ENVIRONMENTAL STANDARDS AND ENERGY VERIFICATION STATEMENT

The Former Ducie Arms, 424 Stockport Road, Longsight, Manchester, M12 4EX

Planning Condition 20

Approved Environmental Standards and Energy Statement

Element Sustainability | Ref. 2021.005 | 4 October 2021

Prepared by	Carlos Val MSc / Ecobuild Limited
Property	The Former Ducie Arms, 424 Stockport Road, Longsight, Manchester, M12 4EX
Planning condition	Condition 20 - Environmental Standards Statement
Approved source document	Element Sustainability, Environmental Standards and Energy Statement, Ref. 2021.005, 4 October 2021
Report status	Initial issue
Completion date of development	08.10.2026
Verification statement date	08.10.2026

1. Purpose and Basis of Verification

Purpose. This report is intended to provide the post-completion verification statement required by Planning Condition 20(b) for the above development. It identifies the measures committed within the approved Environmental Standards and Energy Statement and sets out the evidence required to demonstrate that those measures have been incorporated. Any confirmed non-conformity is to be recorded clearly together with the action taken or proposed.

Approved document basis. The approved statement was prepared by Element Sustainability for Dr. Noman Ehsan, is identified as Ref. 2021.005, Version 1.0, dated 4 October 2021, and is titled Environmental Standards and Energy Statement for The Former Ducie Arms, Manchester.

2. Condition 20 Requirements

20(a) - Approved scheme	The development is to be carried out in accordance with the details contained within the approved Environmental Standards Statement produced by Element Sustainability (Ref. 2021.005, October 2021).
20(b) - Verification	Within 3 months of completion, a verification statement is to be submitted and approved in writing by Manchester City Council, confirming incorporation of the specified measures and including dated photographic documentary evidence of implementation and completion of required works.
20(c) - Non-conformity	Any non-conformity from the approved scheme is to be clearly set out together with measures required to ensure compliance with the agreed details.

3. Approved Environmental and Energy Commitments

The approved statement covers a wider set of environmental measures than energy alone. The verification schedule therefore includes the material commitments identified across the statement, with particular emphasis on measures capable of being evidenced at completion.

3.1 Energy Strategy - Key Approved Commitments

- Fabric-led energy strategy following the Energy Hierarchy, with enhanced building fabric and efficient services.
- Full-electric strategy: electric panel heaters to the residential apartments and air-source heat pump system to the medical centre.
- Target air permeability of 4.0 m3/h.m2 at 50 Pa.
- 100% low-energy / LED lighting, with efficient controls; active lighting sensors are referenced in the Climate Change Emergency section.
- High-efficiency hot-water storage with immersion heating; residential cylinders identified as 150 litres with 1.13 kWh/day standing losses.
- Photovoltaic array of approximately 10.0 kWp in total: 9.65 kWp allocated to the residential apartments and 0.35 kWp to the medical centre, south-facing at approximately 30 degrees tilt.
- Residential indicative SAP performance: average DER 27.75 $kgCO_2/m^2/yr$ against TER 30.52 $kgCO_2/m^2/yr$, representing 9.1% betterment; average DFEE 47.8 $kWh/m^2/yr$ against TFEE 58.3 $kWh/m^2/yr$, representing 18.0% betterment.
- Medical-centre representative SBEM performance: BER 25.7 $kgCO_2/m^2/yr$ against TER 29 $kgCO_2/m^2/yr$, representing 11.4% betterment.

3.2 Wider Environmental Commitments

- Water-efficient fixtures and fittings to achieve calculated potable water consumption below 110 litres/person/day, including low-flow taps/showers, dual-flush WCs and low-volume baths.
- Surface-water management including a post-development run-off limit of 5.5 l/s, at least 50% reduction relative to existing brownfield run-off rates, SuDS / attenuation, and design for a 1-in-100-year storm event plus 40% climate-change allowance.
- Construction waste diversion target of more than 85% away from landfill and measures to maximise reuse and recycling.
- Low-impact materials and responsible sourcing, including preference for suppliers with environmental management systems and FSC/PEFC-certified timber where applicable; insulating materials with GWP less than 5 are specified.
- Construction pollution controls for air, water and dust, including pollution-prevention measures and spill / silt controls where required.
- Efficient external lighting with time-switch or daylight-sensor control to prevent unnecessary daytime operation.
- Acoustic performance / sound insulation to Building Regulations Part E and Council requirements, with pre-completion testing referenced in the approved statement.
- Biodiversity enhancements including new tree planting and soft landscaping with native species.
- Secure cycle storage for residents and the medical centre, with one resident cycle space per apartment; three of fourteen parking bays are identified for active fast EV charging.
- Resident information / welcome-pack measures, including advice on energy-efficient white goods and consideration of green energy providers.

