Complete Compliance for Property Professionals

ENVIRONMENTAL STANDARDS STATEMENT

Former Abbey Hey Clinic,
Constable Street, Manchester,
M18 8GD

FORMER ABBEY HEY CLINIC, CONSTABLE STREET, MANCHESTER, M18 8GD (139693/FO/2024)

Summary

The proposal is for the change of use of the existing vacant clinic to form 6 no. residential apartments (1 x one-bedroom, 3 x two-bedroom and 2 x three-bedroom apartments) together with external alterations, car and cycle parking and landscaping. The development is being converted at the former Abbey Hey Clinic, Constable Street, Manchester, M18 8GD.

Abbey Hey is a residential area in the eastern part of Manchester, England. It is situated within the larger district of Gorton, which lies about 3 miles southeast of Manchester city centre. The area is largely residential, with a mix of traditional terraced houses and newer developments. It is known for its community atmosphere and proximity to green spaces, such as the nearby Abbey Hey Park, which offers recreational facilities and a scenic environment for residents.

Abbey Hey has good transportation links to the rest of Manchester, with bus services connecting it to key areas in the city, and the nearby Gorton railway station providing train services. The area also benefits from local amenities, including schools, shops, and healthcare facilities.

In recent years, there has been some investment in improving the infrastructure and overall appeal of the area, making it an attractive place for families and individuals seeking more affordable housing compared to the city centre.

This Environmental Standards Statement has been compiled to demonstrate Conditions 5 and 16 of Planning Permission (Application Number – 139693/FO/2024) by Manchester City Council. It aims to ensure that energy remains an integral part of the development's design and evolution.

Condition 5:

(a) Prior to commencement of the development, a scheme for (include as necessary: electric vehicle charging and any other considerations, for example) boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

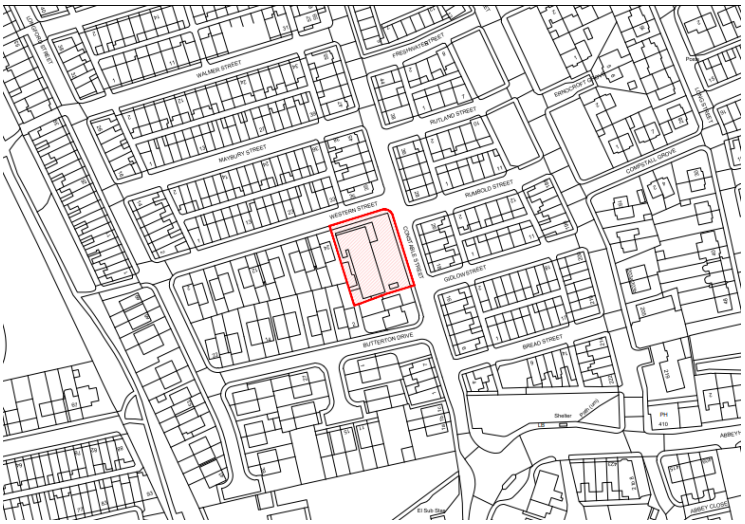
(b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

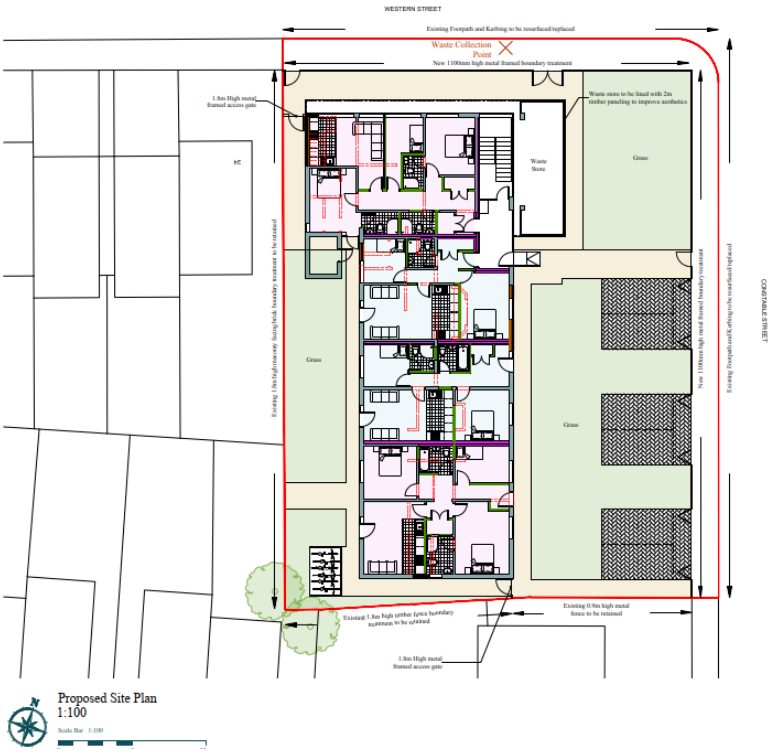
Condition 10:

