beginning of RIBA Stage 5 (Construction).

Once the Interim Certificate is issued by the British Research Establishment (BRE), the Assessor can commence the Post Construction Review/Assessment which will continue until the building is complete as all elements will need to be installed for final sign off by the Assessor.

Rating Summary

Following the BREEAM standard, a development can achieve one of the following possible ratings:

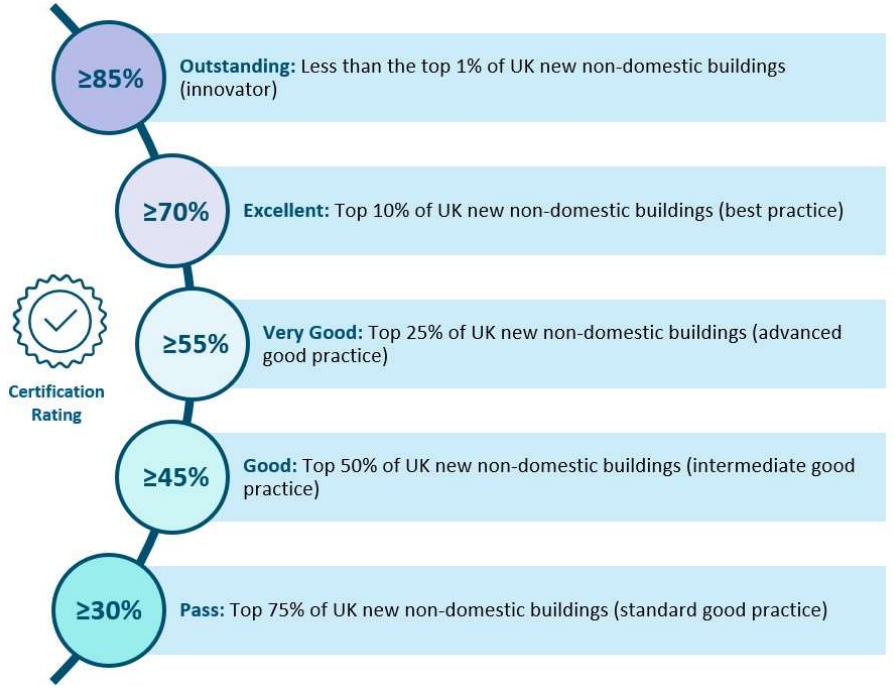


Figure 3.2 – BREEAM Ratings (Taken from: Technical Manual SD5079)

Achievement of the above ratings is dependent on the provision of compliant evidence by the project team alongside the achievement of the minimum standards outlined in Section 4 of this report.

4. Minimum Standards

To gain a BREEAM certified building, alongside meeting the required score threshold, the team are required to meet a number of mandatory credits which are referred to as minimum standards by the BRE. Where these credits are missed out, even when meeting the required score, the project cannot be certified under that specific rating.

This section details the minimum standards applicable to the assessed project.

Minimum Standards

The minimum standards applicable to the achievement of an "Excellent" BREEAM Rating are summarised below.

Table 4.1 – Minimum Standards for an 'Excellent' Rating

BREEAM Issue	Credit
Man 03: Responsible Construction Practices	One Credit (Responsible Construction Management)
Man 04: Commissioning and Handover	One Credit (Commissioning Test Schedule and Responsibilities)
Man 04: Commissioning and Handover	Criterion 11 (Building User Guide)
Man 05: Aftercare	One Credit (Seasonal Commissioning)
Ene 01: Reduction of Energy Use and Carbon Emissions	Four Credits (Energy Performance or Prediction of Operational Energy Consumption)
Ene 02: Energy Monitoring	One Credit (First Sub-Metering Credit)
Wat 01: Water Consumption	One Credit
Wat 02: Water Monitoring	Criterion 1 Only
Mat 03: Responsible Sourcing of Construction Products	Criterion 1 Only
Wst 03: Operational Waste	One Credit

