CONDITION 12

TP BENNETT

ENVIRONMENTAL IMPACT

Application Number: **138730/FO/2023**

Proposal: Erection of a 3 and 5 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Location: Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Foodstore And Newton Street, Manchester, M40 1EZ

Date of application: 4 December 2023

Condition: 12 – Environmental Impact

Document No. T8170OT0012P1

Condition 12:

12) The development hereby approved shall be carried out in accordance with the Environmental Statement prepared by Environmental Standards Statement prepared by Energy Counsel received by the City Council, as Local Planning Authority, on the 4 December 2023.

A post construction review certificate/statement for each phase of the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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

Description of Evidence:

Please refer to Block Compliance report showing overall site compliance to Part L 2021, (attached below)

A fabric-first approach to meeting Manchester City Core Strategy energy policy has been undertaken for the Newton Heath residential development, defined within the 'Be Lean, Be Clean, Be Green' energy hierarchy. The final build is confirmed as compliant with Building Regulations ADL1 2021, and achieves an EPC B site wide.

The use of high-efficiency heat pumps reduces carbon emissions by 64.9% and provides a primary energy reduction of 29% when compared to new Building Regulations Part L 2021.
Additionally, due to the high fabric efficiency of the build, the fabric efficiency is a 9.3% betterment site wide than the requirements of Part L 2021.

Revision	Date	Initials	Details	Checked / date
P1	02/09/26	ADV	Issued for Discharge of Condition 12	ADV / 02/09/26

File Reference: G:\Active Projects\Manchester-Arch\T8170 Oldham Road\Documents\400 Statutory Authorities\401 Local Planning Authority\04_Planning Conditions\Condition 12 - Energy Statement - X

TP Bennett LLP is a limited liability partnership registered in England and Wales at 59.5 Southwark Street London SE1 0AL (No OC315685)

Block Compliance

Block Reference	Oldham Road Phase 2	**Issued on Date**	25/08/2026
Block Name	Oldham Road Phase 2		
Calculation Type	New Build (As Built)	**SAP Version**	10.2
Assessor Details	Mr. Steven Johnson	**Assessor ID**	Z708-0001
Client	One Manchester, One Manchester, Lovell House, 6 Archway, Hulme, Manchester, M15 5RN		

Block Compliance Report - DER

Block Reference: Oldham Road Phase 2	Block Name: Oldham Road Phase 2			
Property-Assessment Reference	**Floor area (m^2)**	**DER ($kgCO_2/m^2$)**	**TER ($kgCO_2/m^2$)**	**% DER/TER**
Oldham Phase 2 - 001 - 00001	49.40	4.61	13.96	66.98 %
Oldham Phase 2 - 002 - 00001	49.40	6.25	15.46	59.57 %
Oldham Phase 2 - 003 - 00001	49.40	3.76	12.46	69.82 %
Oldham Phase 2 - 004 - 00001	49.40	5.03	14.30	64.83 %
Oldham Phase 2 - 005 - 00001	49.40	4.53	13.90	67.41 %
Oldham Phase 2 - 006 - 00001	49.40	5.56	14.88	62.63 %
Oldham Phase 2 - 008 - 00001	85.40	3.42	9.65	64.56 %
Oldham Phase 2 - 009 - 00001	85.40	3.43	9.65	64.46 %
Oldham Phase 2 - 010 - 00001	85.40	3.47	9.65	64.04 %
Oldham Phase 2 - 011 - 00001	85.40	3.35	9.65	65.28 %
Oldham Phase 2 - 012 - 00001	85.40	3.39	9.65	64.87 %
Oldham Phase 2 - 013 - 00001	85.40	3.36	9.65	65.18 %
Oldham Phase 2 - 014 - 00001	85.40	3.37	9.65	65.08 %
Oldham Phase 2 - 015 - 00001	87.00	3.67	10.62	65.44 %
Oldham Phase 2 - 016 - 00001	85.20	3.84	11.01	65.12 %
Oldham Phase 2 - 017 - 00001	85.40	3.43	9.78	64.93 %
Oldham Phase 2 - 018 - 00001	85.20	3.75	10.94	65.72 %
Oldham Phase 2 - 019 - 00001	85.20	3.80	11.01	65.49 %
Oldham Phase 2 - 020 - 00001	85.40	3.47	9.78	64.52 %
Oldham Phase 2 - 021 - 00001	85.40	3.58	9.78	63.39 %
Oldham Phase 2 - 022 - 00001	68.60	3.87	11.11	65.17 %
Oldham Phase 2 - 023 - 00001	70.00	4.21	12.22	65.55 %

Block Compliance

Oldham Phase 2 - 024 - 00001	70.00	4.19	12.22	65.71 %
Oldham Phase 2 - 025 - 00001	68.60	4.01	11.11	63.91 %
Oldham Phase 2 - 032 - 00001	70.00	4.49	12.47	63.99 %
Oldham Phase 2 - 033 - 00001	70.00	4.40	12.47	64.72 %
Totals:	1910.20	104.24	297.03	
Average DER = 3.89 $kgCO_2/m^2$	**% DER/TER**	PASS		
Average TER = 11.09 $kgCO_2/m^2$	64.90 %			

