

Carbon and Energy Statement

Proposed Change of Use from Class B2 (Industrial) to Class E(d) (Indoor Sport, Recreation or Fitness) at Guild Electrical Supplies, Hardman Street, Bury

Applicant	Miss Atkinson
Application Type	Change of use from industrial premises to indoor sport, recreation or fitness use
Planning Focus	Carbon, energy and sustainable development policy compliance
Date	May 2026

1. Purpose of this Statement

This Carbon and Energy Statement has been prepared in support of the proposed change of use of the existing premises at Guild Electrical Supplies, Hardman Street, Bury from Class B2 industrial use to Class E(d) indoor sport, recreation or fitness use. It reviews the applicable local planning policy framework and explains how the proposal responds to Policy JP-S2: Carbon and Energy and the wider adopted development plan.

The proposal is a change of use and internal refurbishment of an existing building. It does not involve the construction of a new building and therefore the policy response is proportionate to the scale and nature of the application. The principal carbon benefit is the continued use and upgrading of an existing building, avoiding the embodied carbon and waste implications of demolition and replacement.

2. Development Plan and Local Policy Framework

The current adopted development plan for Bury comprises Places for Everyone, adopted in March 2024, saved policies of the Bury Unitary Development Plan 1997, the Greater Manchester Joint Waste Development Plan Document 2012 and the Greater Manchester Joint Minerals Development Plan Document 2013. Bury's emerging Local Plan will eventually replace the saved UDP policies but currently carries limited weight until adoption.

Bury has historic draft Core Strategy material, but there is no adopted Core Strategy that replaces the UDP. For this application, the relevant strategic and core policy framework is therefore primarily Places for Everyone, read alongside the saved UDP policies and relevant national policy in the National Planning Policy Framework.

Policy / Document	Relevance to this proposal	Response
Places for Everyone: JP-S1 Sustainable Development	Requires development to contribute to sustainable patterns of growth.	The proposal reuses an existing urban building and provides a community leisure use without major new construction.
Places for Everyone: JP-S2 Carbon and Energy	Supports carbon reduction, energy efficiency, retrofit and renewable / low carbon energy where feasible.	The scheme prioritises adaptive reuse, LED lighting, efficient services, controls, improved insulation where practicable and future-ready low carbon technologies.
Places for Everyone: JP-S3 Heat and Energy Networks	Encourages low carbon heat and consideration of heat network opportunities.	The fit-out can be designed to be compatible with low carbon heating such as air source heat pumps, subject to detailed feasibility.
Places for Everyone: JP-P1 Sustainable Places	Promotes well-located, inclusive, accessible places.	The leisure use would provide an active community facility within the existing urban area of Bury.

Policy / Document	Relevance to this proposal	Response
Places for Everyone: JP-C5, JP-C6 and JP-C8	Relate to streets, walking, cycling and transport requirements.	The site is in an established urban location where trips can be made by a range of modes. Cycle parking and travel information can be secured where required.
Saved Bury UDP environmental and design policies	Remain relevant where consistent with national policy, including amenity, pollution and environmental quality.	The use will be managed to avoid unacceptable noise, amenity, parking or operational impacts and will improve the physical condition of the building.
Emerging Bury Local Plan	Contains more detailed local policies addressing climate change, carbon reduction, design and accessibility.	Although limited weight is afforded before adoption, the proposal is consistent with the direction of travel towards low carbon, efficient reuse of land and buildings.
NPPF	Supports sustainable development, effective use of land, climate change mitigation and healthy communities.	The proposal makes effective use of an existing building and provides indoor sport, recreation or fitness facilities.

3. Compliance with Policy JP-S2: Carbon and Energy

Policy JP-S2 seeks to support the delivery of a carbon neutral Greater Manchester no later than 2038. The proposal accords with this objective because it is based on the retrofit and reuse of an existing building rather than replacement development. The approach retains the embodied carbon already invested in the structure, foundations and building envelope.

The proposal will also reduce operational energy demand through a targeted package of building fabric and building services upgrades. These measures are proportionate to a change of use application and can be secured through detailed fit-out specification and conditions if required.

JP-S2 Theme	Application Response
Retrofit of existing buildings	The development is explicitly a retrofit and reuse project. It brings an existing industrial building back into productive use and avoids unnecessary demolition.
Energy demand reduction	The fit-out will use low-energy LED lighting, zoning, timers, sensors and efficient controls to reduce avoidable energy use.
Building fabric efficiency	Where feasible, the refurbishment will improve roof, wall, door or glazing performance and reduce uncontrolled air leakage.
Low carbon heat	The applicant will assess use of air source heat pumps or high efficiency electric systems, subject to structural, acoustic, operational and viability considerations.
Renewable energy	The roof area will be reviewed for solar photovoltaic panels, subject to roof loading, orientation, grid connection and detailed design.
Life-cycle carbon	The reuse-first approach minimises whole-life carbon by retaining existing materials and reducing construction waste.
Energy monitoring	Smart meters and programmable controls can be installed to monitor consumption and support efficient management of the leisure use.

4. Core Strategy Considerations

The application has been assessed against the applicable strategic or core planning framework rather than relying on historic draft Core Strategy material. The important core planning considerations are: sustainable reuse of land and buildings; town-centre and urban accessibility; provision of health, recreation and community facilities; carbon reduction; protection of amenity; and efficient use of existing infrastructure.

The proposed Class E(d) use is consistent with these objectives. It would support active lifestyles and local access to indoor recreation, while making efficient use of an existing building in the built-up area of Bury. The

change of use is therefore aligned with the adopted strategic policy direction in Places for Everyone and with the saved UDP framework insofar as those policies remain consistent with national policy.

5. Proposed Carbon and Energy Measures

- Retain the existing building structure, foundations and principal envelope wherever practicable.
- Install LED lighting throughout with motion sensors, timers and zoning for activity areas, ancillary areas and staff spaces.
- Install efficient heating and hot water systems sized to the operational needs of the leisure use.
- Review air source heat pump feasibility as a preferred low carbon heat option.
- Improve insulation and draught-proofing where feasible within the constraints of the existing building.
- Install smart metering and sub-metering where useful to monitor high-demand activity areas.
- Review roof-mounted solar PV potential at detailed design stage.
- Select durable internal finishes and equipment to reduce replacement cycles and maintenance waste.
- Provide cycle parking and user information on public transport, walking and cycling access where appropriate.

6. Overall Planning Balance

The development would convert an existing industrial building into an indoor sport, recreation or fitness use without the carbon impact associated with a new-build facility. The proposal is therefore inherently consistent with a retrofit-first approach. It would deliver social and health benefits by providing a local leisure facility, while allowing the energy performance of the building to be improved through modern services and controls.

Any residual technical matters, such as the final heating specification, PV feasibility, acoustic controls for plant and travel management, can be addressed through conditions or detailed design submissions. These matters do not undermine the principle of the change of use.

7. Conclusion

The proposal accords with Policy JP-S2 and the wider applicable local policy framework. It would make effective use of an existing building, retain embodied carbon, improve operational energy performance and support the transition towards a lower carbon built environment. It is also consistent with the relevant strategic planning objectives of Places for Everyone, the saved Bury UDP policy framework and the emerging direction of the Bury Local Plan.

For the purposes of this change of use application, the proposed approach is proportionate, policy-responsive and capable of delivering meaningful carbon and energy benefits through the reuse and refurbishment of the existing premises.