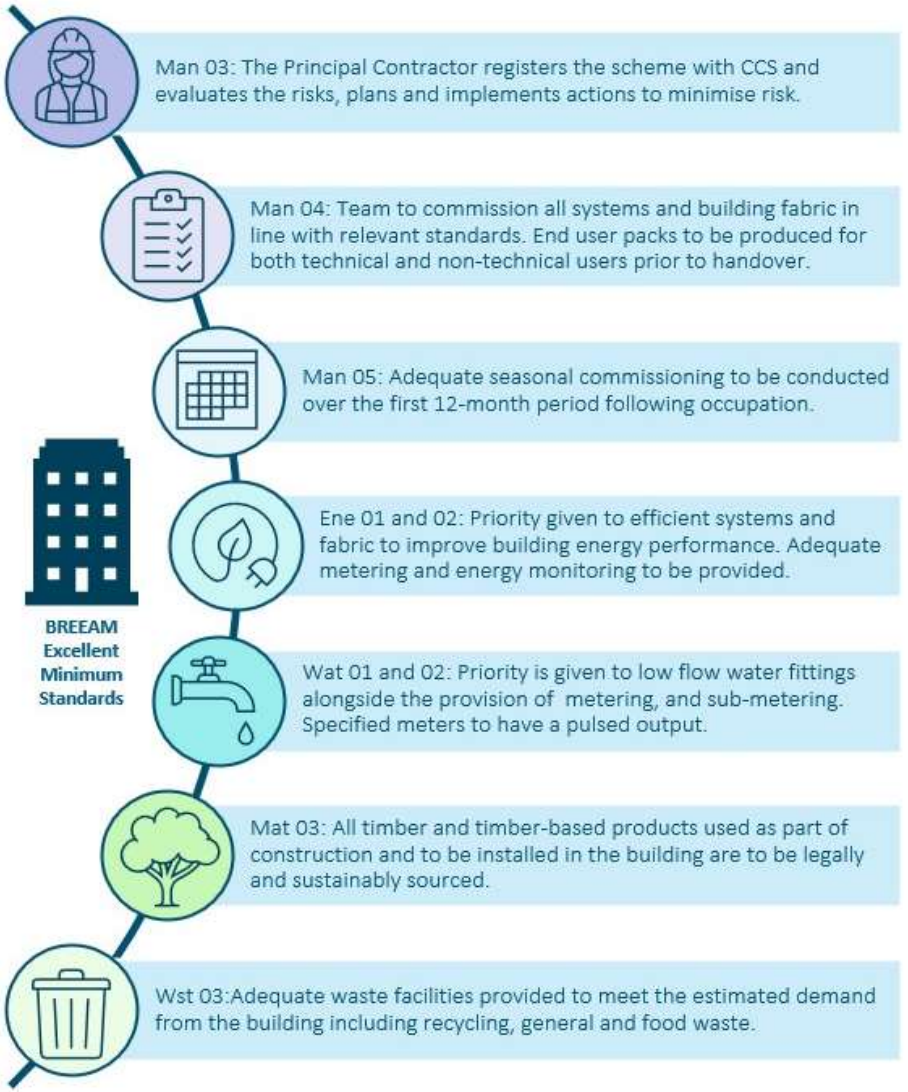


Figure 4.1 – Minimum Standards to Achieve an Excellent Rating (Taken from: Technical Manual SD5079).

5. Early Considerations

As part of the BREEAM Assessment process there are a number of credits that are time critical and require early actions from the project team to secure these credits. For these credits, there are actions required during both RIBA Stages 1 and 2.

Preparation and Brief (RIBA Stage 1)

Where targeted, the following items require completion during RIBA Stage 1:

Table 5.1 – RIBA Stage 1 BREEAM Credits (Taken from: Technical Manual SD5079)

Credit	Evidential Requirement	Responsibility
Mat 03 – Enabling Sustainable Procurement	Either a site specific or organisational level Sustainable Procurement Plan is in place.	Client/Appointed Consultant/Developer
Mat 06 – Material Efficiency	Dedicated report setting out a clear framework including aims, objectives, targets, performance indicators, opportunities, constraints and responsibilities to guide material efficiency activities.	Client or client's agent with input from the design team (if appointed)

Concept Design Stage (RIBA Stage 2)

Prior to the end of the Concept Stage, where targeted, the following credits require early-stage consideration by the project team:

Table 5.2 - RIBA Stage 2 BREEAM Credits (Taken from: Technical Manual SD5079)

