Mount Road Condition 43 post construction review relevant to plots 56, 57, 113-123, 128, 130-160, 172-174, 185-188, 194, 200, 221 and 222

September 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 3 at Mount Road relevant to plots 56, 57, 113-123, 128, 130-160, 172-174, 185-188, 194, 200, 221 and 222.

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 3 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 3 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 3.

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 3 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 3

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	DPER	TPER	% DPER < TPER	DER	TER	% DER < TER	DFEE	TFEE	% DFEE < TFEE
Plot 56	Hickory (Hipped)	End-Ter-AS	3 Racecourse Close	SAP 2021	30/03/2026	72.58	1.62	91	91	5	4.37	61.77	65.74	6.04	11.71	12.56	6.77	36.08	38.03	5.14
Plot 57	Hickory	Mid-Ter-OPP	5 Racecourse Close	SAP 2021	30/03/2026	72.58	1.62	92	92	5	4.5	55.59	59.64	6.79	10.56	11.42	7.53	30.71	32.52	5.57
Plot 113	Hickory (Hipped)	End-Ter-AS	22 Ropemaker Street	SAP 2021	11/09/2026	72.58	1.62	91	90	5	4.51	63.71	67.33	5.38	12.07	12.85	6.07	37.75	39.35	4.08
Plot 114	Hickory	Mid-Ter-OPP	20 Ropemaker Street	SAP 2021	11/09/2026	72.58	1.62	92	91	5	4.97	57.34	60.98	5.97	10.88	11.67	6.77	32.26	33.63	4.09
Plot 115	Hickory (Hipped)	End-Ter-OPP	18 Ropemaker Street	SAP 2021	11/09/2026	72.58	1.62	91	90	5	4.41	63.35	67.04	5.5	12.01	12.8	6.17	37.38	39.11	4.41
Plot 116	Cedar	Semi-AS	16 Ropemaker Street	SAP 2021	03/09/2026	88.82	0.81	87	94	5	3.87	45.5	56.2	19.04	7	10.77	35	34.11	36.18	5.74
Plot 117	Cedar	Semi-OPP	14 Ropemaker Street	SAP 2021	03/09/2026	88.82	0.81	87	94	5	3.69	45.5	56.2	19.04	7	10.77	35	33.99	36.18	6.05
Plot 118	Acacia	Semi-AS	12 Ropemaker Street	SAP 2021	03/09/2026	88.66	0.81	87	94	5	3.83	45.23	56.08	19.35	6.96	10.76	35.32	34.46	36.52	5.64
Plot 119	Cedar	Semi-OPP	10 Ropemaker Street	SAP 2021	03/09/2026	88.82	0.81	87	94	5	3.84	45.5	56.2	19.04	7	10.77	35	34.09	36.18	5.8
Plot 120	Hickory (Gabled)	Demi-AS	8 Ropemaker Street	SAP 2021	03/09/2026	72.58	1.62	91	90	5	3.9	63.49	67.04	5.29	12.03	12.8	6.02	37.06	39.11	5.23
Plot 121	Hickory (Gabled)	Demi-OPP	6 Ropemaker Street	SAP 2021	03/09/2026	72.58	1.62	91	90	5	4.07	63.85	67.33	5.17	12.1	12.85	5.84	37.47	39.35	4.77
Plot 122	Cedar	Semi-AS	4 Ropemaker Street	SAP 2021	03/09/2026	88.82	0.81	87	94	5	4.18	45.5	56.2	19.04	7	10.77	35	34.3	36.18	5.19
Plot 123	Acacia	Semi-OPP	2 Ropemaker Street	SAP 2021	07/09/2026	88.66	0.81	86	94	5	4.07	47.75	57.67	17.21	7.36	11.06	33.45	36.06	37.93	4.94
Plot 128	Emerson	Semi-AS	48M WEMBLEY ROAD	SAP 2021	23/09/2025	100.58	0.81	86	94	5	4.37	47.02	52.38	10.24	7.22	10.05	28.16	33.47	35.67	6.15
Plot 130	Acacia	Semi-OPP	1 Lyndon Avenue	SAP 2021	11/09/2026	88.66	0.81	85	94	5	3.97	49.17	56.67	13.23	7.5	10.87	31	35.15	37.04	5.09
Plot 131	Cedar	Semi-AS	13 Ropemaker Street	SAP 2021	11/09/2026	88.82	0.81	86	94	5	3.96	45.22	55.23	18.13	6.9	10.59	34.84	33.15	35.33	6.18
Plot 132	Cedar	Semi-OPP	11 Ropemaker Street	SAP 2021	11/09/2026	88.82	0.81	86	94	5	4.47	45.22	55.23	18.13	6.9	10.59	34.84	33.48	35.33	5.23
Plot 133	Cedar	Semi-AS	9 Ropemaker Street	SAP 2021	11/09/2026	88.82	0.81	86	94	5	4.38	45.22	55.23	18.13	6.9	10.59	34.84	33.42	35.33	5.41
