Mount Road Phase 1

Post Construction Review Statement

June 2026

1.0 Introduction:

This statement has been prepared by L&F Solutions Ltd on behalf of Kellen Homes Ltd in support of the post construction phase of the development Phase 1 at Mount Road. This pertains to plots 1-44, 6, 88-96, 102-109, 175-180, 217-220 and 264-267.

1.1 References:

Manchester Core Strategy (2012) - Policies SP1, T1-T3, EN4-EN7 and DM1

National Planning Policy Framework 2021 - strengthens the emphasis on sustainable development and requires new developments to secure the highest viable resource and energy efficiency and reduction in emissions by considering Governments and other national standards

The Guide to Development in Manchester SPD (2007)

Development Design Energy Report

Condition 43 of approval ref: 14/2998/JO/2025 states that each phase of the residential development shall be implemented in full accordance with the measures set out in Energy & Sustainability statement date May 2024.

2.0 Statement – Overall Site Considerations

The design and ultimate construction of Phase 1 of the Mount Road development has sought to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

The development is located to the South East of the heart of Manchester and consists of 2, 3 and 4 bedroom homes ensuring needs can be met across a vast range of family requirements.

Phase 1 has been designed and constructed to meet the increased standards of Part L 2021 which achieve the >31% reduction compared with L1A 2013 standards and a 6% reduction over Part L 2010 outlined within the Manchester Core Strategy.

Appendix 1 shows the overall improvement over Part L 2021 requirements of each plot.

2.1 Statement – Construction Quality

The construction specification of every home has included high levels of insulation to the ground floor, external walls and roof spaces.

The thermal blocks used throughout this development are made of a sustainable material which has a high recycled content and excellent insulation and acoustic absorption properties. Sound insulation tests have been undertaken and passed on representative basis on adjoining properties (Semi-detached and terraced).

Best practice design for energy efficiency encouraging a ‘fabric first’ approach, whereby the energy efficiency of the building fabric is prioritised before other technological solutions has led the dwelling design across the site. The energy hierarchy, as set out in the design statement has been adhered to throughout the construction of the dwellings on Mount Road Phase 1.

The enhanced fabric specification has been applied to all houses.

	Part L1A Limiting Fabric Parameters	Proposed Fabric Specification
External Wall U-Value	**0.26 W/m^{2}K**	**0.19 W/m^{2}K**
Plane Roof U-Value	**0.18 W/m^{2}K**	**0.08 W/m^{2}K**
Ground Floor U-Value	**0.18 W/m^{2}K**	**0.12/0.13 W/m^{2}K**
Window U-Value	**1.6 W/m^{2}K**	**1.2 W/m^{2}K**
Door U-Value	**1.6 W/m^{2}K**	**1.1 W/m^{2}K**
Air Permeability	**8 m^3/h.m^2 at 50pa**	**5.01 m^3/h.m^2 at 50pa**
Renewable Technology	**As Designed**	**Photovoltaic Panels Mixergy Water Heating**

Each dwelling was subject to an individual air tightness test to CIBSE/ATTMA standards and an As Built SAP calculation to ensure they met the standards set out in The Manchester Core Strategy and The National Planning Policy Framework 2021. All dwellings achieved a SAP Rating of B and above.

Ventilation has been supplied by high performance dMEV Ventilation systems.

Highly efficient space and hot water heating systems have been installed, accompanied by thermostatic controls, zoned heating and programmers where possible to ensure that heating is optimally controlled to use the least amount of energy

Energy efficient lamps have been installed in every light fitting.

Sufficient glazing has been provided to the principal living rooms of each dwelling to ensure sufficient natural lighting, thus reducing the energy consumed in artificially lighting the room. Part O overheating calculations have been undertaken to ensure compliance and ensure the comfort of the residents.

Photo Voltaic Panels have been installed on each dwelling where appropriate, optimising orientation to gain maximum benefit.

3.0 Conclusion:

Kellen Homes have sought to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework, which all emphasise sustainable development, energy efficiency and reduction in carbon emissions.

These measures have been at the core of the construction of Phase 1 of the Mount Road Development with each dwelling on the development benefitting from built-in energy reduction measures, high quality fabric construction and renewable energy ensuring compliance with Manchester City Council's vision whilst also ensuring the comfort and wellbeing of its residents.

This post construction review confirms that the development has been implemented in accordance with the approved energy statement therefore satisfying the requirements of part e) of condition 43.

