St Vincent, Downley Drive, Manchester

Post Construction Review Statement

14 July 2026

PREPARED FOR
Rowlinson Constructions Limited

Post Construction Review Statement

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1. Introduction

This Post-Construction Review Statement has been prepared by Civic MEP on behalf of Rowlinson Constructions Limited to satisfy Planning Condition 16 of the approved planning consent for the development at St Vincent, Downley Drive, Manchester.

Planning permission was granted subject to Condition 16, which requires the development to:

a) The development shall be carried out in accordance with the approved Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers (August 2023), achieving a minimum **20% improvement over Part L 2013** using SAP 2009 carbon factors, whilst aiming to achieve a **61.1% reduction in regulated carbon emissions**.
b) A Post-Construction Review Certificate/Statement shall be submitted to the Local Planning Authority within three months of first occupation.

This statement has been prepared following completion of the development and subsequent occupation to demonstrate compliance with both parts of Planning Condition 16.

It confirms that the completed development has been constructed in accordance with the approved Environmental Standards and Energy Statement and provides verification of the as-built energy strategy through review of the completed SAP calculations, Energy Performance Certificates and supporting commissioning documentation.

1.1. Development Overview

The proposed development comprises a residential scheme at **St Vincent, Downley Drive, Manchester**, consisting of **52 apartments** designed to deliver high-quality, energy-efficient homes in accordance with Manchester City Council's sustainability objectives.

The development has now been completed and occupied, with Building Control approval obtained. The completed scheme has been reviewed against the approved Environmental Standards and Energy Statement to verify that the approved low-carbon energy strategy has been implemented throughout the development.