Prior to any ground works commencing on site an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the approved development, prior to occupation of any of the apartments a post development review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy, and the principles contained within the Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

Below is the Location Plan which is clearly marked in RED and also the Site Plan on how the properties are laid out.





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Policy SP 1

The aim of guiding the overall development of the city and promoting sustainable growth.

Policy SP 1 of the Manchester Core Strategy is a strategic policy aimed at guiding the overall development of the city and promoting sustainable growth. It focuses on creating balanced, healthy, and sustainable communities by emphasizing the need for development to address housing demand, deliver high-quality environments, and be aligned with sustainable principles.

For a development of 6 apartments in Abbey Hey (or anywhere within Manchester), satisfying Policy SP 1 involves aligning with several key objectives and principles laid out in the policy. Here's how this development meets those requirements:

1. Providing a Range of Housing to Meet Local Needs

- Policy SP 1 emphasizes providing diverse housing options for various groups within the population, including families, young professionals, and older residents. A development of 6 apartments can contribute to meeting housing needs, especially as the apartments are designed to appeal to a range of potential occupants (e.g., one-bedroom apartments for singles or couples, or two-bedroom apartments for small families).
- The development considers the local housing market in Abbey Hey and ensure that the apartments are appropriately sized and priced to address gaps in local housing supply, making them suitable for a range of income groups.

2. Sustainable Urban Development

- The policy encourages sustainable development that minimizes negative environmental impacts. The development will follow sustainable construction practices, incorporating energy-efficient features (such as insulation, double glazing, and low-energy lighting), as well as water-saving technologies.
- The development will include sustainable design elements like the use of cleaner energy (Electricity). The building will be converted from Gas (fossil fuel) to full Electricity with the help of renewable energy sources (e.g., solar panels), all of which align with Manchester's environmental goals.

3. High-Quality and Well-Designed Homes

- SP 1 stresses the importance of creating high-quality living environments. The design of the 6 apartments will prioritise residents' well-being, with adequate space, good natural light, sound insulation, and secure outdoor spaces or communal areas.

- The layout will also consider the long-term needs of residents and ensure that the apartments have flexibility for changing life circumstances, such as adaptability for aging residents or growing families.

4. Accessibility and Connectivity

- SP 1 highlights the need for development that is well-integrated with the surrounding urban fabric, ensuring that new developments are accessible and well-connected to transportation, employment, education, and healthcare.
- The location of the 6 apartments has a mix of local shops and amenities within the Gorton area.
- A short walk to Gorton railway station provides regular and direct services into the centre of Manchester.
- Proximity to local parks like Debdale Park and Delamere Park are conveniently located nearby.
- The extensive facilities of Manchester City Centre are approximately 4 miles away.
- Schools like St James Primary School and Abbey Hey Primary Academy are located and easily accessible from the development. As this is a development of 6 units, it is unlikely to strain nearby primary or secondary schools.

5. Promotion of Health and Well-Being

- Policy SP 1 includes a focus on enhancing the quality of life and promoting health and well-being within communities. This can be addressed by ensuring the development provides high-quality public spaces, green areas, or access to outdoor recreational spaces like nearby parks (such as Abbey Hey Park, Debdale Park and Delamare Park).
- The development will offer a private garden amenity for all residents towards the rear of the site and offer two fronting green spaces at the front of the main building and the junction of Constable Street and Western Street. This will promote social interaction and well-being for residents.

