

**APPLICATION NO:** 70996

**LOCATION:** 36 Albion Street, Radcliffe, M26 1BH

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### **Energy Statement**

This Energy Statement accompanies the planning application referenced above and outlines how the proposed development will comply with Policy JP-S2. The proposal involves constructing a single-storey rear extension and converting the existing first floor into a self-contained flat. The design will integrate various carbon and energy-saving measures as outlined below.

### **Recycled Materials**

The construction will ensure that at least 10% of the total material value comes from recycled content. A record of this procurement will be maintained for review. Specific measures include:

- Recycled hardcore fill beneath foundations and concrete ground floors
- Plasterboard with approximately 15% recycled content
- Recycled insulation quilt for external walls, internal partitions, upper floors, and the roof
- Recycled damp-proof membranes, such as Visqueen Eco-membranes

### **Demolition**

While demolition is minimal, the project will adhere to recycling and material reuse principles, including:

- Reuse of bricks, concrete flags, and kerbstones
- Reuse of drainage channels, gullies, and gratings
- Recycling of tarmac through dedicated recycling plants
- Use of segregated skips for efficient waste management during construction

### **Ecology**

The proposed development will not adversely affect local biodiversity, as the site is not within a designated natural habitat, geological conservation area, or wildlife corridor.

### **Energy Efficiency**

To reduce energy consumption and carbon emissions, the following energy-saving features will be incorporated:

- Fully insulated floors, walls, and roofs to achieve a U-value of  $0.18 \text{ W/m}^2\text{K}$
- uPVC windows with a U-value of  $1.4 \text{ W/m}^2\text{K}$
- Condensing boilers and thermostatic radiator valves
- Design orientation to avoid overshadowing on the south-facing elevation
- Use of local subcontractors and suppliers to reduce transport emissions

## **Waste Management**

Measures will be implemented to minimise operational waste and enhance recycling, including dedicated spaces for the segregation and storage of recyclable materials.

## **Conclusion**

The sustainability measures outlined above exceed the minimum requirements set by building regulations and are appropriate for the scale of the development. These initiatives demonstrate the applicant's commitment to energy efficiency, carbon reduction, and environmental responsibility.

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## **Digital Connectivity Statement**

The development will include a full fibre optic connection to ensure high-speed digital connectivity, in line with Bury Council's Policy JP-C2 and relevant regulations.