Block Compliance Report - DFEE

Block Reference: Oldham Road Phase 2	**Block Name: Oldham Road Phase 2**			
Property-Assessment Reference	**Floor area (m^2)**	**DFEE ($kWh/m^2/yr$)**	**TFEE ($kWh/m^2/yr$)**	**% DFEE/TFEE**
Oldham Phase 2 - 001 - 00001	49.40	28.42	32.08	11.41 %
Oldham Phase 2 - 002 - 00001	49.40	39.55	38.60	-2.47 %
Oldham Phase 2 - 003 - 00001	49.40	21.77	23.95	9.14 %
Oldham Phase 2 - 004 - 00001	49.40	30.67	32.91	6.82 %
Oldham Phase 2 - 005 - 00001	49.40	27.04	30.68	11.88 %
Oldham Phase 2 - 006 - 00001	49.40	34.26	35.67	3.96 %
Oldham Phase 2 - 008 - 00001	85.40	25.47	28.82	11.62 %
Oldham Phase 2 - 009 - 00001	85.40	25.54	28.82	11.38 %
Oldham Phase 2 - 010 - 00001	85.40	25.82	28.82	10.40 %
Oldham Phase 2 - 011 - 00001	85.40	25.08	28.82	12.98 %
Oldham Phase 2 - 012 - 00001	85.40	25.27	28.82	12.31 %
Oldham Phase 2 - 013 - 00001	85.40	25.14	28.82	12.76 %
Oldham Phase 2 - 014 - 00001	85.40	25.18	28.82	12.65 %
Oldham Phase 2 - 015 - 00001	87.00	30.01	34.03	11.82 %
Oldham Phase 2 - 016 - 00001	85.20	32.53	35.77	9.05 %
Oldham Phase 2 - 017 - 00001	85.40	25.93	29.45	11.94 %

Block Compliance

Oldham Phase 2 - 018 - 00001	85.20	31.28	35.09	10.86 %
Oldham Phase 2 - 019 - 00001	85.20	32.22	35.75	9.86 %
Oldham Phase 2 - 020 - 00001	85.40	26.20	29.45	11.03 %
Oldham Phase 2 - 021 - 00001	85.40	26.93	29.45	8.55 %
Oldham Phase 2 - 022 - 00001	68.60	27.70	30.46	9.09 %
Oldham Phase 2 - 023 - 00001	70.00	33.11	36.06	8.19 %
Oldham Phase 2 - 024 - 00001	70.00	32.94	36.06	8.68 %
Oldham Phase 2 - 025 - 00001	68.60	28.77	30.46	5.56 %
Oldham Phase 2 - 032 - 00001	70.00	36.62	37.81	3.15 %
Oldham Phase 2 - 033 - 00001	70.00	35.88	37.81	5.10 %
Totals:	1910.20	759.33	833.30	
Average DFEE = 28.92 kWh/m²/yr	**% DFEE/TFEE**	PASS		
Average TFEE = 31.89 kWh/m²/yr	9.30 %			

Block Compliance Report - DPER

Block Reference: Oldham Road Phase 2	**Block Name: Oldham Road Phase 2**			
Property-Assessment Reference	**Floor area (m^2)**	**DPER ($kWh/m^2/yr$)**	**TPER ($kWh/m^2/yr$)**	**% DPER/TPER**
Oldham Phase 2 - 001 - 00001	49.40	48.22	73.82	34.68 %
Oldham Phase 2 - 002 - 00001	49.40	65.00	81.90	20.63 %
Oldham Phase 2 - 003 - 00001	49.40	39.73	65.78	39.60 %
Oldham Phase 2 - 004 - 00001	49.40	52.54	75.65	30.55 %
Oldham Phase 2 - 005 - 00001	49.40	47.58	73.54	35.30 %
Oldham Phase 2 - 006 - 00001	49.40	58.00	78.79	26.39 %
Oldham Phase 2 - 008 - 00001	85.40	36.37	50.24	27.61 %
Oldham Phase 2 - 009 - 00001	85.40	36.49	50.24	27.37 %
Oldham Phase 2 - 010 - 00001	85.40	36.93	50.24	26.49 %
Oldham Phase 2 - 011 - 00001	85.40	35.70	50.24	28.94 %
Oldham Phase 2 - 012 - 00001	85.40	36.04	50.24	28.26 %
Oldham Phase 2 - 013 - 00001	85.40	35.81	50.24	28.72 %

Block Compliance

Oldham Phase 2 - 014 - 00001	85.40	35.87	50.24	28.60 %
Oldham Phase 2 - 015 - 00001	87.00	38.93	55.46	29.81 %
Oldham Phase 2 - 016 - 00001	85.20	40.64	57.50	29.32 %
Oldham Phase 2 - 017 - 00001	85.40	36.45	50.93	28.43 %
Oldham Phase 2 - 018 - 00001	85.20	39.74	57.20	30.52 %
Oldham Phase 2 - 019 - 00001	85.20	40.20	57.48	30.06 %
Oldham Phase 2 - 020 - 00001	85.40	36.90	50.93	27.55 %
Oldham Phase 2 - 021 - 00001	85.40	38.03	50.93	25.33 %
Oldham Phase 2 - 022 - 00001	68.60	41.09	58.03	29.19 %
Oldham Phase 2 - 023 - 00001	70.00	44.64	63.97	30.22 %
Oldham Phase 2 - 024 - 00001	70.00	44.38	63.97	30.62 %
Oldham Phase 2 - 025 - 00001	68.60	42.61	58.03	26.57 %
Oldham Phase 2 - 032 - 00001	70.00	47.45	65.25	27.28 %
Oldham Phase 2 - 033 - 00001	70.00	46.55	65.25	28.66 %
Totals:	1910.20	1101.89	1556.09	
Average DPER = 41.21 kWh/m²/yr	**% DPER/TPER**	PASS		
Average TPER = 58.02 kWh/m²/yr	28.98 %			