6. Sustainable Infrastructure and Local Impact

- The development will demonstrate that it will not overwhelm local infrastructure (such as schools, healthcare, and transport).
- The development of 6 apartments will have minimal impact on any local environmental or social issues, contributing positively to the community by enhancing the area rather than introducing negative externalities (e.g., traffic congestion or environmental degradation).

7. Community Integration and Social Cohesion

- SP 1 encourages developments that foster social inclusion and integration. For a development of 6 apartments, the project will ensure that it is well integrated into the neighbourhood, respecting the character of the surrounding area while providing an attractive and welcoming environment for residents.
- The development fits with the local community fabric and design guidelines would align with these principles.

Policy T1

Sustainable Transport

This policy encourages developments that minimize reliance on cars and promote sustainable modes of transport like walking, cycling, and public transport. A development of 6 apartments will meet this policy by incorporating the following elements:

1. ***Proximity to Public Transport****:*

- The development is well-located near public transport links, such as bus stops or train stations, to encourage residents to use public transportation rather than rely on private cars. For example, the apartments are near the Gorton train station or bus routes, it will make commuting easier for residents and reduce car dependency.

2. ***Pedestrian-Friendly Design****:*

- The development has safe and convenient pedestrian access to local amenities (like shops, parks, and schools) encourages walking. The current infrastructure has well-designed footpaths and crossings, which improve connectivity and promote healthier lifestyles.

3. Cycling Facilities:

- The development will Incorporate a secure bicycle storage unit located at the rear of the building. This will provide a total of 6 cycle spaces (1 per apartment) to meet the requirements of the residents.

Policy T2

Accessibility and Connectivity

Policy T2 focuses on improving accessibility and connectivity within the city to support sustainable development. A development of 6 apartments will meet this policy by:

1. ***Linking to Key Destinations****:*

- The development is located in an area that provides easy access to key destinations such as schools, healthcare facilities, and shopping areas. The apartments are within close proximity to these places and well-connected by public transport, residents will be able to access essential services without relying on a car.

2. ***Active Travel Routes****:*

- The development ensures that pedestrian and cycling routes are well-integrated into the surrounding area. This involves ensuring safe routes for walking or cycling to the nearest public transport options, such as bus or tram stations, or to local parks and shops.

3. ***Vehicle Parking and Transport Demand Management****:*

- Policy T2 requires the developer to manage the demand for parking by limiting the number of parking spaces provided, especially since it's a smaller development of 6 apartments. The development offers a total of 6 parking spaces (1 space per apartment). Though the site could offer more parking spaces, this has been purposely avoided to provide more sustainable modes of transport through the use of existing public transport.

- Parking provision is in line with Manchester's sustainable transport policies, considering the availability of on-street parking and local transport options.

Policy T3

Sustainable Travel Choices

Policy T3 promotes reducing car dependency by encouraging a variety of sustainable travel choices. A development of 6 apartments will meet this policy by:

1. ***Car-Free or Reduced Parking****:*

- The development provides limited on-site parking to encourage residents to use public transportation, walking, or cycling. This approach discourages car ownership and supports the city's goal of reducing congestion and pollution.

2. ***Public Transport Accessibility**:*

- In addition to being near transport hubs, the development will include features like "travel packs" for new residents, providing information on the best public transport routes, available bus passes, or discounts for sustainable travel options. This makes it easier for new residents to embrace public transport use.

3. **Cycling Infrastructure**:

- The area around Gorton, Manchester, offers several cycling routes and lanes that cater to both commuting and leisure activities.

Summary of How the Development Meets Policies T1-T3:

- ***Public Transport Accessibility**:* The development is near bus or train services, it supports the use of public transport.
- ***Pedestrian and Cycling Infrastructure**:* The development includes pathways, bike racks, and walking routes to local amenities, fostering more sustainable travel.
- ***Reduced Parking**:* Limiting parking spaces would encourage reliance on alternative transport methods, in line with sustainable travel goals.
- ***Active Travel Promotion**:* Including cycling infrastructure or other green travel options (like a local bike-sharing scheme) would encourage non-car travel, supporting Manchester's policies on reducing car dependency.

