

Places for Everyone Compliance Statement

for

SBN Alterations & Associated Works

at

Gorsefield Primary School

Robertson Street
Radcliffe
Manchester
M26 0DW



prepared for

Bury Council Planning and Building Control

3 Knowsley Place
Duke Street
Bury
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Date of Issue: 26 May 2026



1 Background

In June 2019, the UK Government amended the Climate Change Act 2008 to introduce a legally binding target of achieving net zero greenhouse gas emissions by 2050, compared with 1990 levels. This requires that any remaining emissions are balanced through the removal or offsetting of an equivalent amount of greenhouse gases from the atmosphere.

At a local level, the development is subject to the Places for Everyone Joint Development Plan Document (PfE), which forms part of the statutory development plan for Bury following its adoption on 21 March 2024. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy JP-S2: Carbon and Energy of the PfE requires development proposals to demonstrate how energy demand has been minimised and how energy efficiency has been maximised through appropriate design, construction, and operational measures. Compliance with the 2022 Part L Building Regulations is also expected as a minimum standard for energy performance. JP-C2 states that all new developments shall have full fibre to premises connections, unless technical infeasible and/or unviable

This Statement has been prepared to demonstrate how the proposed development has had regard to Policy JP-S2 and JP-C2. It sets out the measures incorporated within the scheme to reduce operational energy demand in a manner proportionate to the scale and nature of the development.

2 Statement of Proposed Measures

The proposal comprises a small extension to the side of the existing nursery building, involving the construction of new external walls, roof, and windows to provide additional accommodation.

A fabric-first approach has been adopted to improve the thermal performance of the building envelope and reduce operational energy demand. The extension will incorporate high levels of insulation, with U-values designed to meet the requirements of Approved Document L of the Building Regulations. The building fabric will also be designed to achieve low air permeability, with thermal bridging addressed where practicable to improve overall energy efficiency.

The extension to the existing nursery building is of a small scale and will operate as part of the wider existing site. As such, no changes are proposed to the existing telecommunications infrastructure as part of the development.

The extension will be served by an extension of the existing gas-fired heating system, including the installation of 2 No. low surface temperature (LST) radiators. No alterations are proposed to the existing ventilation strategy, with the extension remaining naturally ventilated. Given the modest scale of the proposal and its relationship to the existing nursery building, these approaches are considered proportionate to the nature of the development.

The development incorporates the following measures:

- A fabric-first approach has been adopted to reduce heat loss and minimise energy demand.
- The building envelope will achieve U-values in accordance with Approved Document L of the Building Regulations and will be constructed to achieve low air permeability to reduce uncontrolled heat loss.
- Thermal bridging will be addressed within the design where practicable.
- Heating will be provided via an extension of the existing gas-fired system with 2 No. low surface temperature (LST) radiators.
- The extension will remain naturally ventilated with no changes to existing systems.
- Energy-efficient LED lighting and associated controls will be installed.
- An electric vehicle (EV) charging point will be provided in accordance with Part S of the Building Regulations.



3 Conclusion

The proposed development has been designed in accordance with Policy JP-S2: Carbon and Energy of the Places for Everyone Joint Development Plan Document.

A fabric-first approach has been adopted to reduce operational energy demand through improved thermal performance, reduced air permeability, and appropriate control of thermal bridging. The scheme has been developed on a proportionate basis, reflecting the small scale and nature of the extension.

The development will comply with the requirements of the 2022 Part L Building Regulations and incorporates energy-efficient lighting throughout. Heating to the new accommodation will be provided via an extension of the existing gas-fired system, including 2 No. low surface temperature radiators. The extension will remain naturally ventilated. In accordance with Part S of the Building Regulations, an electric vehicle charging point will be provided on site.

Overall, the development is considered to accord with policies JP-S2 and JP-C2 and represents a proportionate and compliant approach to energy efficiency for a small-scale nursery extension.