

Energy Statement for Planning Application – Land off Brookbottom Road, Radcliffe

Planning Application Reference: 72054

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1. Executive Summary

This Energy Statement has been prepared to support a planning application for a planning application for the demolition of 2no stable blocks and the erection of 5no residential dwellings and a stable block , within the Bury Metropolitan Borough Council (BMBC) area.

The development has been designed to comply with local and national planning policy regarding energy efficiency, carbon reduction, and sustainable design. The proposals aim to meet or exceed the requirements of **Approved Document Part L (2021)** of the Building Regulations and reflect the ambitions set out in the **Places for Everyone Joint Plan** and **Bury's Local Plan**.

Everything in this statement are the aims of the applicant.

2. Policy Context

National Planning Policy Framework (NPPF)

The NPPF promotes the transition to a low-carbon future and supports renewable and low-carbon energy.

Bury Local Plan

Relevant policies include:

- **Policy EN1** – Promoting sustainable development and design.
 - **Policy EN7** – Managing climate change.
 - **Places for Everyone (PfE) – Energy Policy** – Recommends new homes adopt fabric-first approaches and integrate low-carbon technology.
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3. Energy Strategy

3.1 Energy Hierarchy Approach

The development follows the energy hierarchy:

1. **Be Lean** – Reduce energy demand through passive design.
 2. **Be Clean** – Use efficient heating and energy systems.
 3. **Be Green** – Maximise renewable and low-carbon technologies.
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3.2 Be Lean – Passive Design and Fabric Efficiency

The development will incorporate a “**fabric-first**” approach to minimise energy use. Key features include:

- High levels of insulation (U-values exceeding minimum standards).
- Improved airtightness (target $\leq 4.0 \text{ m}^3/\text{h.m}^2$ at 50 Pa).
- Optimised solar orientation to reduce heating demand.
- Low-energy LED lighting throughout.

Target Fabric Energy Efficiency (FEE) and Target Emission Rates (TER) will be surpassed through high-performance envelopes.

3.3 Be Clean – Energy Efficient Systems

The scheme will incorporate:

- High-efficiency **air source heat pumps (ASHPs)** or **gas combi boilers (where applicable)** meeting minimum SEDBUK A ratings.
- Mechanical Ventilation with Heat Recovery (MVHR) in select units.
- Heating controls with zoned thermostats and time/temperature modulation.

3.4 Be Green – Low and Zero Carbon (LZC) Technologies

To further reduce carbon emissions, the following LZC measures will be integrated:

- **Solar PV arrays** on suitable south-facing roof spaces.
- EV charging points for all plots (minimum 7kW compliant with Building Regs Part S).
- Provision for future battery storage compatibility.

4. Conclusion

This Energy Statement demonstrates that the proposed residential development at [site name] will:

- Comply with the current **Building Regulations Part L (2021)**.
- Incorporate sustainable, energy-efficient, and low-carbon technologies.
- Align with the **energy hierarchy** and support the Council's goal of reducing carbon emissions.
- Contribute positively to Bury's transition to a net zero-carbon future.

A full SAP assessment and as-built compliance report will be submitted at the Building Control stage.