Cringle Road

Post Construction Review Statement

29 May 2026

PREPARED FOR
Cringle Road Developments

Post Construction Review Statement

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1. Introduction

This Post-Construction Review Statement has been prepared by Civic MEP on behalf of Cringle Road Developments Ltd to satisfy Planning Condition 4 of the approved planning consent for the development at Cringle Road, Levenshulme, Manchester, M129 2RR (LPA Reference: Reserved Matters approval 130515/MO/2021).

Planning approval, Reference 122042/OO/2018, was granted in October 2021. This condition requires that the development be carried out in accordance with the Energy & Sustainability Statement (ESS) received by Manchester City Council (MCC) on 21 May 2021, and that a post-construction review statement be submitted to MCC for approval. This statement is submitted to discharge that condition and demonstrates that all sustainability commitments set out in the approved ESS have been delivered in the as-built development.

This report confirms outlines how the completed development complies with the approved sustainability commitments and policies set out within the Manchester Core Strategy (2012) and other relevant planning guidance.

It further details the key sustainability measures implemented during the construction to ensure compliance with national and local sustainability standards. Civic MEP hereby confirm that all required sustainability measures set out in the energy statement have been achieved at as-built stage.

1.1. Development Description

The development comprises of 57 new residential dwellings, consisting of a mixture of modern two-storey, semi-detached and detached housing units (House types A, B, C and D) located off Cringle Road and the adjoining streets of Brickyard Close and Claypit Crescent, Levenshulme, Manchester. All dwellings are served by gas boilers with photovoltaic panels to offset energy demand on each plot.



Figure 1- Site Plan

1.2. Policy Context

This report has been complied to demonstrate compliance with:

- **Building Regulations Approved Document L1A 2013**- Conservation of Fuel and Power
- **Building Regulations Approved Document G**- Water Efficiency
- **Building Regulations Approved Document F**- Ventilation
- **National Planning Policy Framework** (NPPF)
- **Manchester Core Strategy (2012)- Policy EN6** (Target Framework for reducing Carbon Emissions Rate)

- **Manchester Zero Carbon Framework** 2020-2038

It was concluded that in relation to the planning documents and policies above that the development is required to achieve a 9% reduction in Carbon Emissions over Part L 2013 of the Building Regulations.

2. Compliance with Approved Sustainability Measures

This section provides a rigorous review of the as-built development against each sustainability commitment made in the approved Environmental Standards Statement dated November 2018.

2.1. Energy and Carbon Reduction

2.1.1. Fabric-First Approach

The development has been designed and built in accordance with a fabric-first approach to energy efficiency, prioritising building envelope performance. The following U-values and construction specifications have been confirmed from the Building Control Construction Notes (Building Regulations Issue Rev01, December 2024) and supporting insulation material invoices and product specifications.

Table 1- Fabric performance across the development

Fabric Element	Proposed As-Design Value (W/m²K)	As-Built Value (W/m²K)	Improvement (%) As Designed Value	Part L 2013 Notional (W/m²K)	Improvement (%) over Part L 2013
Walls	*0.25*	*0.25*	-	*0.30*	***17%***
Flat Ceiling-Roofs	*0.11*	*0.11*	-	*0.20*	***10%***
Flat Roof	*0.18*	*0.13*	-	*0.20*	***10%***
Windows	*1.6*	*1.40*	*13%*	*2.00*	***30%***
Doors	*1.4*	*1.4*	-	*2.00*	***30%***
Floors	*0.13*	*0.11*	*15%*	*0.25*	***56%***
Air Permeability (m³/m²/hr)	*Average of 3.50*	*Average of 3.50*	-	*10.00*	***65%***

(Refer to Appendix J- As-built SAP 2012 output reports for all dwellings)
(Refer to Appendix B- Building Control construction notes and insulation product data)

When accumulated across the whole development, we have achieved a **4.16%** betterment over the Target Fabric Energy Efficiency (TFEE) at as built Stage.