Incorporating these aspects into the design and location of the 6 apartments will help satisfy Policies T1-T3 of the Manchester Core Strategy by promoting sustainable, accessible, and well-connected transportation options for residents.

Policy EN4

Sustainable Energy Use

Policy EN4 encourages developments to minimize energy consumption and improve energy efficiency. A development of 6 apartments will satisfy this policy by incorporating the following:

1. ***Energy-Efficient Building Design**:*

- The apartments will be designed to meet high energy efficiency standards, incorporating insulation, energy-efficient windows, and airtightness to minimize heating and cooling requirements. This will include adhering to Building Regulations (e.g., Part L for energy efficiency).

2. ***Renewable Energy Sources**:*

- The development will include renewable energy technologies such as solar panels to generate electricity or heat water, reducing reliance on non-renewable energy sources.

3. ***Low-Energy Lighting and Appliances**:*

- Installing energy-efficient lighting (e.g., LED lights) and appliances (such as low energy storage heaters and refrigerators) within the apartments will contribute to reducing overall energy consumption.

4. ***Smart Technology**:*

- Introducing smart meters, energy management systems, or other technologies will help residents monitor and reduce their energy use could further contribute to energy efficiency.

Policy EN5

Climate Change Adaptation

Policy EN5 focuses on adapting to climate change by incorporating design and building techniques that mitigate its effects. For a development of 6 apartments, this will be achieved by:

1. ***Sustainable Drainage Systems (SuDS)**:*

- Implementing SuDS (such as permeable paving, rain gardens, or green roofs) helps manage surface water runoff and reduces the risk of flooding, especially in areas prone to heavy rainfall. This is crucial to managing the impact of climate change, particularly in urban environments like Manchester.

2. ***Heat Resistance Design**:*

- The apartments are designed with heat resistance in mind, using materials that help regulate indoor temperatures during hot weather (e.g., glazing and external shading). This is increasingly important as climate change leads to more extreme weather patterns.

3. ***Urban Greening**:*

- The development will include green spaces, such as communal gardens, to mitigate the urban heat island effect and improve air quality. Green spaces also provide residents with outdoor spaces for recreation and well-being.

Policy EN6

Waste

Policy EN6 aims to promote sustainable waste management and reduce the environmental impact of waste generated by developments. A development of 6 apartments will meet this policy by:

1. ***Waste Minimization****:*

- Ensuring that the construction process minimizes waste through efficient building practices and recycling of materials.

2. ***Recycling and Composting Facilities****:*

- The development will provide on-site facilities for residents to separate and recycle waste, including bins for paper, plastics, glass, and organic waste (composting). Encouraging residents to adopt waste separation habits will align with the city's waste reduction goals.

3. ***Construction Waste Management****:*

- The development will commit to a waste management plan during construction that prioritizes reuse, recycling, and disposal of materials responsibly. This minimizes the development's impact on landfills.

Policy EN7

Green Infrastructure

Policy EN7 focuses on enhancing green infrastructure, such as parks and tree planting, to improve the city's environmental quality and residents' quality of life. To satisfy this policy, a development of 6 apartments will incorporate the following:

1. ***Green Spaces and Landscaping****:*

- The development will include small-scale green infrastructure such as landscaped gardens, tree planting. These elements help improve air quality, support biodiversity, and offer residents access to nature.

2. ***Biodiversity Enhancement****:*

- Installing bird boxes and using biodiverse landscaping in the design of the development will improve local biodiversity and contribute positively to the environment.

3. ***Community Green Space****:*

- Providing communal outdoor areas such as gardens or shared green spaces where residents can interact with nature contributes to both environmental sustainability and the well-being of the residents.

