Phoenix Architectural

# Environmental Standards Statement

# Proposed Residential Development
# Yew Tree Lane, Manchester




Planning Design & Submission ● Building Regulation & Construction Design ● Site Inspection Services

[redacted]

## 1. Introduction

This Environmental Standards Statement has been prepared in support of the proposed residential development and demonstrates how the scheme has been designed to comply with the environmental and sustainability objectives of Manchester City Council's planning policies, the National Planning Policy Framework (NPPF), and relevant Building Regulations.

The development has been designed to minimise environmental impact throughout construction and occupation while delivering high-quality, energy-efficient homes that contribute towards Manchester's ambition of becoming a zero-carbon city.

## 2. Planning Policy Context

The proposal has been developed having regard to:

National Planning Policy Framework (NPPF)
Manchester Core Strategy (particularly policies relating to climate change, energy efficiency, sustainable design and environmental quality)
Manchester Local Plan guidance and relevant Supplementary Planning Documents
Building Regulations Approved Documents, including Part L (Conservation of Fuel and Power), Part F (Ventilation), Part G (Water Efficiency) and Part O (Overheating)

Future Homes Standard principles where applicable.

## 3. Energy Efficiency

The dwellings have been designed using a fabric-first approach to minimise energy demand before the introduction of renewable technologies.

The design incorporates:

High levels of thermal insulation exceeding minimum Building Regulation standards where practicable.
High-performance external walls, roof and floor construction. Double or triple-glazed, low-emissivity windows and insulated external doors.

Excellent airtightness standards with controlled mechanical or natural ventilation.
Thermal bridge reduction through careful detailing. Low-energy LED lighting throughout.

These measures reduce heating demand, lower operational carbon emissions and improve occupant comfort.

## 4. Low Carbon Heating

The development avoids reliance on fossil fuel heating where feasible.

Subject to detailed design, the dwellings will utilise:

Air Source Heat Pumps; or
Other low-carbon heating systems capable of meeting Building Regulations and local planning requirements.

This significantly reduces operational carbon emissions compared with traditional gas-fired systems.

## 5. Renewable Energy

The development has been designed to accommodate renewable energy technologies where practical, including:

Roof-mounted photovoltaic (PV) solar panels; Smart energy controls;
Battery storage provision (where viable).

Renewable technologies will contribute towards reducing grid electricity demand and operational carbon emissions.`

## 6. Water Efficiency

Water consumption will be reduced through the specification of:

- Dual-flush WC cisterns
- Flow-restricted taps
- Water-efficient showers
- Efficient appliances;
- Leak detection where appropriate.
- The development is designed to achieve a maximum internal potable water consumption of 110 litres per person per day, or better where practicable.

## 7. Sustainable Drainage

Surface water will be managed using Sustainable Drainage Systems (SuDS) wherever site conditions allow.

Measures may include:

- Permeable paving;
- Soakaways (subject to infiltration testing); Attenuation storage;
- Rainwater management features;
- Controlled discharge rates to existing drainage infrastructure.

These measures reduce flood risk and improve water quality.

## 8. Biodiversity

The scheme seeks to enhance biodiversity through landscape design including:

- Native planting;
- Pollinator-friendly species;
- Tree planting where space permits; Bird nesting boxes;
- Bat roosting features;
- Habitat creation within landscaped areas.

The landscaping strategy will provide measurable ecological enhancement in accordance with current planning policy.

## 9. Sustainable Materials

Construction materials will be selected with consideration given to:

Responsibly sourced timber (FSC or PEFC certified); Recycled and recyclable materials; Durable products with long service lives; Locally sourced materials where practical; Low embodied carbon products where available.

Construction waste will be minimised through careful procurement and site management.

## 10. Waste and Recycling

Each dwelling will incorporate dedicated storage for:

- General waste
- Mixed recycling
- Food waste where required by the local authority.

Waste storage locations have been designed to allow convenient collection by Manchester City Council.

## 11. Sustainable Transport

The development supports sustainable travel through:

- Secure cycle storage
- Safe pedestrian access;
- Electric vehicle charging infrastructure in accordance with current Building Regulations and local planning guidance
- Good connectivity to public transport and local services where applicable.

These measures reduce reliance on private car travel.

## 12. Climate Resilience

The dwellings have been designed to improve resilience to climate change by incorporating:compliance with specific Manchester policies (for example, Core Strategy Policies EN1, EN4, EN6, DM1, and the Council's Zero Carbon Framework) and include quantified energy and carbon reduction calculations.

- Appropriate glazing orientation
- Solar shading where necessary
- Natural ventilation strategies;
- Compliance with Building Regulations Part O (Overheating)
- Landscaping to reduce urban heat island effects.

## 13. Construction Environmental Management

During construction the contractor will adopt best practice measures including:

- Dust suppression
- Noise control;
- Waste segregation and recycling
- Pollution prevention
- Protection of existing vegetation
- Responsible sourcing of construction materials.

## 14. Conclusion

The proposed residential development has been designed to deliver environmentally responsible, energy-efficient and sustainable homes that accord with the objectives of Manchester City Council's planning policies.

The development adopts a fabric-first approach, incorporates low- carbon technologies, promotes sustainable drainage and biodiversity enhancement, encourages sustainable





transport, and seeks to minimise environmental impacts throughout both construction and occupation.

Accordingly, the proposal is considered to satisfy the environmental sustainability objectives of national planning policy and the relevant environmental policies of Manchester City Council.



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