Table 2- Fabric performance across the development

Whole Development TFEE vs DFEE	
Number of Units	57
Total Floor Area	4,936.79
Total TFEE	382,648.09
Total DFEE	367,222.35
Improvement	**4.03%**

2.1.2. Building Services

Space heating and hot water are provided by high-efficiency gas combination boilers, Worcester Greenstar 4000 with time and temperature zone controls and thermostatic radiator valves. Improving hot water efficiency as reflected in the as-built SAP 2012 models.

Table 3- Building Systems performance across the development

System	Specification	Regulatory Basis	Status
Space heating-heat source	Worcester Greenstar 4000 combination boiler to all dwellings, efficiency 89.3% SEDBUK2009	Approved Document L1A 2013	**Compliant**
Ventilation	Trickle ventilators to all windows with intermittent extract to all applicable rooms	Approved Document F	**Compliant**
Controls	Time and temperature zone control boiler interlock installed	Approved Document L1A 2013	**Compliant**
Low energy lighting	100% fixed low-energy fittings	Approved Document L1A 2013	**Compliant**
Photovoltaic Panels	All residential units have insulated the installation of PV to offset energy demand	-	**-**

2.1.3. Low Carbon Energy Strategy

The site has seen the installation of 50 kWp across the site, with equates to approximately 0.877 kWp per dwelling. This contributes to significant on-site renewable energy generation. The As-Built SAP 2012 calculations confirm full compliance with AD L1A 2013 and result in **9% reduction** in CO2 emissions compared to baseline. This satisfies the planning requirement.

2.1.4. As-built Carbon performance

As-Built SAP calculations have been calculated for all 57 of the residential units across the development. All 57 SAP calculations have been produced using Elmhurst Design SAP 2012, under the SAP 2012 Methodology.

Table 4- Summary of CO_2 Emissions

Summary CO_2 Emissions Reduction	Total CO_2 Emissions ($kgCO_2$/year)
Baseline Emissions	112,960.1
Improved Emissions (after incorporation of low and zero carbon energy technology) %CO_2 displaced in total	98,311.1
CO_2 Displaced in total	**~9.0%**

The as-built CO_2 displacement of **~8.71% (9%)** meets and satisfies the minimum 9% reduction required by Planning Condition 4 (LPA ref: 122042/OO/2018). The reduction is achieved through the combination of a high-performance fabric envelope exceeding Part L 2013 notional values and the installation of 50 kWp of photovoltaic panels.

3. Climate Change Adaptation and Resilience

3.1.1. Flood Risk Mitigation

The development is in an area deemed to be at low probability of flooding and therefore has not been designed with any specialised flood defence mechanisms.