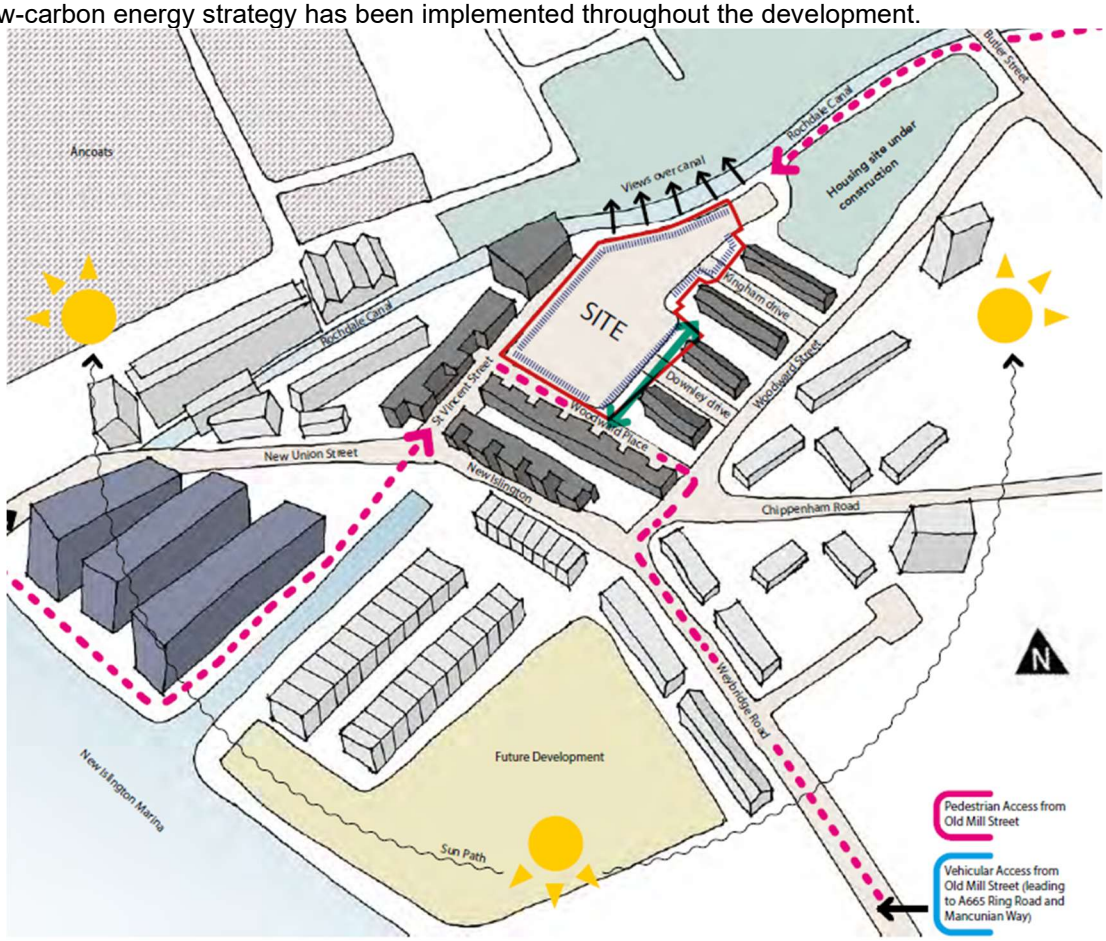


Figure 1- Site Location Plan

1.2. Development Description

Project Summary	
Site	St Vincent, Downley Drive, Manchester
Development	Residential Development
Accommodation	52 Apartments
Planning Benchmark	Part L 2013 (Planning Condition 16)
Status	Completed & occupied
Purpose of Report	Post-Construction Review Statement

Table 1 – Development Description

2. Compliance Verification of the Approved Energy Strategy

This section provides a rigorous review of the as-built development against each energy commitment made in the approved Energy Statement.

The approved Environmental Standards & Energy Statement demonstrated that the proposed development would exceed the minimum planning requirement of a 20% improvement over Part L 2013, whilst aiming to achieve approximately 61.1% regulated carbon reduction.

The completed development has been reviewed against the approved strategy using as-built SAP calculations, EPCs and supporting commissioning documentation.

2.1. Verification of Approved Energy Measures

Approved Energy Strategy	As-Built Development	Verification Evidence	Status
Fabric-first construction	Completed in accordance with approved specification	SAP calculations, U-value calculations	✓
Electric heating serving apartments	Installed	SAP calculations	✓
Dimplex Edel Air Source Heat Pump hot water system	Installed	SAP calculations, commissioning records	✓
Mechanical Ventilation with Heat Recovery (MVHR)	Installed	SAP calculations	✓
Roof-mounted Solar PV array	Installed and commissioned	MCS Certificate & commissioning documentation	✓
High-performance triple glazing	Installed	Window U-value calculations	✓
Enhanced airtightness	Achieved	Air test results / SAP calculations	✓
Low-energy lighting	Installed throughout	SAP calculations	✓

Table 3 - Energy Measures

2.2. Building Fabric Performance

The approved Energy Statement adopted a fabric-first approach to minimise energy demand prior to the incorporation of renewable technologies. This has been maintained in the as-built too.

Fabric Element	As-Built
Walls	**0.18**
Floors	**0.12**
Roof	**0.12**
Windows	**1.20**
Doors	**1.40**
Air Permeability	**Between 1-3**

Table 4 – Building Fabric

2.3. Building Services

The approved Environmental Standards & Energy Statement adopted separate servicing strategies for the apartments whilst maintaining the same overall low-carbon design philosophy.

Space heating and hot water are provided by high-efficiency Dimplex Edel ASHP HW units with time and temperature zone controls. Improving hot water efficiency as reflected in the as-built SAP models.

Energy Strategy	Residential Apartments
Space Heating	100% electric heating
Domestic Hot Water	Dimplex Air Source Heat Pump hot water system
Ventilation	MVHR
Renewable Energy	Roof-mounted PV array (8 kWp)
Building Fabric	Fabric-first approach with enhanced insulation and airtightness
Glazing	High-performance triple glazing
Lighting	100% low-energy lighting

Table 5 - Approved Energy Strategy

The completed development has been reviewed against the approved Environmental Standards & Energy Statement to confirm that the approved energy strategy has been fully implemented throughout all 52 apartments..

