

Policy JP-S2: Carbon and Energy

Site address: Land adjacent 100 Bury New Road, Radcliffe, Bolton BL2 6QB

Proposal:

Erection of 2 no. detached dwellings with associated means of access.

Applicant: Mr and Mrs Gavin

Prepared by: BPD Architecture Ltd

18.08.2025

Carbon and Energy

As part of the Places for Everyone Joint Development Plan Document which 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.

As such, the following policies are applicable to the above proposed development:

Requirements:

- ***Provide an energy statement to set out how the proposal complies with Policy JP-S2.***
- ***The statement should set out how you intend to minimise energy demand and maximise energy efficiency unless it can be demonstrated that it is not practicable or financially viable.***
- ***Development should comply with the 2022 Part L Building regulations.***

The construction phase of the erection of the two no. self build dwellings will incorporate energy saving requirements to comply with the current Building Control Part L requirements which in itself automatically require that all new dwellings constructed after 2022 are much more energy efficient than previous regulations.

The properties will be constructed to meet or surpass the current U value building fabric requirements and also be built to a low air pressure change requirement meaning that heating of the dwellings will take less energy to do so.

Nonetheless the proposed dwellings will also incorporate renewable energy solutions such as Solar PV panels to upper roof panes working in conjunction with suitably sized Air Source Heat Pumps which will convert the electrical energy into heat output.

Both of the above measures are above and beyond minimum requirements to meet current building control regulations.

The properties will also be fitted with 7.4kW electric vehicle chargers to comply with the government's drive to introduce electric cars on the public beyond 2030.

Rainwater harvesting measures will be implemented to the rear of the dwellings to catch rainfall for maintenance of the garden areas.

Given the proximity to a busy main road, it is also likely that some form of Mechanical heat recovery and ventilation system will be installed to provide relevant air changes and exchange heat around the properties.

With heed to the above suggestions it is highly likely that the proposed dwellings will receive an A rated score compliance against the SAP 2022 measures.