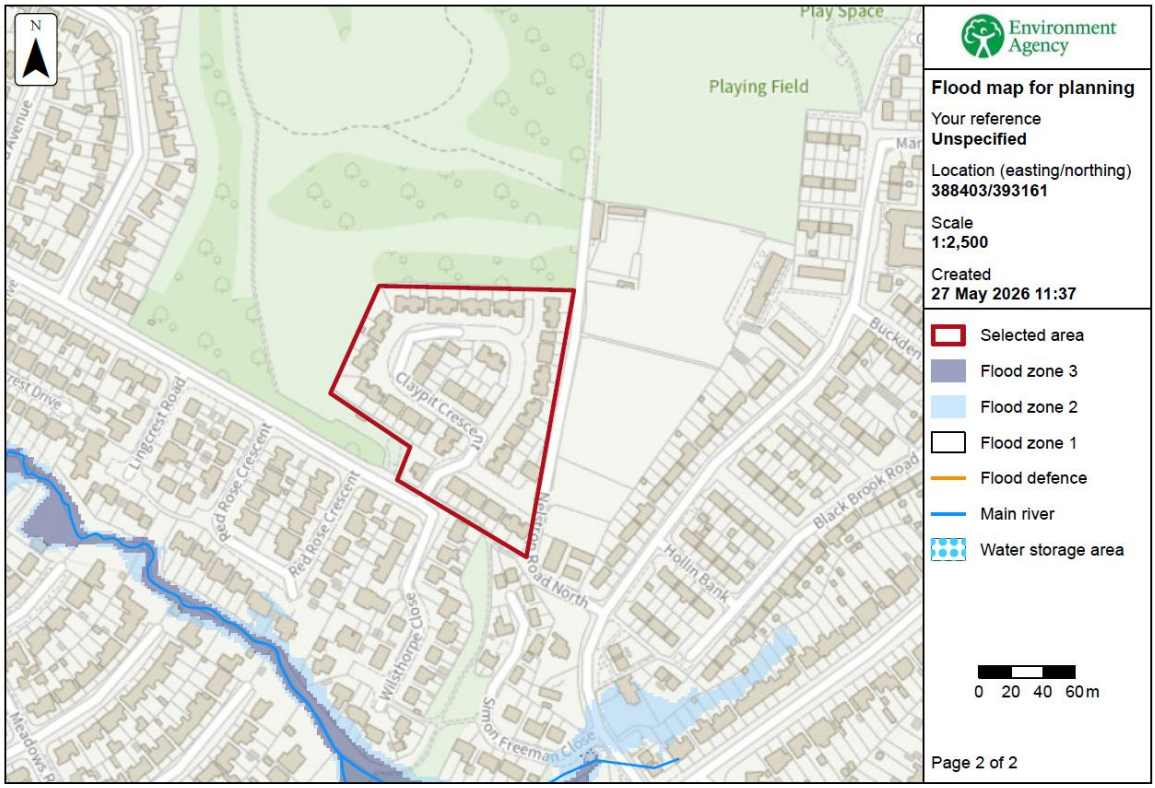


Figure 2- Flood Risk Map

3.1.2. Sustainable Urban Drainage (SuDs)

A comprehensive Sustainable Drainage System has been designed and implemented across the development in accordance with the approved drainage strategy (DYSE Structural Engineers, ref LM20066) and the requirements of Manchester City Council planning condition. The SuDS strategy manages surface water runoff at source, reducing the volume and rate of discharge from the site compared to the pre-development baseline.

The following SuDS components have been installed across all plots:

- Permeable paving to all driveways, with Permavoid PVOD diffuser units and SEL Environmental orifice flow control chambers (2 l/s per plot) providing controlled infiltration and attenuation of runoff at source
- Permeable paving and bio-retention filter drain to the private road
- S38 Hydro Biofilter tree pits integrated into the highway, providing water quality treatment (removing suspended solids, hydrocarbons, heavy metals and nutrients) as well as attenuating runoff
- Oversized pipework providing online attenuation throughout the drainage network
- An offline below-ground attenuation tank serving the development
- A Hydro-Brake Optimum vortex flow control chamber (ref MD-SHE-0136-1040-1850-1040)

The SuDS strategy has undergone three independent site visits by DYSE Structural Engineers (an inspection on 8th January 2024, 15th May 2024 and 9th April 2026, all aspects of the system have been confirmed as fully functional by the final inspection (ref LM20066-DYSE-XX-ZZ-RP-C-0002, Rev P01, 21st April 2026). The Wavin StormForce attenuation system has been independently certified to completion certificate SFNG23909 (20 th October 2023), and a

warranty release agreement has been issued to Towerhouse Systems Ltd / Shores Fold, Cringle Road, Levenshulme, M19 2RR.

Post construction CCTV drainage survey Jetflow Drain Services (Jan 2026) of all filter boxes and chambers within the development- 141 Cringle Road, all Claypit Crescent plots and all Brickyard Close plots- demonstrated the drainage system was free flowing.

(Refer to Appendix F — DYSE SuDS Verification Report LM20066-DYSE-XX-ZZ-RP-C-0002)
(Refer to Appendix F — Wavin StormForce Completion Certificate SFNG23909 and Warranty)

3.1.3. Overheating

SAP 2012 overheating assessments have been carried out for all the residential units which all returned a result of 'Not Significant ', confirming adequate resilience against overheating without active cooling systems necessary.