Credit	Requirement	Responsibility
Man 01 – Project Delivery Planning	Project team meet to identify and define their roles, responsibilities and contributions at each key stage. Key members includes: client, building occupier (if known), design team and principal contractor. If no contractor is appointed at this stage an individual with substantial construction/ contracting experience in similar projects similar is involved.	Client/Project Manager
Man 01 – Stakeholder Consultation (Interested Parties)	Public consultation must be carried out with all relevant interested parties prior to the end of the Concept Stage on the relevant BREEAM minimum consultation content.	Appointed Consultant
Man 01 – BREEAM AP (Concept Stage)	Team to appoint a licensed BREEAM Advisory Professional to provide early-stage input and guidance.	Client/Project Manager
Man 02 – Elemental Life Cycle Costing	An outline, entire asset Life Cycle Costing plan with design options appraisals in line with PD 156865: 2008 is produced.	Quantity Surveyor/Cost Consultant
Hea 02 – Indoor Air Quality Plan	A site-specific indoor air quality plan is produced in accordance with Guidance Note 6 to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building.	Appointed Consultant
Hea 06 – Security of Site and Building	An SQSS produces a site-specific Security needs assessment and based on the outcome of their study, provides recommendations of suitable security measures.	Suitably Qualified Security Specialist (SQSS)
Ene 04 – Passive Design Analysis	The team conducts an assessment identifying opportunities for the implementation of passive design measures and to quantify the reduced total energy demand and carbon dioxide emissions resulting from the proposed measures.	Energy Modeller
Ene 04 – Low and Zero Carbon Technologies	A feasibility study is carried out to assess the suitability of a range of renewable and low carbon technologies for the development alongside the quantification of reduced regulated carbon emissions resulting from the proposed technologies.	Energy Modeller
Tra 01 – Transport Assessment and Travel Plan	A Transport Assessment and draft Travel Plan are produced assessing the current conditions of the site and potential sustainable transport measures for the development.	Transport Consultant
Mat 01 – Building Life Cycle Assessment	The appointed consultant carried out a life cycle options appraisal assessment of the development. This **must** be submitted to the BRE prior to the submission of the planning application.	Life Cycle Modeller
Mat 06 – Material Efficiency	Team keeps records of material efficiency considerations at this stage.	Architect/Structural Engineer/Building Services Engineer
Wst 01 – Construction Waste Management	A Pre-Demolition Audit is conducted of any existing buildings, structures or hard surfaces being considered for demolition.	Demolition Contractor/Consultant
Wst 05 – Adaptation to Climate Change	A systematic risk assessment is carried out to identify the impact of extreme weather resulting from climate change on the building over its projected life cycle.	Appointed Consultant
Wst 06 – Design for Disassembly and Adaptability	Team conducts a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios.	Architect
LE 02 – Survey and Evaluation	An ecological survey and assessment is carried out assessing the existing value and potential enhancements appropriate to the site.	Ecologist

6. BREEAM Pre-Assessment

The following pre-assessment presents an initial estimate of the potential credits that the project team could achieve:

Table 6.1 – BREEAM Pre-Assessment

Issue	Credit	Points			Score			RIBA Stage	Responsibility
		Available	Target	Potential	Available	Target	Potential		
Man 01 Project Brief and Design	Project Delivery Planning	1	1	0	1%	0.52%	0.00%	2	Project Manager
	Stakeholder Consultation (Interested Parties)	1	1	0	1%	0.52%	0.00%	2	Appointed Consultant
	Pre-Requisite: BREEAM AP	-	-	-	-	-	-	-	Project Manager/BREEAM AP
	BREEAM AP (Concept Design)	1	1	0	1%	0.52%	0.00%	2	Project Manager/BREEAM AP
	BREEAM AP (Developed Design)	1	1	0	1%	0.52%	0.00%	3	Project Manager/BREEAM AP
Man 02 Life Cycle Cost and Service Life Planning	Elemental LCC	2	2	0	1%	1.05%	0.00%	2	QS/Cost Consultant
	Component Level LCC	1	1	0	1%	0.52%	0.00%	4	QS/Cost Consultant
	Capital Cost Reporting	1	1	0	1%	0.52%	0.00%	-	Project Manager
Man 03 Responsible Construction Practices	Pre-Requisite: Legal and Sustainable Timber	-	-	-	-	-	-	-	Principal Contractor
	Pre-Requisite: Healthcare Buildings Only	-	-	-	-	-	-	-	Principal Contractor
	Environmental Management	1	1	0	1%	0.52%	0.00%	-	Principal Contractor
	Pre-Requisite: BREEAM AP	-	-	-	-	-	-	4	Project Manager
	BREEAM AP (Site)	1	1	0	1%	0.52%	0.00%	4	Principal Contractor
	Responsible Construction Management	2	2	0	1%	1.05%	0.00%	-	Principal Contractor
	Monitoring of Construction Site Impacts	2	2	0	1%	1.05%	0.00%	-	Principal Contractor
Man 04 Commissioning and Handover	Commissioning: Testing Schedule and Responsibilities	1	1	0	1%	0.52%	0.00%	-	M&E
	Commissioning: Design and Preparation	1	1	0	1%	0.52%	0.00%	-	Appointed Individual
	Testing and Inspecting Building Fabric	1	0	1	1%	0.00%	0.52%	-	Project Manager
	Handover	1	1	0	1%	0.52%	0.00%	-	Project Manager
Man 05 Aftercare	Aftercare Support	1	1	0	1%	0.52%	0.00%	-	Project Manager
	Commissioning: Implementation	1	1	0	1%	0.52%	0.00%	-	Project Manager
	Post-Occupancy Evaluation	1	1	0	1%	0.52%	0.00%	-	Project Manager
Hea 01 Visual Comfort	Control of Glare from Sunlight	1	1	0	1%	0.74%	0.00%	-	Architect
	Daylighting	2	2	0	1%	1.47%	0.00%	-	Appointed Consultant
	View Out	1	1	0	1%	0.74%	0.00%	-	Architect
	Internal and External Lighting Levels, Zoning and Control	1	1	0	1%	0.74%	0.00%	-	M&E
Hea 02 Indoor Air Quality	Pre-Requisite: Indoor Air Quality Plan	-	-	-	-	-	-	2	Appointed Consultant
	Ventilation	1	0	1	1%	0.00%	0.74%	-	M&E
	Emissions from Construction Products	2	2	0	1%	1.47%	0.00%	-	Principal Contractor
	Post-Construction Indoor Air Quality Measurement	1	1	0	1%	0.74%	0.00%	-	Project Manager
Hea 03 Safe Containment in Laboratories	No longer assessed under BREEAM UK New Construction	0	0	0	0%	0.00%	0.00%	-	-
Hea 04 Thermal Comfort	Thermal Modelling	1	1	0	1%	0.74%	0.00%	3	Appointed Consultant
	Design for Future Comfort	1	1	0	1%	0.74%	0.00%	3	Appointed Consultant
	Thermal Zoning and Controls	1	1	0	1%	0.74%	0.00%	-	M&E
Hea 05: Acoustic Performance	Acoustic Performance	4	0	1	3%	0.00%	0.74%	-	Acoustician
Hea 06: Security	Security of Site and Building	1	1	0	1%	0.74%	0.00%	2	SQSS
Hea 07: Safe and Healthy Surroundings	Safe Access	1	1	0	1%	0.74%	0.00%	-	Architect
	Outdoor Space	1	1	0	1%	0.74%	0.00%	-	Architect