4. Verification Schedule

Ref.	Topic	Approved commitment	Suggested verification evidence	Status
E01	Residential energy performance	Energy-efficient fabric and services achieving the approved residential energy performance target.	As-built SAP 10.2 Block Compliance Report	Complied
E02	Medical centre energy performance	Energy-efficient fabric and building services achieving the approved non-domestic energy performance target.	As-built BRUKL	Complied
E03	Renewable energy – PV	Approximately 10.0 kWp photovoltaic installation.	Solnet proposal for 12.96 kWp PV plus 9.6 kWh battery storage; photos to confirm as-built provision.	Complied / evidence provided
E04	White goods / resident information	Efficient appliances; integrated white goods minimum A rated in the Climate Change Emergency section.	Product labels/specifications; copy of resident information / handover pack.	Complied / evidence provided
W01	Water efficiency	Calculated water consumption below 110 litres/person/day; efficient fixtures and fittings.	Water calculation; sanitaryware schedule; flow-rate data; photographs; product certificates.	Complied / evidence provided
D01	Surface-water discharge	Run-off restricted to 5.5 l/s; at least 50% reduction from existing brownfield run-off; SuDS and attenuation.	Drainage completion records; flow-control details; as-built drainage survey; photographs.	Complied / evidence provided
D02	Drainage resilience	1-in-100-year storm event plus 40% climate-change allowance.	As-built drainage / design statement confirming installed capacity.	Complied / evidence provided
WST01	Construction waste	Target >85% waste diverted from landfill; reuse / recycling measures.	Waste transfer notes; waste summary / monitoring report; contractor waste plan.	Complied / evidence provided
AC01	Acoustic performance	Sound insulation to Part E / Council requirements; pre-completion testing referenced.	Approved acoustic test certificate(s); completion certificate / consultant confirmation.	Complied / evidence provided
BIO01	Landscaping / biodiversity	New tree planting; soft landscaping / native species.	Dated completion photographs.	Complied / evidence provided
TR01	Cycle storage	Secure cycle storage; 1 resident space per apartment plus medical-centre provision.	As-built cycle store plan; photographs; measured provision.	Pending evidence
TR02	EV charging	3 of 14 parking bays with active fast charging points.	EV charger schedule; electrical commissioning; photographs showing installed charge points and bays.	Complied / evidence provided

5. Evidence Requirements and Site Records

Evidence type	Purpose	Examples for this project
Photographic record	Dated photographs of visible installations and of construction-stage elements before they were concealed.	Roof PV; windows; heating plant; lighting; cycle storage; EV charging; landscaping; drainage features.
Specifications / data sheets	Manufacturer or supplier information demonstrating the installed product and performance.	Windows; insulation; PV modules/inverters; ASHP equipment; cylinders; lighting; EV chargers.
Testing / commissioning	Certificates and reports confirming completed systems were tested or commissioned.	Air permeability; PV; HVAC; hot-water systems; lighting controls; acoustic testing; drainage / flow controls where applicable.
As-built drawings / schedules	Final drawings, schedules and marked-up plans confirming the installed arrangement.	Glazing schedule; M&E equipment schedule; PV layout; landscape plan; drainage layout; cycle / parking arrangement.
Handover information	O&M manuals, resident information and handover documentation where the approved statement refers to occupant information.	Energy / green-energy advice; appliance information; system operation instructions.