Appendix 1

Kellen Homes - Mount Road Phase 1

Plot Ref	House Type	Property Type	Address Line 1	Building Reg.	EPC Lodgement Date	Total Floor Area	PV kWp	SAP Rating	Environmental Rating	DAP	AAP	TPER	% DPER < TPER	DER	TER	% DER < TER	DFEE	TFEE	% DFEE < TFEE
Plot 01	Cedar	Semi-AS	1 Standfold Drive	SAP 2021	15/10/2025	88.82	0.81	86	94	5	4.45	56.2	15.25	7.39	10.77	31.38	34.38	36.18	4.99
Plot 02	Cedar	Semi-OPP	3 Standfold Drive	SAP 2021	24/09/2025	88.82	0.81	86	94	5	4.13	56.77	14.65	7.5	10.88	31.07	34.57	36.7	5.82
Plot 03	Emerson	Semi-AS	5 Standfold Drive	SAP 2021	22/09/2025	100.58	0.81	86	93	5	3.89	53.48	9.69	7.46	10.26	27.29	34.12	36.63	6.83
Plot 04	Emerson	Semi-OPP	7 Standfold Drive	SAP 2021	22/09/2025	100.58	0.81	86	93	5	4.58	53.05	9.45	7.41	10.18	27.21	34.26	36.25	5.51
Plot 05	Cedar	Semi-AS	9 Standfold Drive	SAP 2021	22/09/2025	88.82	0.81	86	94	5	4.41	56.77	14.46	7.52	10.88	30.88	34.79	36.7	5.22
Plot 06	Acacia	Semi-OPP	11 Standfold Drive	SAP 2021	24/09/2025	88.66	0.81	87	94	5	5	56.63	15.75	7.45	10.87	31.46	35.62	37.03	3.79
Plot 07	Cedar	End-Ter-AS	13 Standfold Drive	SAP 2021	27/10/2025	88.82	0.81	87	94	5	4.4	56.2	16.18	7.32	10.77	32.03	34.34	36.18	5.09
Plot 08	Cedar	Mid-Ter-OPP	15 Standfold Drive	SAP 2021	27/10/2025	88.82	0.81	87	95	5	4.71	51.29	18.37	6.35	9.86	35.6	30.25	31.76	4.76
Plot 09	Acacia	End-Ter-OPP	1 Nico Ditch Close	SAP 2021	20/10/2025	88.66	0.81	86	93	5	4.84	57.11	13.16	7.72	10.95	29.5	36.08	37.42	3.59
Plot 10	Hickory (Hipped)	End-Ter-AS	3 Nico Ditch Close	SAP 2021	20/10/2025	72.58	1.62	91	90	5	4.81	65.74	2.78	12.11	12.56	3.58	36.27	38.03	4.61
Plot 11	Hickory	Mid-Ter-OPP	5 Nico Ditch Close	SAP 2021	20/10/2025	72.22	1.62	92	91	5	4.5	60.2	3.98	10.98	11.53	4.77	31.47	33.23	5.29
Plot 12	Hickory (Hipped)	End-Ter-OPP	7 Nico Ditch Close	SAP 2021	27/10/2025	72.58	1.62	91	90	5	4.69	66.02	2.54	12.19	12.61	3.33	36.58	38.26	4.38
Plot 13	Cedar	Semi-AS	9 Nico Ditch Close	SAP 2021	19/11/2025	88.82	0.81	86	94	5	4.48	55.23	13.74	7.33	10.59	30.78	33.49	35.33	5.21
Plot 14	Cedar	Semi-OPP	11 Nico Ditch Close	SAP 2021	20/11/2025	88.82	0.81	86	94	5	4.44	55.23	14.42	7.28	10.59	31.26	33.46	35.33	5.29
Plot 15	Hickory (Gabled)	Demi-AS	13 Nico Ditch Close	SAP 2021	20/11/2025	72.58	1.62	91	90	5	4.86	65.62	2.46	12.13	12.54	3.27	36.34	37.92	4.16
Plot 16	Hickory (Gabled)	Demi-OPP	15 Nico Ditch Close	SAP 2021	20/11/2025	72.58	1.62	91	90	5	4.98	66.58	2.41	12.31	12.72	3.22	37.11	38.76	4.25
Plot 17	Hickory (Gabled)	Demi-AS	10 Nico Ditch Close	SAP 2021	08/09/2025	72.58	1.62	91	90	5	4.32	67.89	2.89	12.48	12.96	3.7	38.01	39.85	4.62
Plot 18	Hickory (Gabled)	Demi-OPP	8 Nico Ditch Close	SAP 2021	08/09/2025	72.58	1.62	91	90	5	4.43	67.6	2.89	12.43	12.91	3.72	37.81	39.61	4.53
Plot 19	Cedar	Semi-AS	6 Nico Ditch Close	SAP 2021	08/09/2025	88.82	0.81	86	93	5	4.7	56.77	12.89	7.66	10.88	29.6	35.13	36.7	4.28
Plot 20	Cedar	Semi-OPP	4 Nico Ditch Close	SAP 2021	03/10/2025	88.82	0.81	86	94	5	4.12	56.77	14.75	7.49	10.88	31.16	34.67	36.7	5.54