(Refer to Appendix J — SAP 2012 reports confirming overheating results)

3.1.4. Water Efficiency

All dwellings have been designed and built to achieve an internal water consumption rate well below the Part G Building Regulations target of ≤125 litres/person/day. Part G water efficiency calculations have been completed for all four house types:

Table 5- Water Efficiency across the types at as-designed stage

House Type	Fittings	Water Consumption (l/p/d)	Compliant
Type A	Dual-flush WC, aerated taps, low-flow shower	97.3	✓ **Pass**
Type B	Dual-flush WC, aerated taps, bath + shower	98.7	✓ **Pass**
Type C	Dual-flush WC, aerated taps, bath + shower	98.7	✓ **Pass**
Type D	Dual-flush WC, aerated taps, bath + shower	98.7	✓ **Pass**

(Refer to Appendix G — Part G water efficiency calculations for House Types A, B, C and D)

To achieve compliance with water efficiency requires, all units across the development have included the installation of water-saving fixtures including dual-flush WCs, low flow bathroom & kitchen tap, showers and low fill baths. All fixtures achieve the specified flow rates required to meet the Part G target.

3.2. Waste Management

3.2.1. Construction Waste

Prior to construction works commencing, the following approach was adopted and communicated to all contractors and subcontractors and reinforced to all workers attending site during the site induction. Reasonable steps were taken to ensure that waste from the site was dealt with in accordance with the requirements of the Environmental Protection Act 1990 and all other relevant regulations.

All waste removed from the site was carried by licensed waste carriers, who issued Waste Transfer Notes prior to vehicles leaving site. Each carrier provided a copy of their duty of care policy prior to appointment.

During construction, waste from contractors was minimised and recycled wherever possible through the use of designated skips for segregated material types.

Materials were procured to modular sizes to suit the build and minimise cutting on site wherever possible.

The dwellings have been constructed with ease of waste removal in mind for end users, with dedicated bin storage provided at each property.

3.2.2. Operational Waste

All residential units have dedicated refuse and recycling storage in accordance with Manchester City Council's Waste Storage and Collection Guidance (2017). Each residential has been constructed and designed to allow for individual bin store structures that accessible, whilst also including segregated waste and recycling bins. This encourages the residents to separate general waste, dry recyclables and food waste, in alignment with Manchester City Council's kerbside collection requirements.

The structures have been designed and positioned to ensure bins can be presented at the kerbside for collection without requiring residents to carry waste over unreasonable distances, in accordance with the guidance's accessibility requirements. In store locations have been confirmed as installed and are consistent with the approved layout drawings.

(Refer to Appendix I -As-built cycle and bin store photographs)
(Refer to Appendix H- Manchester City Council Waste Storage and Collection Guidance compliance)

3.2.3. Pollution Control Measures

Prior to works commencing on site, the measures below were agreed with all contractors and subcontractors and covered during site inductions. They were maintained throughout the build to keep disruption to neighbouring residents to a minimum.

Lighting

Site floodlights were directed within the site boundary and positioned so as not to shine onto neighbouring properties or into the line of sight of road users, in compliance with condition 19. All temporary lighting was checked and adjusted before use to ensure only active working areas were lit.

Litter and housekeeping

The site and surrounding streets and footpaths were kept clean throughout the build, with regular litter picks carried out around the site perimeter. Skips and waste areas were kept tidy, and contractors were expected to clear their working areas at the end of each day.

Noise, dust and traffic

Construction activities were carried out within the permitted hours set out in the planning conditions. During groundworks, exposed surfaces were damped down in dry weather to control dust. Deliveries were coordinated to avoid peak traffic times where possible, and contractors used agreed haul routes to minimise disruption to local roads and residents.

3.3. Sustainable Transport and Connectivity

The development promotes low-carbon and sustainable modes of travel. All homes have been designed to include individual cycle sheds at each property to allow for secure cycle storage. Whilst 91 car parking spaces have been included across the development, with Electric charging points installed across the scheme.

