ENVIRONMENTAL STANDARDS STATEMENT

BRICK FIELDS, OLD MILL STREET, MANCHESTER

1. Introduction

This Environmental Standards Statement has been prepared to accompany the full planning application for Brick Fields at Old Mill Street, Manchester. The application seeks permission for a six-storey residential apartment building comprising 41 dwellings (Use Class C3), together with landscaping and associated works.

Zentra Group Plc is committed to delivering a high-quality residential development that responds positively to environmental, social and governance considerations. This Environmental Standards Statement demonstrates how those principles have informed the Brick Fields proposal and responds to Manchester City Council's validation requirements.

The measures described below combine embedded design features with commitments that will be developed through detailed design, procurement, construction and ongoing building management. Where matters remain subject to technical approval or detailed specification, this is identified expressly.

2. Environmental Standards

2.1 Sustainable Design and Construction

The project will prioritise sustainable design and construction practices. The development will make efficient use of a vacant brownfield site and the building form, fabric, services and materials have been developed to reduce energy demand and environmental impact while delivering a durable, high-quality residential scheme.

The scheme will be all electric, with no on-site fossil-fuel use. The submitted Part L assessment confirms compliance with the relevant building-average energy and emissions targets. The detailed Energy and Carbon Statement also considers operational energy, low-carbon heat, overheating and embodied carbon, and will inform the continued development of the design.

Roof-mounted photovoltaic panels are proposed. These are predicted to provide 5.6% of final site energy demand, below the Council's 20% validation target. The amount of available roof space is limited by the blue-green roof, safe access, fire-safety and building-

services requirements. Opportunities to increase renewable-energy provision will continue to be reviewed through detailed design.

The proposal is wholly residential and is therefore supported by the relevant technical assessments, including the residential energy, overheating, low-carbon heat and embodied-carbon reports. These assessments together provide the technical evidence appropriate for residential schemes.

2.4 Biodiversity, Drainage and Climate Resilience

The existing site is predominantly hard surfaced and has limited ecological value. The proposals introduce street-level planting, defensible planting and an extensive sedum roof, helping to improve biodiversity and contribute to local green infrastructure.

Surface water will be managed through a blue-green roof, providing attenuation and restricting discharge to the public sewer. The Approved Document O assessment confirms that all assessed rooms pass the mandatory DSY1 overheating test without active cooling. The assessed fabric, ventilation and window-opening measures will be retained through detailed design.

2.5 Waste Management and Sustainable Travel

Operational waste and recycling will be managed through a dedicated ground-floor refuse store. During construction, the appointed contractor will be expected to minimise waste, segregate materials where practicable and maximise recovery and recycling.

The development is proposed as car free and will provide 42 secure cycle spaces. Its location close to New Islington Metrolink stop, bus services, Manchester Piccadilly Station and established walking and cycling routes will support sustainable travel choices.

3.0 Social Impact

3.1 Community Engagement

Community engagement has formed part of the planning process and will continue throughout delivery. The appointed contractor will provide clear contact arrangements for local residents and stakeholders and will respond promptly to enquiries or complaints arising during construction.

3.2 Employment, Skills and Local Benefit

The Applicant and appointed contractor will seek to maximise appropriate opportunities for local employment, apprenticeships, training and work experience. Suitable vacancies and subcontracting opportunities will be promoted locally, with engagement undertaken

with Council employment services, Jobcentre Plus, colleges, training providers and community organisations.

3.3 Health and Well-being

The development will provide 41 homes designed to meet the Nationally Described Space Standard. Homes will benefit from appropriate daylight, ventilation, acoustic protection and accessible layouts. All dwellings are intended to meet M4(2) accessible and adaptable standards, with one ground-floor dwelling designed to M4(3)(a) wheelchair-adaptable standards.

The final design will coordinate acoustic, ventilation, overheating, fire-safety and accessibility requirements to support the health, comfort and well-being of future residents.

3.4 Health and Safety

Health and safety will remain a key consideration through design, construction and occupation. The scheme incorporates secure access, natural surveillance, appropriate lighting and defensible planting. Fire-safety measures will be developed through the Building Regulations process and specialist design coordination.

A Construction Management Plan will establish controls for construction traffic, pedestrian safety, noise, vibration, dust, emissions, pollution prevention, site security and working practices.

4.0 Governance Impact

4.1 Reporting and Accountability

Environmental and social commitments will be translated into project responsibilities through consultant appointments, contractor requirements and building-management arrangements. Appropriate records will be maintained for energy and drainage calculations, environmental inspections, waste movements, local employment activity, commissioning and maintenance.

4.2 Leadership and Oversight

The Applicant will retain overall oversight, with the professional team, principal contractor and building-management team responsible for developing and implementing measures within their respective disciplines. Performance will be reviewed at key stages of design, construction, handover and early occupation.

4.3 Standards and Continuous Improvement

The development will be delivered in accordance with the relevant technical assessments and statutory approvals. Lessons arising through design coordination, construction, commissioning and occupation will be used to refine management procedures and support continuous improvement.

5.0 Conclusion

Zentra Group Plc is committed to delivering Brick Fields as a high-quality and sustainable residential development. Through the regeneration of a vacant brownfield site, the proposals will provide 41 new homes alongside measures to support sustainability, biodiversity, active travel, community benefit and resident wellbeing.

Environmental, social and governance considerations have informed the development of the scheme from the outset and will continue to be embedded throughout detailed design, construction and future management of the building. The proposals incorporate an all-electric energy strategy, renewable-energy generation, green infrastructure, sustainable drainage and a range of measures aimed at creating a safe, accessible and attractive place to live.

The Applicant is committed to working collaboratively with Manchester City Council, local stakeholders and the wider project team to ensure the successful delivery of the development throughout its lifecycle. The supporting technical assessments provide the evidence base for the scheme's environmental performance, while this Statement summarises the overarching commitments that will guide the delivery and ongoing management of Brick Fields.