Plot 21	Acacia	Semi-AS	2 Nico Ditch Close	SAP 2021	24/09/2025	88.66	0.81	86	94	5	4.82	56.63	13.76	7.58	10.87	30.27	35.58	37.03	3.91
Plot 22	Cedar	Semi-OPP	17 Standfold Drive	SAP 2021	03/10/2025	88.82	0.81	87	94	5	4.12	56.2	17.29	7.21	10.77	33.05	33.8	36.18	6.58
Plot 23	Cedar	Semi-AS	19 Standfold Drive	SAP 2021	24/11/2025	88.82	0.81	87	94	5	4.58	56.2	15.95	7.35	10.77	31.75	34.57	36.18	4.45
Plot 24	Cedar	Semi-OPP	21 Standfold Drive	SAP 2021	24/11/2025	88.82	0.81	87	94	5	4.65	56.2	16.15	7.33	10.77	31.94	34.52	36.18	4.61
Plot 25	Hickory (Hipped)	End-Ter-AS	23 Standfold Drive	SAP 2021	24/11/2025	72.58	1.62	91	90	5	3.97	67.04	2.24	12.41	12.8	3.05	36.93	39.11	5.56
Plot 26	Hickory	Mid-Ter-OPP	25 Standfold Drive	SAP 2021	24/11/2025	72.58	1.62	92	91	5	4.36	60.98	3.3	11.19	11.67	4.11	31.77	33.63	5.53
Plot 27	Hickory (Hipped)	End-Ter-OPP	27 Standfold Drive	SAP 2021	24/11/2025	72.58	1.62	91	90	5	4.27	67.33	3.58	12.3	12.85	4.28	36.64	39.35	6.9
Plot 28	Cedar	End-Ter-AS	29 Standfold Drive	SAP 2021	08/12/2025	88.82	0.81	87	94	5	4.8	56.2	19.56	6.97	10.77	35.28	34.73	36.18	4.02
Plot 29	Cedar	Mid-Ter-OPP	31 Standfold Drive	SAP 2021	08/12/2025	88.82	0.81	87	95	5	4.87	51.29	21.35	6.06	9.86	38.54	30.48	31.76	4.04
Plot 30	Acacia	End-Ter-OPP	1 Pavilion Close	SAP 2021	15/12/2025	88.66	0.81	86	93	5	4.99	56.44	12.62	7.65	10.83	29.36	35.29	36.64	3.68
Plot 31	Hickory (Hipped)	End-Ter-AS	3 Pavilion Close	SAP 2021	11/02/2026	72.58	1.62	91	90	5	4.19	66.58	2.26	12.33	12.71	2.99	37.06	38.91	4.74
Plot 32	Hickory	Mid-Ter-OPP	5 Pavilion Close	SAP 2021	11/02/2026	72.58	1.62	92	91	5	4.21	60.6	2.75	11.18	11.6	3.62	32	33.53	4.57
Plot 33	Olive	End-Ter-OPP	7 Pavilion Close	SAP 2021	11/02/2026	72.58	1.62	90	90	5	3.96	69.77	1.91	12.87	13.32	3.38	40.14	42.01	4.43
Plot 34	Cedar	Semi-AS	9 Pavilion Close	SAP 2021	11/02/2026	88.82	0.81	87	94	5	4.59	54.72	18.9	6.81	10.5	35.14	32.65	34.64	5.74
Plot 35	Cedar	Semi-OPP	11 Pavilion Close	SAP 2021	11/02/2026	88.82	0.81	87	94	5	4.45	54.72	18.9	6.81	10.5	35.14	32.56	34.64	6.01
Plot 36	Olive	End-Ter-AS	8 Pavilion Close	SAP 2021	02/02/2026	72.58	1.62	89	90	5	4.33	69.86	1.89	12.84	13.33	3.68	39.57	41.95	5.66
Plot 37	Hickory	Mid-Ter-OPP	6 Pavilion Close	SAP 2021	02/02/2026	72.58	1.62	92	91	5	4.64	60.98	3.1	11.21	11.67	3.94	32.13	33.63	4.48
Plot 38	Hickory (Hipped)	End-Ter-OPP	4 Pavilion Close	SAP 2021	02/02/2026	72.58	1.62	91	90	5	4.97	67.04	1.64	12.49	12.8	2.42	37.81	39.11	3.32
Plot 39	Hickory (Gabled)	Demi-OPP	10 Pavilion Close	SAP 2021	27/01/2026	72.58	1.62	91	91	5	5	65.28	5.63	11.68	12.47	6.34	35.75	37.39	4.38
Plot 40	Hickory (Gabled)	Demi-AS	12 Pavilion Close	SAP 2021	27/01/2026	72.58	1.62	91	91	5	4.78	65.28	5.97	11.64	12.47	6.66	35.58	37.39	4.84
Plot 41	Emerson	Semi-OPP	14 Pavilion Close	SAP 2021	27/01/2026	100.58	0.81	87	94	5	4.86	51.55	11.5	7.03	9.9	28.99	32.84	34.72	5.42
Plot 42	Acacia	End-Ter-AS	2 Pavilion Close	SAP 2021	15/01/2026	88.66	0.81	86	94	5	4.6	56.08	17.2	7.11	10.76	33.92	34.95	36.52	4.29

