



Carbon & Energy Statement for Planning Application Ref 71000

**Erection of 17 no. small light industrial units with associated
servicing and car parking**

**Eton Business Park, Eton Hill Road,
Radcliffe**

August 2025

Carbon & Energy Statement

The applicant, Hamilton Heath Estates Ltd owns the estate known as Eton Business Park, Eton Hill Road, Radcliffe. A planning application was submitted in July 2024 to form 17no. new build small light industrial units on an unused portion of the site in the north east.

The applicant is able to confirm that these new light industrial units will be non heated and as such under the Part L – Conservation of Fuel & Power – of The Building Regulations, the buildings will be classified and assessed for compliance as **'buildings with low energy demand'**.

This effectively means that they will not be provided with any form of heating. There will also be a restriction on any prospective tenant wishing to take a lease of one of the units from installing heating. The policy will be that if a tenant wishes a space inside one of the units for working as a small office or heated space then they will have to use a modular 'pod' that will be self contained and incorporate its own small electric heater. The requirements under the terms of the lease for these pods will be as follows:-

Parameter	Tenant specification
External wall (W/m2.K)	0.26
Roof (W/m2.K)	0.16
Ground (W/m2.K)	0.18
Vehicle access door (W/m2.K)	1.30
Pedestrian door (W/m2.K)	1.60
Heating system	Heat pump COP: 3.80 SEER: 5.00
Ventilation	0.3 W/l/s (Toilet extract fan)
Lighting	130 lm/cW PIR in toilets

Notwithstanding the above, the units will be provided with 40mm thick composite insulated cladding to the roofs and walls, thus offering a good baseline for heat retention.

They will also be fitted with the following:-

- low energy LED light fittings;
- all units will have electrical sub-meters;
- all units will have water meters installed;
- low energy instantaneous hot water heaters serving the small wash hand basin in the toilet and the sink for hot water;
- The toilets will be fitted with low water use flushes to minimise water usage as well.