5.1 Photographic Evidence Schedule

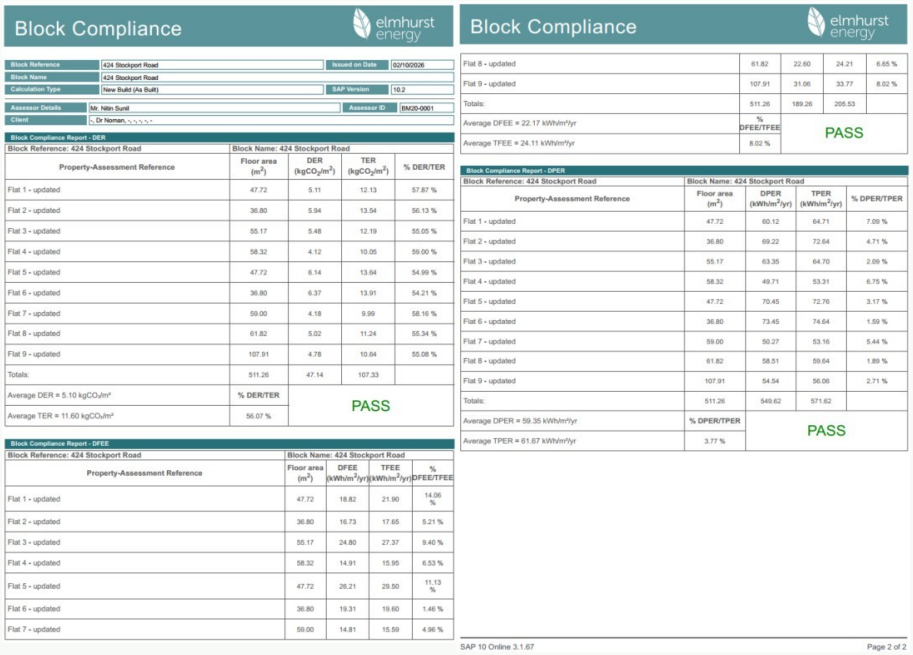
Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
1	02.10.2026		**As built SAP Performance** The as-built SAP 10.2 calculations demonstrate an average DER of 5.10 $kgCO_2/m^2$/year against the Part L 2013 TER of 30.52 $kgCO_2/m^2$/year, representing an overall reduction of approximately 83.3% in regulated CO_2 emissions compared with the 2013 Building Regulations baseline. The as-built SAP 10.2 calculations demonstrate an average DFEE of 22.17 kWh/m²/year against the Part L 2013 TFEE of 58.27 Wh/m²/year, representing an improvement of approximately 62.0%	E01

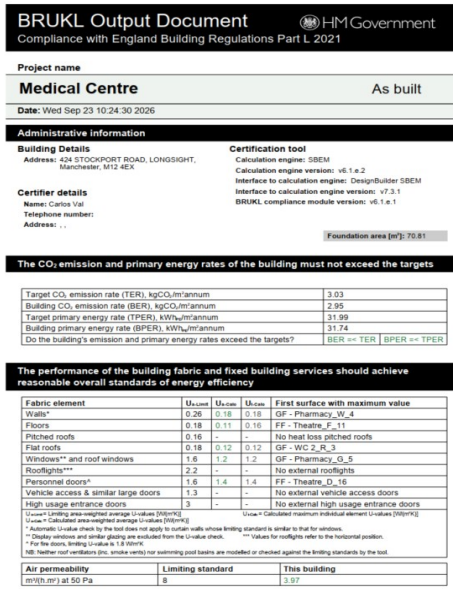
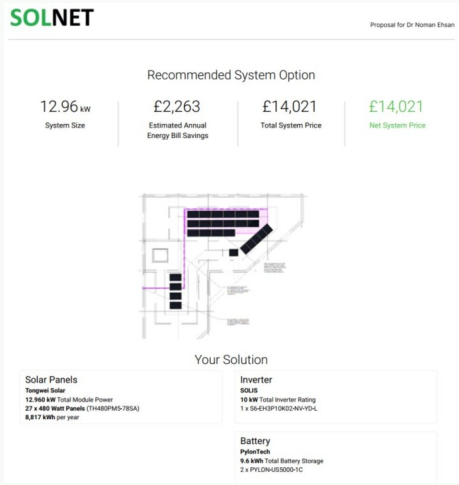
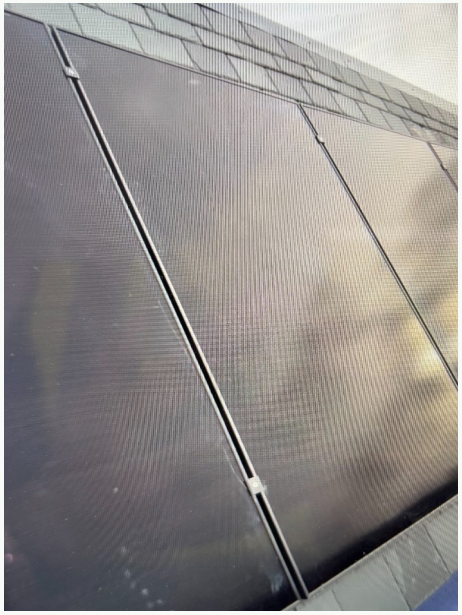
Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
2	23.09.2026		**As Built BRUKL** The as-built BRUKL calculation demonstrates a Building Emission Rate (BER) of 2.95 $kgCO_2/m^2$/year. Compared with the Part L 2013 Target Emission Rate (TER) of 29.0 $kgCO_2/m^2$/year identified in the approved Environmental Standards and Energy Statement, this represents an improvement of approximately 89.8% in regulated CO_2 emissions.	E02
3	14.04.2026	 	**PV provision** The PV proposal provides 12.96 kWp of photovoltaic capacity, exceeding the approved PV capacity by approximately 29.6%. The proposal also includes a 9.6 kWh battery storage system, representing an additional measure beyond the approved commitment.	E03

Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
4	14.08.2026	**Table 1: The Water Calculator for New Dwellings** Installation Type / Unit of measure / Value / Use factor / Fixed use / litres/person/day WC(single flush) / Flush volume (litres) / / 4.42 / 0.00 / 0 WC(dual flush) / Full flush vol. / 3 / 1.46 / 0.00 / 4.38 Part flush vol. / 2 / 2.96 / 0.00 / 5.92 WC(multiple fittings) / Average effective Flush vol. (litres) / / 4.42 / 0.00 / 0 Taps(excl. Kitchen) / Flow rate (litres/min) / 10 / 1.58 / 1.58 / 17.38 Bath (shower also present) / Capacity to overflow (litres) / 0 / 0.11 / 0.00 / 0 Shower (bath also present) / Flow rate (litres/min) / 0 / 4.37 / 0.00 / 0 Bath only / Capacity to overflow (litres) / 0 / 0.50 / 0.00 / 0 Shower only / Flow rate (litres/minute) / 10 / 5.6 / 0.00 / 56 Kitchen sink taps / Flow rate (litres/minute) / 10 / 0.44 / 10.36 / 14.76 Washing Machine / litres/kg dry load / 8.17 / 2.1 / 0.0 / 17.16 Dishwasher / litres/place setting / 1.25 / 3.6 / 0.0 / 4.5 Waste disposal / litres/use / 0 / 3.08 / 0.0 / 0 Water softener / litres/person/day / 0 / 1.0 / 0.0 / 0 Total calculated use (litres/person/day) / 120.1 Contribution from greywater (litres/person/day) / - Contribution from rainwater (litres/person/day) / - Normalisation factor / 0.91 Total Water Consumption. Code for Sustainable Homes (litres/person/day) / **109.3** External water use / 5.0 Total Water Consumption. (36(1)) (litres/person/day) / **114.3** © Innervision Design 2015 - Software licensed to shams_ahmed1 Project Ref: Page 1	**Water Efficiency Calculation** The water efficiency assessment demonstrates a calculated water consumption of 109.3 litres/person/day, based on the specified sanitaryware and domestic appliances. This is below the 110 litres/person/day target identified in the approved Environmental Standards and Energy Statement. The assessment therefore demonstrates compliance with the approved water-efficiency commitment. The calculated external water use is an additional 5.0 litres/person/day, giving a total of 114.3 litres/person/day including external use.	W01
5	TBC by contractor		**Sustainable Drainage (SuDS)** Photographic evidence confirms the installation of the SuDS attenuation system, including the impermeable membrane/geotextile lining and modular geo-cellular attenuation crates. The photograph demonstrates that the approved surface water drainage and attenuation measures have been incorporated within the development	D01 - D02

Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
6	17.05.2024		**Site Waste Management Plan** The approved Construction Management Plan (Ref. 14,273/CMP – Rev C) includes provision for a Site Waste Management Plan. The CMP requires construction waste to be monitored by waste stream, with quantities of waste removed, recycled and recovered recorded, waste transfer documentation retained, and regular review undertaken.	WST01

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant
Dr Noman Ehsan
Mediscan Diagnostic Services Ltd
Thameside Business Park
The Forum
Windmill Lane
M34 3QS

Agent (if used)
Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 4 (CMP) attached to planning permission referenced 128987/FO/2020

Location: 424 Stockport Road, Manchester, M12 4EX

Date of application: 3 April 2024

Application number: CDN/24/0249

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 4 (CMP)
The information contained within the Construction Management Plan (Ref: 14,273 /CMP - Rev 'C') received by the City Council as Local Planning Authority on 17 May 2024 is satisfactory. Subject to implementation of the agreed details, condition 4 can be discharged.