Plot 43	Cedar	Mid-Ter-OPP	33 Standfold Drive	SAP 2021	15/01/2026	88.82	0.81	87	95	5	4	51.29	21.7	6.03	9.86	38.84	29.87	31.76	5.96
Plot 44	Cedar	End-Ter-OPP	35 Standfold Drive	SAP 2021	15/01/2026	88.82	0.81	87	94	5	3.73	56.2	19.74	6.95	10.77	35.47	34.02	36.18	5.98
Plot 61	Emerson	Semi-AS	13 Racecourse Close	SAP 2021	30/03/2026	100.58	0.81	87	94	5	3.99	52.15	14.92	6.8	10.01	32.07	33.24	35.44	6.2
Plot 88	Cedar	Semi-AS	36 Ropemaker Street	SAP 2021	20/11/2025	88.82	0.81	86	94	5	3.16	56.2	13.55	7.52	10.77	30.18	33.68	36.18	6.91
Plot 89	Cedar	Semi-OPP	34 Ropemaker Street	SAP 2021	20/11/2025	88.82	0.81	86	94	5	3.23	56.2	13.55	7.52	10.77	30.18	33.72	36.18	6.8
Plot 90	Cedar	Semi-AS	32 Ropemaker Street	SAP 2021	17/12/2025	88.82	0.81	86	94	5	4.8	56.2	13.36	7.54	10.77	29.99	34.73	36.18	4.02
Plot 91	Acacia	Semi-OPP	10 Mount Farm Drive	SAP 2021	17/12/2025	88.66	0.81	87	94	5	4.8	56.08	16.3	7.3	10.76	32.16	35.09	36.52	3.92
Plot 92	Hickory (Gabled)	Demi-AS	8 Mount Farm Drive	SAP 2021	08/09/2025	72.58	1.62	91	90	5	3.85	67.73	2.9	12.46	12.93	3.63	37.47	39.72	5.64
Plot 93	Hickory (Gabled)	Demi-OPP	6 Mount Farm Drive	SAP 2021	08/09/2025	72.58	1.62	91	90	5	4.03	67.33	1.76	12.53	12.85	2.49	37.44	39.35	4.85
Plot 94	Cedar	Semi-AS	4 Mount Farm Drive	SAP 2021	22/09/2025	88.82	0.81	86	94	5	4.08	56.2	15.24	7.4	10.77	31.29	34.24	36.18	5.37
Plot 95	Acacia	Semi-OPP	2 Mount Farm Drive	SAP 2021	22/09/2025	88.66	0.81	85	93	5	4.61	57.67	11.57	7.92	11.06	28.39	36.48	37.93	3.83
Plot 96	Hickory (Gabled)	Semi-AS	48K Wembley Road	SAP 2021	07/09/2025	72.58	1.62	91	90	5	4.39	66.43	3.44	12.15	12.69	4.26	36.68	38.63	5.06
Plot 102	Olive	End-Ter-AS	1 Mount Farm Drive	SAP 2021	23/09/2025	72.58	1.62	91	90	5	4.03	68.78	3.19	12.61	13.13	3.96	39.04	41.07	4.95
Plot 103	Hickory	Mid-Ter-OPP	3 Mount Farm Drive	SAP 2021	23/09/2025	72.58	1.62	92	91	5	4.58	59.64	3.72	10.9	11.42	4.55	30.77	32.52	5.38
Plot 104	Hickory (Hipped)	End-Ter-OPP	5 Mount Farm Drive	SAP 2021	23/09/2025	72.58	1.62	91	90	5	3.45	65.74	2.62	12.13	12.56	3.42	35.44	38.03	6.8
Plot 105	Hickory (Hipped)	End-Ter-AS	7 Mount Farm Drive	SAP 2021	23/09/2025	72.58	1.62	91	90	5	3.79	66.02	2.43	12.21	12.61	3.17	35.97	38.26	5.99
Plot 106	Hickory	Mid-Ter-OPP	9 Mount Farm Drive	SAP 2021	23/09/2025	72.58	1.62	92	91	5	4.71	59.64	3.64	10.91	11.42	4.47	30.87	32.52	5.07