Plot 134	Cedar	Semi-OPP	7 Ropemaker Street	SAP 2021	11/09/2026	88.82	0.81	86	94	5	4.15	45.22	55.23	18.13	6.9	10.59	34.84	33.27	35.33	5.84
Plot 135	Acacia	Semi-AS	5 Ropemaker Street	SAP 2021	11/09/2026	88.66	0.81	87	94	5	4.42	44.29	56.21	21.21	6.81	10.79	36.89	34.82	36.66	4.99
Plot 136	Cedar	End-Ter-OPP	3 Ropemaker Street	SAP 2021	01/09/2026	88.82	0.81	87	94	5	4	44.98	56.2	19.96	6.93	10.77	35.65	34.08	36.18	5.81
Plot 137	Cedar	Mid-Ter-OPP	1 Ropemaker Street	SAP 2021	01/09/2026	88.82	0.81	87	95	5	3.74	40.16	51.29	21.7	6.03	9.86	38.84	29.7	31.76	6.49
Plot 138	Cedar	End-Ter-AS	3 Lyndon Avenue	SAP 2021	13/07/2026	88.82	0.81	87	94	5	3.78	45.92	55.23	16.86	7.1	10.59	32.96	33.03	35.33	6.5
Plot 139	Cedar	Mid-Ter-OPP	5 Lyndon Avenue	SAP 2021	13/07/2026	88.82	0.81	87	95	5	4.41	40.64	50.31	19.23	6.12	9.68	36.78	29.13	30.9	5.73
Plot 140	Cedar	End-Ter-OPP	7 Lyndon Avenue	SAP 2021	13/07/2026	88.82	0.81	87	94	5	3.93	45.92	55.23	16.86	7.1	10.59	32.96	33.13	35.33	6.23
Plot 141	Emerson	Semi-AS	9 Lyndon Avenue	SAP 2021	13/07/2026	100.58	0.81	87	94	5	4.73	44.99	52.15	13.72	7.04	10.01	29.67	33.67	35.44	4.99
Plot 142	Emerson	Semi-OPP	11 Lyndon Avenue	SAP 2021	20/07/2026	100.58	0.81	87	94	5	3.91	43.74	51.74	15.47	6.68	9.93	32.73	32.66	35.08	6.9
Plot 143	Acacia	Semi-AS	13 Lyndon Avenue	SAP 2021	13/07/2026	88.66	0.81	85	93	5	4.64	51.94	57.11	9.04	8.02	10.95	26.76	36.05	37.42	3.68
Plot 144	Cedar	Semi-OPP	1 Talleyrand Close	SAP 2021	13/07/2026	88.82	0.81	86	94	5	3.98	48.45	56.2	13.78	7.5	10.77	30.36	34.07	36.18	5.85
Plot 145	Cedar	Semi-AS	3 Talleyrand Close	SAP 2021	13/07/2026	88.82	0.81	86	94	5	3.89	48.59	56.2	13.55	7.52	10.77	30.18	34.12	36.18	5.71
Plot 146	Cedar	Semi-OPP	5 Talleyrand Close	SAP 2021	20/07/2026	88.82	0.81	86	94	5	3.83	46.45	56.2	17.34	7.13	10.77	33.8	34.08	36.18	5.81
Plot 147	Acacia	Semi-AS	7 Talleyrand Close	SAP 2021	01/09/2026	88.66	0.81	86	94	5	4.18	46.43	56.08	17.2	7.11	10.76	33.92	34.67	36.52	5.05
Plot 148	Cedar	Semi-OPP	9 Talleyrand Close	SAP 2021	01/09/2026	88.82	0.81	87	94	5	3.76	44.98	56.2	19.96	6.93	10.77	35.65	33.93	36.18	6.23
Plot 149	Cedar	End-Ter-AS	11 Talleyrand Close	SAP 2021	01/09/2026	88.82	0.81	87	94	5	3.92	45.11	56.2	19.74	6.95	10.77	35.47	34.14	36.18	5.66
Plot 150	Cedar	Mid-Ter-OPP	13 Talleyrand Close	SAP 2021	01/09/2026	88.82	0.81	87	95	5	3.47	40.16	51.29	21.7	6.03	9.86	38.84	29.53	31.76	7.02
Plot 151	Cedar	End-Ter-OPP	15 Talleyrand Close	SAP 2021	01/09/2026	88.82	0.81	87	94	5	4.04	45.11	56.2	19.74	6.95	10.77	35.47	34.21	36.18	5.45
Plot 152	Cedar	End-Ter-AS	17 Talleyrand Close	SAP 2021	01/09/2026	88.82	0.81	87	94	5	3.98	45.11	56.2	19.74	6.95	10.77	35.47	34.17	36.18	5.55
Plot 153	Acacia	Semi-OPP	4 Talleyrand Close	SAP 2021	04/09/2026	88.66	0.81	86	94	5	3.74	47.75	57.11	16.4	7.36	10.95	32.79	35.47	37.42	5.22
Plot 154	Cedar	Mid-Ter-OPP	6 Talleyrand Close	SAP 2021	25/08/2026	88.82	0.81	87	95	5	4.09	41.96	51.29	18.19	6.37	9.86	35.4	29.93	31.76	5.77
Plot 155	Cedar	End-Ter-AS	8 Talleyrand Close	SAP 2021	25/08/2026	88.82	0.81	87	94	5	3.99	47.24	56.2	15.95	7.35	10.77	31.75	34.18	36.18	5.53
Plot 156	Hickory (Gabled)	Demi-OPP	10 Talleyrand Close	SAP 2021	25/08/2026	72.58	1.62	91	90	5	4.03	66.14	67.33	1.76	12.53	12.85	2.49	37.44	39.35	4.85
Plot 157	Olive	Semi-AS	2 Talleyrand Close	SAP 2021	20/07/2026	72.58	1.62	91	90	5	3.84	64.93	68.1	4.65	12.3	13.01	5.46	38.45	40.47	5

