

NMX Technology

Bank House 21
New Road
Radcliffe
M26 1LS

Client/Applicant: Mrs. M Chant

Bank House
4 Holcombe Grove
Radcliffe
M26 1SE

Proposal: Erection of detached double garage with solar panels

Location: Land adjacent: 21 New Road/ 4 Holcombe Grove, Radcliffe, Manchester,
M26 1LS /1LE

PfE Places for Everyone JP-S2: Carbon and Energy Statement

Places for Everyone (PfE) The Places for Everyone Joint Development Plan Document has been adopted and now forms a part of the development plan for Bury from 21/03/2024. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The policies of the PfE are therefore applicable to the assessment and determination of all planning applications from 21 March 2024.

This report is to demonstrate that the proposed development of a detached double garage with solar panels will conform to:

Places for Everyone policy **JP-S2: Carbon and Energy** – *Energy statement to set out how the proposal complies with Policy JP-S2.*

Policy JP-S 2 Carbon and Energy States the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:

1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;

This provision will be met as the Photovoltaic P.V solar array will be used for the purpose of reducing the energy usage of the main house/ family annex.

2. Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured;
3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;

The scheme takes the mentioned positive approach by actively seeking to reduce carbon emissions in construction, re use of doors from other projects, use on site natural materials, reduce grid energy usage and propagate improvements to the Carbon sequestration of the sight by tree planting.

4. Keeping fossil fuels in the ground;

No fossil fuel heating systems will be used post construction and all delivered materials have been sourced as locally as possible to reduce fuel emissions and hydrocarbon usage. Electric vehicle charging will enable reduction of fossil fuel (ICE) vehicles.

5. Planning for a balanced and smart electricity grid by identifying geographical locations which could support energy assets (30);

South facing, isolated, full sun site location will allow for maximum energy production all day throughout the year. Grid feedback to be arranged via main property in future.

6. Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques;

On-site tree planting planned to improve nature-based solutions.

7. Development of Local Area Energy plans to develop cost effective pathways to achieve carbon targets;

8. An expectation that new development will:

- a. Be net zero(31) carbon from 2028 by following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to:

i. Minimise energy demand;

This will be achieved with UPVC cavity wall and roof insulation to reduce need for heating

ii. Maximise energy efficiency;

Main property and garage will benefit from ability to charge electric vehicles

iii. Utilise renewable energy;

Solar P.V array will achieve this target by providing 3.5kw/h total

iv. Utilise low carbon energy; and

Solar array is the lowest carbon energy source possible for this project

v. Utilise other energy sources.

Roof Ridgeline would be suitable for small 500w wind turbine in future

With an interim requirement that all new dwellings should seek a minimum 19% carbon reduction against Part L of the 2013 Building Regulations.(32)

b. Incorporate adequate electric vehicle charging points to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;

Proposed electric vehicle charge point to be included in project, not available as present

c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;

Garage will not be heated by fossil fuels P.V energy production of 3.5kw to supplement main property energy usage.

d. Achieve energy demand reductions for residential development in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation.

For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.

P.V energy generation has been prioritised to deliver on site renewable energy generation and reduce energy demand. Insulation specification will reduce space heat demand.

e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.

f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation.

Whole life cycle emissions should be considered where possible

Information provided in this report should be satisfactory to fulfill the requirements of the above

Post occupancy evaluation checks will be conducted on maintenance of the P.V array periodically by NMX Technology.