Plot 107	Hickory (Hipped)	End-Ter-OPP	11 Mount Farm Drive	SAP 2021	23/09/2025	72.58	1.68	91	90	5	3.56	66.43	4.31	12.06	12.69	4.96	35.92	38.63	7.02
Plot 108	Cedar	Semi-AS	13 Mount Farm Drive	SAP 2021	23/09/2025	88.82	0.81	86	94	5	4.65	55.8	16.27	7.23	10.7	32.43	34.07	35.85	4.96
Plot 109	Acacia	Semi-OPP	30 Ropemaker Street	SAP 2021	22/09/2025	88.66	0.81	86	94	5	4.75	56.21	16.03	7.33	10.79	32.07	35.09	36.66	4.28
Plot 175	Olive	End-Ter-OPP	31 Ropemaker Street	SAP 2021	28/10/2025	72.58	1.62	90	90	5	3.68	68.1	1.31	12.64	13.01	2.84	38.34	40.47	5.26
Plot 176	Hickory	Mid-Ter-OPP	29 Ropemaker Street	SAP 2021	27/10/2025	72.58	1.62	92	91	5	4.07	59.64	3.82	10.89	11.42	4.64	30.39	32.52	6.56
Plot 177	Hickory (Hipped)	End-Ter-AS	27 Ropemaker Street	SAP 2021	27/10/2025	72.58	1.62	91	90	5	3.59	65.74	2.71	12.12	12.56	3.5	35.53	38.03	6.56
Plot 178	Cedar	End-Ter-OPP	25 Ropemaker Street	SAP 2021	27/10/2025	88.82	0.81	86	94	5	3.88	55.23	14.42	7.28	10.59	31.26	33.1	35.33	6.32
Plot 179	Cedar	Mid-Ter-OPP	23 Ropemaker Street	SAP 2021	03/10/2025	88.82	0.81	87	95	5	4.24	50.31	16.86	6.27	9.68	35.23	29.02	30.9	6.1
Plot 180	Cedar	End-Ter-AS	21 Ropemaker Street	SAP 2021	03/10/2025	88.82	0.81	86	94	5	4.2	55.23	14.99	7.22	10.59	31.82	33.19	35.33	6.05
Plot 217	Acacia	Semi-OPP	1 Ropework Street	SAP 2021	19/03/2026	88.66	0.81	86	94	5	4.49	55.65	17.52	7.01	10.68	34.36	34.44	36.15	4.71
Plot 218	Cedar	Semi-AS	12 Standfold Drive	SAP 2021	19/03/2026	88.82	0.81	87	94	5	4.12	55.23	20.57	6.72	10.59	36.54	33.25	35.33	5.89
Plot 219	Emerson	Semi-OPP	14 Standfold Drive	SAP 2021	19/03/2026	100.58	0.81	87	94	5	4.03	51.74	15.49	6.68	9.93	32.73	32.74	35.08	6.67
Plot 220	Emerson	Semi-AS	16 Standfold Drive	SAP 2021	19/03/2026	100.58	0.81	87	94	5	4.31	52.8	16.14	6.78	10.13	33.07	33.85	36.03	6.04
Plot 264	Acacia	Semi-AS	2 Ropework Street	SAP 2021	14/04/2026	88.66	0.81	86	94	5	4.6	55.83	17.43	7.05	10.72	34.24	34.4	36.11	4.74
Plot 265	Cedar	Semi-OPP	10 Standfold Drive	SAP 2021	14/04/2026	88.82	0.81	87	94	5	4.29	54.72	21.07	6.59	10.5	37.24	32.45	34.64	6.33
Plot 266	Hickory (Gabled)	Demi-AS	8 Standfold Drive	SAP 2021	14/04/2026	72.58	1.62	91	91	5	4.19	65.28	6.11	11.63	12.47	6.74	35.14	37.39	6.01
Plot 267	Hickory (Gabled)	Demi-OPP	6 Standfold Drive	SAP 2021	21/04/2026	72.58	1.62	91	90	5	4.81	66.43	2.52	12.27	12.69	3.31	37.02	38.63	4.17