Ene 01: Energy Use and Carbon Emissions	Energy Performance	9	4	0	7%	2.91%	0.00%	-	Appointed Consultant
	Prediction of Operational Energy Consumption	4	0	0	3%	0.00%	0.00%	2	Appointed Consultant
Ene 02: Energy Monitoring	Sub-Metering of End-Use Categories	1	1	0	1%	0.73%	0.00%	-	M&E
	Sub-Metering of High Energy Load and Tenancy Areas	0	0	0	0%	0.00%	0.00%	-	M&E
Ene 03: External Lighting	External Lighting	1	1	0	1%	0.73%	0.00%	-	M&E
Ene 04: Low Carbon Design	Passive Design	1	0	1	1%	0.00%	0.73%	2	Appointed Consultant
	Free Cooling	1	0	0	1%	0.00%	0.00%	-	Appointed Consultant
	Low and Zero Carbon Design	1	1	0	1%	0.73%	0.00%	2	Appointed Consultant
Ene 05: Energy Efficient Cold Storage	Refrigeration Energy Consumption	0	0	0	0%	0.00%	0.00%	-	M&E
	Indirect Greenhouse Gas Emissions	0	0	0	0%	0.00%	0.00%	-	M&E
Ene 06: Energy Efficient Transportation Systems	Energy Consumption	1	1	0	1%	0.73%	0.00%	-	Lift Manufacturer
	Energy Efficient Features (Lifts)	1	1	0	1%	0.73%	0.00%	-	Lift Manufacturer
	Energy Efficient Features (Escalators or Moving Walks)	0	0	0	0%	0.00%	0.00%	-	Manufacturer
Ene 07: Energy Efficient Laboratory Systems	Design Specification	0	0	0	0%	0.00%	0.00%	-	M&E
	Best Practice Energy Efficient Measures	0	0	0	0%	0.00%	0.00%	-	M&E
Ene 08: Energy Efficient Equipment	Energy Efficient Equipment	2	0	2	1%	0.00%	1.45%	-	M&E
Tra 01: Transport Assessment and Travel Plan	Transport Assessment and Travel Plan	2	2	0	2%	1.67%	0.00%	2	Transport Consultant
Tra 02: Sustainable Transport Measures	Pre-Requisite	-	-	-	-	-	-	-	Transport Consultant
	Transport Options Implementation	10	4	4	8%	3.33%	3.33%	-	Architect/M&E/Project Manager
Wat 01: Water Consumption	Water Consumption	5	3	0	4%	2.33%	0.00%	-	M&E
Wat 02: Water Monitoring	Water Monitoring	1	1	0	1%	0.78%	0.00%	-	M&E
Wat 03: Water Leak Detection	Leak Detection System	1	1	0	1%	0.78%	0.00%	-	M&E
	Flow Control Devices	1	1	0	1%	0.78%	0.00%	-	M&E
Wat 04: Water Efficient Equipment	Water Efficient Equipment	1	0	1	1%	0.00%	0.78%	-	M&E
Mat 01: Building Life Cycle Assessment	RIBA 2 Options Appraisal	5	5	0	5%	5.36%	0.00%	2	Appointed Consultant
	RIBA 4 Options Appraisal	2	2	0	2%	2.14%	0.00%	4	Appointed Consultant
Mat 02: Environmental Product Declarations (EPDs)	Specification of Products with Recognised EPDs	1	1	0	1%	1.07%	0.00%	-	Principal Contractor
Mat 03: Responsible Sourcing of Construction Products	Pre-Requisite: Legal and Sustainable Timber	-	-	-	-	-	-	-	Principal Contractor
	Enabling Sustainable Procurement	1	1	0	1%	1.07%	0.00%	1	Project Manager
	Measuring Responsible Sourcing	3	2	1	3%	2.14%	1.07%	-	Principal Contractor
Mat 04: Insulation	No longer assessed under BREEAM UK New Construction	0	0	0	0%	0.00%	0.00%	-	-
Mat 05: Designing for Durability and Resilience	Designing for Durability and Resilience	1	1	0	1%	1.07%	0.00%	-	Architect
Mat 06: Material Efficiency	Material Efficiency	1	0	0	1%	0.00%	0.00%	1	Architect
Wst 01: Construction Waste Management	Pre-Demolition Audit	1	1	0	1%	0.60%	0.00%	2	Principal Contractor
	Construction Resource Efficiency	3	1	2	2%	0.60%	1.20%	-	Principal Contractor
	Diversion of Resources from Landfill	1	1	0	1%	0.60%	0.00%	-	Principal Contractor
Wst 02: Use of Recycled and Sustainably Sourced Aggregates	Project Sustainable Aggregate Points	1	0	1	1%	0.00%	0.60%	-	Principal Contractor
Wst 03: Operational Waste	Operational Waste	1	1	0	1%	0.60%	0.00%	-	Architect
Wst 04: Speculative Finishes	Speculative Floor and Ceiling Finishes (Offices Only)	0	0	0	0%	0.00%	0.00%	-	Architect
Wst 05: Adaptation to Climate Change	Resilience of Structure, Fabric, Building Services and Renewables Installation	1	1	0	1%	0.60%	0.00%	2	Appointed Consultant
Wst 06: Design for Disassembly and Adaptability	Design for Disassembly and Functional Adaptability (Recommendations)	1	1	0	1%	0.60%	0.00%	2	Architect
	Design for Disassembly and Functional Adaptability (Implementation)	1	1	0	1%	0.60%	0.00%	4	Architect
LE 01: Site Selection	Previously Occupied Land	1	1	0	1%	1.00%	0.00%	-	Architect
	Contaminated Land	1	0	1	1%	0.00%	1.00%	-	Appointed Consultant