Summary: How the Development Meets Policies EN4-EN7

- ***EN4 (Sustainable Energy Use)****:* Ensuring energy-efficient building design, incorporating renewable energy systems (e.g., solar panels), and using energy-efficient appliances and smart technology.
- ***EN5 (Climate Change Adaptation)****:* Incorporating sustainable drainage systems (SuDS), urban greening, and heat-resilient design.
- ***EN6 (Waste)****:* Implementing effective waste management strategies, such as providing recycling bins, waste minimization during construction, and promoting composting.
- ***EN7 (Green Infrastructure)****:* Adding green spaces, landscaping, biodiversity enhancements (e.g., bird boxes), and possibly green roofs to improve environmental quality and residents' quality of life.

By addressing these key principles, the development of 6 apartments will align with Manchester's goals for sustainable urban growth and environmental responsibility under Policies EN4-EN7 of the Core Strategy.

Policy DM1

Key Design Principles

1. High-Quality Design and Appearance

- ***Architectural Quality****:* The development will be designed to a high standard of architecture, with attention to details such as materials, proportions, and finishes. This would ensure that the apartments fit harmoniously within the existing built environment and enhance the streetscape. For example, using complementary materials and maintaining appropriate scale and massing in relation to nearby buildings will ensure the new development doesn't overwhelm the area.

- ***Visual Integration with Surroundings***: The design of the development will consider the local architectural style and character of Abbey Hey, blending seamlessly with existing buildings and the neighbourhood. The apartments should respect the overall aesthetic of the area while introducing contemporary features that make them attractive and functional.

2. Impact on the Surrounding Area

- ***Contextual Sensitivity****:* The development will be designed to complement the existing context in terms of building height, scale, and density. The surrounding area is predominantly low-rise, the design of the 6 apartments will avoid creating a stark contrast. Thoughtful massing, appropriate setbacks, and ensuring the building's height doesn't overpower neighbouring structures are critical aspects.
- ***Respect for Privacy and Amenity****:* The design will ensure that the development doesn't negatively affect the privacy, daylight, or outlook of surrounding properties. For example, careful positioning of windows and balconies can avoid overlooking or overshadowing nearby homes.

3. ***Sustainability and Environmental Considerations***

- ***Sustainable Building Practices****:* The development will incorporate energy-efficient designs, such as good insulation, passive heating, and cooling systems, and renewable energy sources (e.g., solar panels). These features would not only satisfy environmental policies but also contribute to long-term sustainability, reducing energy demand and promoting environmentally responsible construction.
- ***Sustainable Materials***: Using durable, sustainable materials such as recycled or locally sourced materials can contribute to reducing the environmental impact of the development. These materials can also ensure the long-term resilience of the buildings.

4. ***Active Frontages and Street-Level Design***

- ***Engaging the Public Realm****:* The design will include active frontages, particularly on ground-floor elevations, to encourage engagement with the street and create a vibrant public realm. For instance, ground-floor apartments or retail spaces (if applicable) should have large windows or entrances that face the street, ensuring visual interest and security.
- ***Human-Scale Design****:* The apartments will be designed at a human scale, with well-proportioned entrances and accessible communal spaces that create a welcoming atmosphere for residents and visitors. This contributes to the creation of a safe and inviting environment.

5. Access, Safety, and Security

- ***Inclusive Design****:* The development will be accessible to all, including people with disabilities. This means providing step-free access, wide doorways, and accessible internal layouts, as well as ensuring that entrances are clearly marked and easy to find.
- ***Safety and Security****:* The development will incorporate principles of "Secured by Design" to ensure safety. This includes well-lit public areas, secure entry points, and landscaping that does not create hiding spaces. Providing sufficient external lighting and visibility from street-facing windows helps deter crime and promotes a sense of security.

6. Public and Private Spaces

- ***Private and Communal Areas****:* The development will offer private living spaces for residents, along with well-designed communal areas, such as gardens, balconies, or a shared courtyard, where possible. These communal areas provide spaces for social interaction, improving residents' quality of life.
- ***Use of Green Space****:* Where possible, we have incorporated green spaces into the development, such as gardens and landscaped courtyards, would enhance the development's attractiveness and sustainability. Green infrastructure can also contribute to managing surface water runoff and increasing biodiversity.