Plot 158	Hickory (Gabled)	Demi-OPP	15 Lyndon Avenue	SAP 2021	20/07/2026	72.58	1.62	91	90	5	4.45	62.84	65.74	4.41	11.89	12.56	5.33	36.18	38.03	4.86
Plot 159	Emerson	Semi-AS	17 Lyndon Avenue	SAP 2021	20/07/2026	100.58	0.81	87	94	5	4.88	44.33	52.15	14.99	6.79	10.01	32.17	33.69	35.44	4.94
Plot 160	Emerson	Semi-OPP	19 Lyndon Avenue	SAP 2021	20/07/2026	100.58	0.81	87	94	5	4.73	43.79	51.74	15.37	6.69	9.93	32.63	33.24	35.08	5.23
Plot 172	Emerson	Semi-AS	29 Ropework Street	SAP 2021	25/08/2026	100.58	0.81	86	94	5	3.98	46.65	52.41	10.99	7.22	10.06	28.23	33.4	35.67	6.35
Plot 173	Emerson	Semi-OPP	31 Ropework Street	SAP 2021	25/08/2026	100.58	0.81	87	94	5	3.88	45.11	52.83	14.61	6.94	10.14	31.56	33.78	36.04	6.27
Plot 174	Hickory (Gabled)	Demi-AS	33 Ropework Street	SAP 2021	01/09/2026	72.58	1.62	91	90	5	3.91	63.47	67.04	5.33	12.03	12.8	6.02	37.07	39.11	5.21
Plot 185	Emerson	Semi-OPP	4 Lyndon Avenue	SAP 2021	27/07/2026	100.58	0.81	87	94	5	4.47	45.12	52.83	14.59	6.94	10.14	31.56	34.19	36.04	5.12
Plot 186	Emerson	Semi-AS	6 Lyndon Avenue	SAP 2021	27/07/2026	100.58	0.81	87	94	5	4.58	44.58	52.41	14.93	6.84	10.06	32.01	33.83	35.67	5.15
Plot 187	Cedar	Semi-OPP	8 Lyndon Avenue	SAP 2021	27/07/2026	88.82	0.81	87	94	5	4.27	45.11	56.2	19.74	6.95	10.77	35.47	34.36	36.18	5.03
Plot 188	Acacia	Semi-AS	81 Standfold Drive	SAP 2021	27/07/2026	88.66	0.81	86	94	5	3.79	46.43	56.08	17.2	7.11	10.76	33.92	34.43	36.52	5.71
Plot 194	Cedar	Semi-AS	69 Standfold Drive	SAP 2021	10/04/2026	88.82	0.81	87	94	5	4.6	43.19	54.72	21.07	6.59	10.5	37.24	32.66	34.64	5.72
Plot 200	Acacia	Semi-OPP	1 Craddick Street	SAP 2021	10/04/2026	88.66	0.81	86	94	5	4.09	46.1	55.83	17.43	7.05	10.72	34.24	34.06	36.11	5.67
Plot 221	Cedar	Semi-OPP	18 Standfold Drive	SAP 2021	10/04/2026	88.82	0.81	87	94	5	4.77	43.27	54.72	20.93	6.61	10.5	37.05	32.78	34.64	5.37
Plot 222	Acacia	Semi-AS	2 Craddick Street	SAP 2021	10/04/2026	88.66	0.81	86	94	5	4.63	46.1	55.83	17.42	7.05	10.72	34.24	34.42	36.11	4.69