

CARBON AND ENERGY STATEMENT

I.1 Retrospective planning permission is sought for:

“The retention of external bar, tipi, toilet block and pergola and the laying of paving and associated works”

at the Eagle & Child, 3 Whalley Road, Ramsbottom, BL0 0DL.

I.2 Appendix I of the Places for Everyone (PfE) Validation Checklist¹ states that a Carbon and Energy Statement is required for:

- All ‘major’ developments;
- All new buildings – minor developments excluding householder development;
- Change of use applications; and
- Other developments, if specified in pre-application advice.

I.3 The external bar, tipi and toilet block, as proposed, are not buildings. The application is not for a major development, nor is it for a change of use, and no pre-application advice has been provided by the Council.

I.4 The proposed development does not fall into any of the above categories, and a Carbon and Energy Statement should not be required.

I.5 Notwithstanding the above, none of the structures, for which planning permission is sought, are the subject of any building regulations requirement in respect of energy consumption.

I.6 Moreover, it is not possible for the structures to incorporate any renewable energy generation (such as solar PV), since they do not have the load-bearing capacity. The inclusion of any renewable energy generation would also be totally disproportionate to the development.

¹ <https://www.bury.gov.uk/asset-library/places-for-everyone-validation-checklist.pdf>



- 1.7 Overall, it is considered that the requirements of Policy JP-S2 of the PfE Document should not be applicable to the proposed development.