7. Transport and Connectivity

- ***Integrated with Transport Networks****:* The development will ensure good connectivity to local transport options, such as bus stops and train stations. For a development of 6 apartments in Abbey Hey, ensuring proximity to public transport routes (such as those near Gorton) and amenities (shops, schools) will promote sustainable travel and reduce car dependency.
- ***Parking and Cycle Storage****:* Parking is included, the design will be sensitive to the surrounding area, ensuring it doesn't dominate the site. The development will provide secure cycle storage and facilities for charging of electric vehicles can encourage more sustainable travel behaviours.

Summary of How the Development Satisfies Policy DM1

To meet ***Policy DM1*** of the Manchester Core Strategy, the development of 6 apartments will:

- ***Achieve high-quality architectural design****,* integrating with the surrounding built environment and using sustainable, durable materials.
- ***Respect the local context*** in terms of scale, height, and massing, ensuring minimal impact on the privacy and amenity of surrounding properties.

- ***Incorporate sustainable design features*** that reduce environmental impact, such as energy efficiency, renewable energy sources, and sustainable materials.
- ***Provide active frontages and engaging street-level design,*** enhancing the public realm and creating an inviting atmosphere.
- ***Ensure accessibility, safety, and*** **security** through inclusive design and crime prevention strategies.
- ***Offer a balance of private and communal spaces***, including green infrastructure and landscaping to improve residents' well-being.
- ***Ensure good connectivity and transport options***, reducing car dependency and encouraging sustainable modes of transport (e.g., walking, cycling, and public transport).

By addressing these design principles, the development of 6 apartments will meet the objectives of ***Policy DM1***, contributing to a high-quality, sustainable, and well-integrated urban environment in Manchester.

Part S

Electrical Vehicle (EV) charging Infrastructure

To satisfy ***Part S of the Building Regulations*** with a development of 6 apartments, the following steps will be taken:

- ***Provision of at least one EV charging point per apartment*** or shared facilities for residents, as well as additional charging points for visitors or communal use if applicable.
- ***Installation of dedicated parking spaces*** for EVs that are equipped with the necessary electrical infrastructure for charging points, ensuring accessibility.
- ***Future-proofing*** the infrastructure by ensuring that electrical wiring, power supply, and conduits are installed to facilitate future charging points if not immediately needed.
- ***Compliance with safety and electrical standards*** to ensure that the charging points are safely installed and meet the required regulations.
- ***Energy-efficient smart charging technology*** may also be integrated into the development to optimize the environmental benefits of EV charging.

Table 1.3 (below) shows the Code Levels for Mandatory Maximum Standards in Indoor Water Consumption.

Table 1.3: Code Levels for Mandatory Maximum Standards in Indoor Water Consumption	
Code Level	Maximum Indoor Water Consumption in Litres per Person per Day
Level 1 (★)	120
Level 2 (★★)	120
Level 3 (★★★)	105
Level 4 (★★★★)	105
Level 5 (★★★★★)	80
Level 6 (★★★★★★)	80

A new dwelling can be designed to reduce water usage by incorporating water-efficient features and practices. Here are some strategies that are being considered for reducing water usage by design:

- ***Low-flow fixtures:*** Installing low-flow fixtures, such as toilets, faucets, and showerheads, can significantly reduce water usage in the home. Low-flow fixtures use less water without sacrificing performance or functionality.

- ***Water-efficient appliances:*** Choosing water-efficient appliances, such as dishwashers and washing machines, can also help to reduce water usage in the home. Look for appliances with the ENERGY STAR label, which indicates they meet or exceed energy efficiency and water efficiency standards.

- ***Greywater systems:*** Greywater systems can help to reduce water usage by recycling water from sinks, showers, and washing machines for use in irrigation or toilet flushing. Greywater systems can significantly reduce the amount of potable water used in the home.

- ***Rainwater harvesting:*** Harvesting rainwater for use in irrigation can also reduce the amount of potable water used in the home. A rainwater harvesting system collects rainwater from the roof and stores it for later use in the landscape.

By incorporating these strategies into the design of a dwelling, it is possible to significantly reduce water usage and create a more sustainable living environment.

