

Appendix A – Climate Change Statement

Climate Change Statement for Planning Applications

Part 1: Applicant details

Name of applicant/agent	Mr Ali Saroya
Site Address	18 Sadler Street, Manchester, M24 5UJ
Description of Development	Change of use from shops (a1 – retail warehouse) to 15 no. Dwellings flats, and single-storey vertical extension.

Part 2: Climate Change Mitigation measures

Please respond to the following questions considering the measures set out in the Climate Change Guidance note:
Q1: What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations?
Proposed developments will install own Combined Heat and Power (CHP) systems for master-planned sites and have the ability to connect to existing systems. Installing 'smart' energy metering, including displays showing the amount and cost of energy consumed is proposed for each dwelling. The proposed developments will ensure that building service controls such as lighting and gas boiler controls, and management systems are user friendly, efficient, up to date, and complementary.
Q2: What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally?

Developers will be retaining and refurbishing existing buildings/features rather than demolishing and rebuilding as well as adding on an extension.

Developers will be following the waste management hierarchy and incorporate facilities to minimise waste as part of development proposals during demolition, site clearance, construction and when subsequently occupied.

The design of developments will ensure that there is sufficient space for occupiers of completed schemes to store separated waste awaiting collection for recycling and disposal. Requirements for refuse and recycling will be designed as an integral part of new residential development.

Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources?

Local plan policy LP26 states that proposals requiring a masterplan will explore the potential of developing a heat network, or connecting to an existing network.

District Energy Networks generate and supply energy (potentially including electricity, heat, and cooling) on a local scale, such as within a town centre or large housing estate.

By generating energy close to the point of use the building can achieve a higher degree of efficiency in the supply of power.

The existence of a local area energy network means that individual developments can connect to it for their energy needs rather than provide their own on-site renewable energy or rely entirely on the national grid.

Q4: What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations?

Where practicable, the development will minimise resource use in the building by orientating the buildings to utilise passive solar design.

Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development?

The site is in a flood zone one. Flood risk sequential test and Exception Test and Site-specific Flood Risk Assessment could be provided (where required due to site size and flood zone).

The surface water management solution will be designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured and that the longer-term impact of climate change will be factored into any solution.

Sustainable drainage systems (backed by management and maintenance provisions) wherever practical, will be proposed for the new development.

Q6: What measures have been/will be taken to reduce water stress associated with your proposed development? (e.g. Water retention and minimisation measures)

Consideration of water efficiency through water conservation techniques are encouraged by Policy LP34. Water efficient toilets - Low-flush toilets and dual flush toilets have been proposed for all apartments to reduce water usage.

Showers (apart from power showers) generally use less water than baths. Low volume baths are also available including tapered shaped baths, showers will be proposed for 1 bedroom apartments and low volume baths will be proposed for 2 of more bathrooms to cater for residents with small children.

Q7: What measures have been/will be taken to provide biodiversity net gains?

The Developers will provide net biodiversity gains by including enhancements and habitat creation where opportunities exist, such as having; plants, flowers, and green areas, and will seek to enhance the development site through these measures. Furthermore, the developer will consider the open spaces and green infrastructure on sites that can contribute to the sustainable drainage of the site. Use of trees and other green infrastructure will support climate resilience through reducing surface water run-off

Q8: What measures have been/will be taken to reduce air pollution associated with your proposed development?

Submission of a travel plan where appropriate will encourage active travel for residents and employees to reduce reliance on private car.

Installation of Electric Vehicle charging points will be proposed for the new development.