ELEMENT SUSTAINABILITY

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Issued via Email Only

Friday 25th September 2026

Re: Trinity Islands D1 Environmental Standards and Energy Statement Verification

To Whom it May Concern,

Element Sustainability produced the Environmental Standards and Energy Statement (ESS) for Renker Build Limited for the Trinity Islands development in Manchester ref. 2021.073 Trinity Islands - Environment Standards and Energy Statement FINAL. The original statement was for four towers C1, C2, D1 and D2.

Tower D1 is due to be completed at the start of December with first occupations expected shortly after this. Element Sustainability attended site on Friday 25th September to review the tower ahead of completion and to determine if the requirements stated within the ESS had been achieved in order to discharge Planning Condition 117-

Phase D1 hereby approved shall be carried out in accordance with the Energy Statement Element Sustainability, Environmental Standards Statement Element Sustainability stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021.

We can confirm the following has been incorporated into the development:

- A fully electric energy strategy to reduce the associated carbon emission with the development as well as incorporation of MVHR, energy efficient white goods and LED lighting to reduce the energy demand.
- A recirculating cooker hood has been fitted within the apartments to minimise the effects of cooking and to maintain good indoor air quality.
- Good levels of sound insulation have been achieved within the apartment and shared amenity areas to reduce the impact of noise ingress on future occupants.
- Robust and high-performance materials have been utilised within the external paving areas as well as within the apartments to improve durability.

- The drainage measures incorporated into the development will result in surface water discharging directly into the adjacent River Irwell. SuDS features have also been incorporated on the development.
- Incorporation of a tri-waste separator bin chute on each of floor of the development which connects to the communal bin store in the basement. This allows for recyclable waste to be separated by the occupants which can then be collected by the local waste authority.
- Floor to ceiling windows in the bedrooms and combined kitchen and living rooms of the apartments to achieve good levels of daylighting and provide a view out.
- Security features have been incorporated into the development.
- A ground floor external courtyard comprising of tree and shrub planting as well as seating and a playground has been developed to provide communal outdoor space and to enhance biodiversity.
- Cycle storage facilities within the basement to encourage occupants to utilise modes of sustainable transport. The development is also surrounded by dedicated cycle lanes and is within walking distance of bus, rail and metro transport links.

Based on the above measures, Planning Condition 117 has been achieved and the commitments made within the ESS have been addressed.

I trust the above is sufficient however if you have any queries, please do not hesitate to get in touch.

Yours sincerely,