LE 02: Ecological Risks and Opportunities	Pre-Requisite: Statutory Obligations	-	-	-	-	-	-	-	Project Manager
	Survey and Evaluation	2	2	0	2%	2.00%	0.00%	2	Ecologist
LE 03: Managing Impacts on Ecology	Pre-Requisite: Ecological Risks and Opportunity	-	-	-	-	-	-	-	Principal Contractor
	Planning and Measures On-Site	1	1	0	1%	1.00%	0.00%	2	Ecologist
	Managing Negative Impacts	2	2	0	2%	2.00%	0.00%	-	Ecologist
LE 04: Ecological Change and Enhancement	Pre-Requisite: Managing Negative Impacts on Ecology	-	-	-	-	-	-	-	Principal Contractor
	Ecological Enhancement	1	1	0	1%	1.00%	0.00%	-	Ecologist
	Change and Enhancement of Ecology	3	3	0	3%	3.00%	0.00%	-	Ecologist
LE 05: Long-Term Ecological Management and Maintenance	Pre-Requisite: Statutory Obligations, Planning and Site Implementation	-	-	-	-	-	-	-	Project Manager
	Management and Maintenance Throughout Project	1	1	0	1%	1.00%	0.00%	-	Project Manager
	Landscape and Ecology Management Plan	1	1	0	1%	1.00%	0.00%	-	Project Manager
Pol 01: Impact of Refrigerants	Pre-Requisite	-	-	-	-	-	-	-	M&E
	Impact of Refrigerant	2	1	1	1%	0.67%	0.67%	-	M&E
	Leak Detection	1	0	1	1%	0.00%	0.67%	-	M&E
Pol 02: Local Air Quality	Local Air Quality	2	2	0	1%	1.33%	0.00%	-	M&E
Pol 03: Flood and Surface Water Management	Pre-Requisite: Appointment of appropriate consultant	-	-	-	-	-	-	-	Appointed Consultant
	Flood Resilience	2	1	0	1%	0.67%	0.00%	-	Appointed Consultant
	Pre-Requisite: Surface Water Run-off	-	-	-	-	-	-	-	Appointed Consultant
	Surface Water Run-off (Rate)	1	1	0	1%	0.67%	0.00%	-	Appointed Consultant
	Surface Water Run-off (Volume)	1	1	0	1%	0.67%	0.00%	-	Appointed Consultant
	Minimising Watercourse Pollution	1	1	0	1%	0.67%	0.00%	-	Appointed Consultant
Pol 04: Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution	1	1	0	1%	0.67%	0.00%	-	M&E
Pol 05: Reduction of Noise Pollution	Reduction of Noise Pollution	1	1	0	1%	0.67%	0.00%	-	Acoustician
Inn 01: Innovation	Exemplary Level Performance	10	2	1	10%	2.00%	1.00%	-	-
					Total	74.06%	14.50%		

Appendices

A. Key Planning Policy Requirements

Manchester's Local Development Framework (July 2012)

Table Appendix B.1 – Manchester's Local Development Framework (2012)

Policy Reference	Details
Policy DM 1 Development Plan [extract]	[…] Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 - Code Level 4; Year 2016 - Code Level 6; and b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

B. General Notes

The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Ensphere Group Ltd for inaccuracies in the data supplied by any other party.

The accuracy of the figures reported in this assessment is therefore commensurate with the data supplied. Some benchmark assumptions from the One Click LCA interface regarding quantity of materials and equipment were utilised in the absence of specific information for the assessed building. The emission estimates for the materials used are also dependent on the accuracy of the data sources in the One Click LCA software in terms of the EPDs selected, as well as the availability of product and manufacturer options.

The review of standards and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of assessment.

No site visits have been carried out, unless otherwise specified.

This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.

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