Date: 23 May 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
7	06.07.2026	ANC ACOUSTICS & NOISE CONSULTANTS **CERTIFICATION OF PRE-COMPLETION SOUND INSULATION TESTING** ADvANCE DATE TASK ACCESSED 07 July 2026	**ACOUSTIC PERFORMANCE** Pre-completion sound insulation testing was undertaken on 24 June 2026. All 7 tests passed the applicable Approved Document E requirements, including the separation between the ground-floor commercial unit and Flat 3. The testing certificate therefore provides evidence that the completed development achieves the required sound insulation performance in accordance with Approved Document E.	AC01
8	07.10.2026		**Landscaping** Photographic evidence confirms the provision of landscaped areas and planting as part of the completed development.	BIO01

Task number	191527	Password	9FRA9P	Registered organisation number	107
Task registration date	06/07/2026			Registered organisation name	Peninsular Acoustics
Client	Shellco 148 Limited			Registered organisation address	Office 402 Cotton Exchange, Bixteth Street, Liverpool, L3 9LQ
Site address	424 Stockport Road, Manchester, M12 4EX			Registered organisation e-mail	J.howell@peninsularacoustics.co.uk

Test ID	Test Date	Source Room	Receiving Room	Project Type	Wall / Floor	Type	Target	Descriptor	Result	Pass / Fail †	Retest Comments
1	24/06/2026	Flat 2 Living Room /Kitchen	Flat 1 Bedroom	HFNB	Wall	New Test	≥ 45 dB	$D_{nT,w} + C_{tr}$	52 dB	✓	New Test
2	24/06/2026	Flat 6 Living Room /Kitchen	Flat 5 Bedroom	HFNB	Wall	New Test	≥ 45 dB	$D_{nT,w} + C_{tr}$	52 dB	✓	New Test
3	24/06/2026	Flat 6 Living Room /Kitchen	Flat 2 Living Room /Kitchen	HFNB	Floor	New Test	≥ 45 dB	$D_{nT,w} + C_{tr}$	60 dB	✓	New Test
4	24/06/2026	Flat 6 Living Room /Kitchen	Flat 2 Living Room /Kitchen	HFNB	Floor	New Test	≤ 62 dB	$L'_{nT,w}$	60 dB	✓	New Test
5	24/06/2026	Flat 6 Bedroom	Flat 2 Bedroom	HFNB	Floor	New Test	≥ 45 dB	$D_{nT,w} + C_{tr}$	57 dB	✓	New Test
6	24/06/2026	Flat 6 Bedroom	Flat 2 Bedroom	HFNB	Floor	New Test	≤ 62 dB	$L'_{nT,w}$	41 dB	✓	New Test
7	24/06/2026	Ground Floor Commercial (Pharmacy)	Flat 3 Living Room /Kitchen	HFNB	Floor	New Test	≥ 45 dB	$D_{nT,w} + C_{tr}$	50 dB	✓	New Test

HFNB - Purpose built houses and flats
HFCON - Houses and flats formed by material change of use
RRNB - Purpose built rooms for residential purposes
RRCON - Rooms for residential purposes formed by material change of use