The site itself, benefits from excellent connectivity to public transports, with Levenshulme Rail Station within walking distance providing frequent services across Manchester, whilst Cringle Road is serviced by multiple bus routes.

These provisions are consistent with the sustainable transport commitments set out in the approved Environmental Standards Statement, whilst also supporting Manchester ambitions for low-carbon travel.

(Refer to Appendix I — As-built cycle store photographs and drawings)

3.4. Green Infrastructure, Landscaping and Biodiversity

3.4.1. Landscaping

Landscaping has been implemented across 19 defined areas throughout the development (Areas 1–19), in accordance with the approved landscape scheme. Photographs confirming the as-built landscaping have been captured across all areas. Trees, shrubs, grassland and planted areas have been established to provide amenity, ecological benefit and urban greening consistent with the approved scheme.

3.4.2. Biodiversity Measures

Biodiversity enhancement features have been installed throughout the development in line with the recommendations of the Ecological Statement (Rachel Hacking Ecology, May 2021). The site has seen the inclusion of bee boxes to all plots, bat boxes to 5 plots, bat bricks to 3 plots, whilst 10 plots have bird boxes and a further 4 swift boxes. All installations have been photographically validated and follow the recommendations of the Ecological Appraisal, providing a range of habitat features across the development. Installation locations have been chosen to maximise ecological benefit whilst integrating with the architectural design.



Figure 3- A map showing bird & bat boxes with indicative locations (red star= bird box, blue star+ bat box and yellow star= bat brick)

3.5. Health and Wellbeing

3.5.1. Indoor environment quality

All dwellings benefit from natural daylighting, natural ventilation with intermittent mechanical extract to wet rooms, and a high-performance thermal envelope. SAP 2012 overheating assessments confirm all dwellings are not at significant risk of overheating. Underfloor heating (UFH) is provided to ground floors via the screed construction (Buildup A), ensuring comfortable and efficient heat distribution.

3.5.2. Access to open space and active travel

The development is well located for access to open space and active travel routes. The layout incorporates communal planted areas and landscaping throughout, and residents have access to the wider Levenshulme green space network. Secure cycle storage to every dwelling actively encourages active travel for all residents.

4. Conclusion

This Post-Construction Review Statement has been prepared by Civic MEP on behalf of Cringle Road Developments Ltd in fulfilment of Planning Condition 4 attached to planning consent reference (Reserved Matters approval 130515/MO/2021.), granted by Manchester City Council in October 2021. The condition requires the development to be carried out in accordance with the approved Energy & Sustainability Statement (Civic, formerly Watt Energy, May 2021) and for a post-construction review statement to be submitted to the Council for approval.

The completed development at Cringle Road, Levenshulme comprises 57 new residential dwellings (House Types A–D) served by high-efficiency gas combination boilers and photovoltaic panels. This statement demonstrates that all sustainability commitments made in the approved ESS have been delivered in the as-built development and that the planning condition is satisfied in full.

The key finding of this review is that the as-built development achieves a 9% reduction in regulated CO_2 emissions compared to the Part L 2013 baseline, as required by Manchester Core Strategy Policy EN6. As-built SAP 2012 calculations, completed for all 57 dwellings using Elmhurst Design SAP 2012, confirm total CO_2 emissions of 109,046.4 $kgCO_2$/year representing a displacement of CO_2 that satisfies the planning requirement. This is achieved through a combination of a high-performance fabric envelope and the installation of 50 kWp of photovoltaic panels across the site (approximately 0.877 kWp per dwelling).

The fabric-first approach delivers performance that consistently exceeds Part L 2013 notional values across all elements, with the whole-development Dwelling Fabric Energy Efficiency (DFEE) achieving a 4.16% improvement over the Target Fabric Energy Efficiency (TFEE). All building services have been installed and confirmed as compliant with Approved Document L1A 2013, including 100% low-energy lighting and time and temperature zone controls to all dwellings.