This development will be looking to achieve Code Level 3 & 4 of 105 litres per person per day. This will be evidenced with a Water Calculation once the development has decided on fixture and fittings of bathrooms, WCs, Kitchen's and Utility rooms.

Table A shows how Part L compliance has been achieved by improving the u values of the fabric of the buildings.

Table A- Baseline Specification

Showing the minimum specification required to achieve Part L compliance

Category	Item	Specification /U-Value	
		Limit	Actual
Building Fabric (W/m2K)	Ground Floor / Exposed Floor	0.25	0.23
	Roof / Exposed Ceiling	0.16	0.16
	Wall Construction	0.55	0.44
Fenestration (W/m2K)	Solid Door	1.60	
	Glazed Door	1.60	
	Window/Rooflight	1.60	1.40
Thermal Bridging (y-value)	Accredited Psi Value Details	Default	
Ventilation	Air Permeability (m3/hm2)	N/A	
	Mechanical Ventilation	Intermittent extractor fans	
Heating	Primary Heating System	A-Rated) Slimline Storage Heaters	
	Controls	Time and temperature zone controls	
	Heat Distribution	Slimline Storage Heaters	
	Water Heating	Electric Immersion	
	Other Heating System	None	
Additional Features	Low Energy Lighting	100% (LED)	
	Renewables	1.00kW Solar PV System on each apartment	

Table B shows how Part L compliance has been achieved by using renewable and low carbon technologies.

Table B- Renewables and low carbon technologies – considerations

Technology	Requirements	Suitable for project?	Appropriate?
Photovoltaic panels (PV)	Roof facing north to south (or flat roof)	Yes	**YES**
	Little/no or modest over shading	Yes	
	Flat roof or pitched roof no greater than 45 degrees	Yes	
	Any size development	Yes	
Solar thermal	All requirements as for photovoltaic panels	Yes	**NO**
	water tank (not suitable for instantaneous hot water)	No	
Air source heat pumps (ASHP)	Sustainable external wall	Yes	**YES**
	Aesthetic considerations	Yes	
	Noise impact	Yes	
	Any size development	Yes	
Ground source heat pumps	External space for horizontal trench or vertical borehole	No	NO
	Medium to large sized development	Yes	
	Archaeology	Unknown	
	Best suited for underfloor heating	Yes	
Biomass	Space needed for plant, fuel storage and deliveries	No	**NO**
	Medium to large size development	Yes	
	Minimal impact on residents (air quality, deliveries)	No	

Selected Low Carbon Technology – **Solar PV**

Table C – Total Reduction of CO_2 of Development

Average Emissions per Block	Carbon dioxide (Tonnes Co_2 per annum)	(CO2) Carbon dioxide savings (%)
Target CO_2 Emissions Rate (TER) kg CO_2/m^2.annum	**155.18**	
Building CO_2 Emissions Rate (BER) kg CO_2/m^2.annum	**136.86**	**12%**

The site has exceeded Building Regulations 2022 Part L and has saved an extra 18.32 kgCO_2/yr/m^2

Conclusion

The original building relied on mains gas for both heating and hot water. As part of the redevelopment into six modern apartments, the new heating and hot water systems will operate entirely on electricity. This transition represents a significant environmental improvement, as it eliminates reliance on fossil fuels and aligns with the UK's broader goals for decarbonisation. By using electricity—especially when paired with renewable energy sources such as grid-supplied green tariffs or future solar integration—the new development will reduce operational carbon emissions and contribute to a cleaner, more sustainable local energy footprint.

This development has been carefully designed to mitigate the impacts of climate change, achieving a high standard of environmental performance. It exceeds the requirements of the Building Regulations (2022) Part L by delivering a further 12.00% reduction in CO_2 emissions.

In addition, the scheme complies with the relevant policies of the Manchester Core Strategy, specifically Policies SP1, T1–T3, EN4–EN7, and DM1. It also aligns with the design principles set out in *The Guide to Development in Manchester SPD (2007)*, demonstrating a strong commitment to sustainable, high-quality urban development.