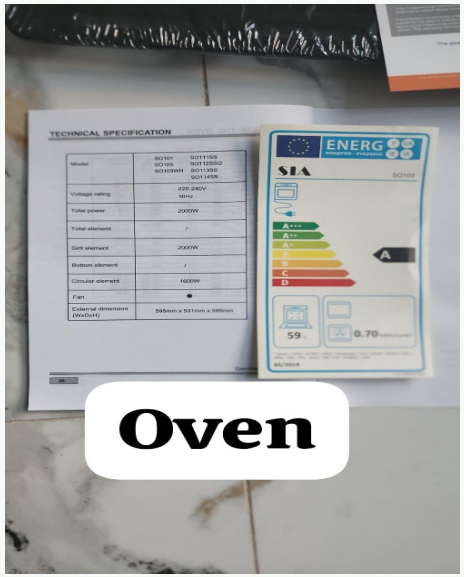
✓ Performance at or better than the performance standard cited in Building Regulations Approved Document E
✕ Performance is worse than the performance standard cited in Building Regulations Approved Document E
✓ᴱ The highlighted test represents a deviation from ADE B2.13 and B2.14 meaning that the reported test result will not represent the true impact performance of the floor without the soft covering. This should be brought to the attention of the client and the Building Control Officer.
† *Responsibility for deciding on compliance with Building Regulations lies with the Building Control Body*
H Historic Building – Result should be displayed in a conspicuous place inside the building in accordance with Regulation 1 or 20(1) and (5) – ADE ref Section 0.7

To check this certificate against the official online test log, please go to http://www.theanc.co.uk, follow the link to the ADvANCE website and input **TASK NUMBER: 191527** and **PASSWORD: 9FRA9P**

This Certificate confirms that the tests described in the list above gave the results stated and were carried out by the named ANC registered test organisation, at the stated property, on the stated date and that the named test organisation was a member of the ANC Scheme at the time of the tests.

Task: 191527

Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
9	07.10.2026		**Cycle Storage** The cycle store is provided with secure controlled access, as evidenced by the key safe shown in the photograph dated 7 October 2026.	TR01

Photo Ref.	Date	Evidence	Description / measure demonstrated	Related verification ref.
10	07.10.2026	 	**EV Charging** Photographic evidence confirms the provision of EV charging points within the development, supporting the approved sustainable transport measures.	TR02
11	07.10.2026		**White Goods** Photographic evidence confirms the installation of an A-rated oven, supporting the provision of energy-efficient domestic appliances.	E04

6. Non-Conformity Register

Condition 20(c) requires any non-conformity from the approved scheme to be clearly set out together with measures required to ensure compliance with the agreed details. At the time of this verification, one outstanding item has been identified:

Ref.	Approved requirement	Observed deviation	Reason / explanation	Corrective action	Status
NC-01	Secure cycle storage; 1 resident space per apartment plus medical-centre provision.	Cycle storage not yet installed	Installation is pending due to delayed delivery.	Install the approved cycle storage and provide dated photographic evidence confirming completion.	Outstanding non-conformity
NC-02					

7. Conclusion

This Verification Statement has been prepared against the approved Element Sustainability Environmental Standards and Energy Statement, Ref. 2021.005, dated 4 October 2021. It identifies the environmental and energy commitments that require verification following completion of the development.

Based on the As-built information, certificates and photographic evidence reviewed, the completed development generally incorporates the environmental and energy measures set out in the approved Environmental Standards and Energy Statement (Element Sustainability, Ref. 2021.005, October 2021).

The As-built SAP and SBEM/BRUKL assessments confirm that the residential and medical-centre elements achieve the required energy performance, while the available evidence also confirms water-efficiency measures, SuDS/attenuation, sound insulation, EV charging, landscaping and other relevant environmental measures.

One outstanding non-conformity has been identified in relation to the secure cycle storage, which has not yet been installed. The corrective action is to complete the installation and provide dated photographic evidence of the completed provision.

Subject to completion of this outstanding item, the development is considered to satisfy the environmental commitments associated with Planning Condition 20.

8. Approved Source Document - Key References

Source section	Content used for verification	Reference
Element Sustainability, 4 October 2021	Environmental Standards and Energy Statement, Ref. 2021.005.	Cover / issue notes
Section 4 - Environmental Performance	Energy, water, pollution, materials, drainage, waste, health and wellbeing, management, biodiversity and transport commitments.	Approx. pp. 15-21
Section 5 - Energy Strategy	Local policy targets, fabric and thermal performance, building services, renewable energy, energy calculations and Energy Hierarchy.	Approx. pp. 22-33
Section 6 - Climate Change Emergency	Summary of energy, water, waste, transport and lighting commitments.	Approx. pp. 34-35
Section 7 - Conclusion	Summary of claimed energy and environmental performance.	Approx. pp. 36-37
Appendix A	SAP Block Compliance Report.	Appendix A
Appendix B	SBEM / BRUKL Report.	Appendix B