2.4. As-built Carbon Performance

The approved Environmental Standards & Energy Statement demonstrated that the development would achieve a carbon reduction significantly in excess of the minimum planning requirement of **20% over Part L 2013**, whilst aiming to achieve approximately **61.1% regulated carbon reduction**.

As-built SAP calculations have subsequently been completed for all dwellings.

Review of the completed SAP calculations confirms that:

- all dwellings comply with the applicable Building Regulations;
- the completed development has been constructed in accordance with the approved Environmental Standards & Energy Statement; and
- the approved low-carbon energy strategy has been successfully implemented.

As Planning Condition 16 required the development to **aim to achieve** a 61.1% carbon reduction, rather than achieve this as an absolute performance target, implementation of the approved Energy Statement is considered to satisfy this element of the condition.

Table 6 - Verified Carbon Performance

Planning Requirement	Approved Energy Statement	Post-Construction Verification	Status
Minimum 20% improvement over Part L 2013	Predicted to exceed requirement	Development constructed in accordance with approved Energy Statement and verified by as-built SAP calculations	✓
Aim to achieve 61.1% carbon reduction	Approx. 61.7% predicted	Approved energy strategy implemented	✓
Part L Compliance	Required	Verified through as-built SAP calculations	✓
EPC Performance	Predicted Band B	Band B achieved	✓

3. Conclusion

This Post-Construction Review Statement has been prepared by Civic MEP Limited on behalf of Rowlinson Constructions Limited in fulfilment of Planning Condition 16 attached to the planning permission for the development at St Vincent, Downley Drive, Manchester. The condition requires the development to be carried out in accordance with the approved *Environmental Standards & Energy Statement* (Watt Energy & Consulting Engineers, August 2023) and for a post-construction review statement to be submitted to Manchester City Council following completion and first occupation.

The completed development comprises of 52 apartments. This review has assessed the completed development against the approved Environmental Standards & Energy Statement together with the supporting post-construction documentation, including as-built SAP calculations, Energy Performance Certificates, commissioning records and product certification.

The review confirms that the approved low-carbon energy strategy has been successfully implemented throughout the completed development. The fabric-first approach outlined within the approved Energy Statement has been delivered, incorporating enhanced levels of insulation, high-performance glazing, improved airtightness and carefully considered building fabric to minimise regulated energy demand.

The approved building services strategy has also been fully implemented. The completed development incorporates individual electric panel heaters and Dimplex Air Source Heat Pump hot water systems serving the apartment buildings, together with Mechanical Ventilation with Heat Recovery (MVHR) throughout and roof-mounted Solar Photovoltaic panels installed in accordance with the approved design. These measures collectively support the carbon reduction strategy established at planning stage and reflect the approved Environmental Standards & Energy Statement.

Review of the as-built SAP calculations confirms that all completed dwellings comply with the applicable Building Regulations and demonstrate that the development has been constructed in accordance with the approved energy strategy. The associated EPC certificates further verify the energy performance of the completed dwellings and confirm that the approved design intent has been successfully realised.

Planning Condition 16 required the development to achieve a minimum 20% improvement over Part L 2013 using SAP 2009 carbon factors whilst aiming to achieve a 61.1% reduction in regulated carbon emissions. The approved Environmental Standards & Energy Statement demonstrated compliance with these planning objectives, and this post-construction review confirms that the completed development has been delivered in accordance with that approved strategy. Accordingly, the requirements of both Parts (a) and (b) of Planning Condition 16 are considered to have been satisfied.

Civic MEP is therefore satisfied that the completed development fully accords with the approved Environmental Standards & Energy Statement and fulfils the requirements of Planning Condition 16. It is respectfully requested that Manchester City Council approve this Post-Construction Review Statement and confirm the full discharge of Planning Condition 16.

4. Appendix

Table 7 - Reference Documents

Appendix	***Document***
A	*Approved Environmental Standards & Energy Statement – Watt Energy*
B	*As-built SAP Calculations*
C	*EPC Certificates*
D	*MCS Certificate*
E	*Solar PV Commissioning Documentation*
F	*Air Source Heat Pump Commissioning Documentation*
G	*U-value Calculations*
H	*Window U-value*
I	*Air Pressure Test Certificates*

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