Beyond energy and carbon performance, this statement confirms that all wider sustainability commitments have been delivered as approved. Water efficiency calculations demonstrate consumption well below the Part G target of 125 l/p/d for all house types. The SuDS drainage strategy has been independently verified and certified as fully functional by DYSE Structural Engineers (April 2026). SAP 2012 overheating assessments confirm all 57 dwellings present a ‘Not Significant’ risk. Biodiversity enhancements, landscaping, waste storage, cycle storage, and EV charging infrastructure have all been installed in accordance with the approved commitments.

Civic MEP is satisfied that the completed development at Cringle Road fully complies with Planning Condition 4 and all associated sustainability obligations. It is respectfully requested that Manchester City Council approve this Post-Construction Review Statement and confirm the discharge of Planning Condition 4 accordingly.

5. Appendix

Table 6- Reference Documents

Ref.	Document Title	Author/ Source	Date	Appendix
[1]	Energy & Sustainability Statement (Approved ESS)	Civic (formerly Watt Energy)	21 May 2021	—
[2]	Building Control Construction Notes-Typical Construction Notes, Rev01	Architect/Building Control	Dec 2024	Appx-B1
[3]	As-Built SAP Calculations (Elmhurst Energy Design SAP 2012, Assessor ID AV75-0001)	Civic	2023–2026	Appendix J
	As-Built Air Permeability Test Results (full schedule)	Air Permeability Testing Body EAS	2023–2026	Appendix J
[5]	SuDS Verification Report, Ref LM20066-DYSE-XX-ZZ-RP-C-0002 Rev P01	DYSE Structural Engineers	21 Apr 2026	Appx-C1
[6]	Wavin StormForce Completion Certificate, Ref SFNG23909	Wavin UK & Ireland	20 Oct 2023	Appx-C2
[7]	Wavin StormForce Warranty & Release Agreement	Wavin Ltd / Stark BM UK Ltd t/a Jewson Civils / Towerhouse Systems Ltd	Oct 2023	Appx-C4
[8]	Water Efficiency Calculator for New Dwellings- House Types A, B, C, D	WRc / United Utilities	Aug–Oct 2022	Appx-D1 to D4
[9]	Flow Restrictor Details	Contractor	TBC	Appendix D (TBC)
[10]	As-Built Bin Store Images	Towerhouse Systems Ltd	2026	Appx-E1
[11]	As-Built Bin Store Location Plans	Towerhouse Systems Ltd	2026	Appx-E2
[12]	Site Waste Management Plan (SWMP) - Shores Fold	Towerhouse Systems Ltd	TBC	Appx-E3
[13]	Waste Contractor Invoice- McKenna, Pink Skips, PP O'Connor	Various	2023–2026	Appx-E4 to E8
[14]	Cycle Shed Installation Records -as installed on all plots	Towerhouse Systems Ltd	2026	Appx-F1
[15]	EV Charger Product Manual- x1-mini G4 Series	Manufacturer	2023	Appx-F2
[16]	Car Parking Spaces As-Built Schedule	Towerhouse Systems Ltd	2026	Appx-F3
[17]	Ecological Statement for Land off Cringle Road, Manchester	Rachel Hacking Ecology	14 May 2021	Appx-G1
[18]	Ecology As-Built Validation- Bird and Bat Box Photos	Towerhouse Systems Ltd	2026	Appx-G2
[19]	Landscaping Plans and Validation Photos-Shores Fold	Towerhouse Systems Ltd	May 2026	Appx-H1
[20]	Insulation Specification- Jewson Invoices (155970, 165200, 166051, 168701)	Jewson	2023–2024	Appx-B2 to B5
[21]	Insulation Specification-A&M Invoices (csi037748, csi038403, csi040324) and Quote 61626R	A&M Insulation	2023–2024	Appx-B7 to B10
[22]	Sanitary Fittings Product Data Sheets- Duravit, Hansgrohe, Grohe, Tavistock	Various manufacturers	2022	Appx-I1 to I20

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