

Globe Industrial Estate - Energy and Digital Connectivity Statements

Site Address: Globe Industrial Estate, Darbyshire Street, Radcliffe, Manchester, M26 9TA

Proposal: Erection of a new 94m² B2/B8 (General Industrial / Storage and Distribution) unit with associated parking.

Date: 16th September 2025

Rev: A

Applicant: Mr Mathew Chapman

Agent: Meads Architecture

Energy Statement (Policy JP-S2: Carbon and Energy)

Introduction

This Energy Statement has been prepared to demonstrate how the proposed 94m² B2/B8 industrial/storage unit at Globe Industrial Estate will minimise energy demand, maximise efficiency, and comply with Policy JP-S2 of the adopted Places for Everyone Plan. The scheme has also been designed in accordance with the 2022 Building Regulations Part L, ensuring best practice in energy conservation and efficiency.

Energy Hierarchy

The proposal has been developed in line with the energy hierarchy set out in Policy JP-S2:

1. Minimising Energy Demand

- Compact building form with limited external openings to reduce heat loss.
- Passive design measures such as north–south orientation and limited glazing to reduce unwanted solar gains/overheating.

2. Maximising Energy Efficiency

- Energy-efficient LED lighting with occupancy and daylight sensors to minimise unnecessary consumption.
- High-efficiency HVAC systems (where installed by future tenants) will be accommodated by the building's services-ready design.
- Water-efficient sanitary fittings (low-flow taps, dual-flush WC).
- Metering and sub-metering provision to allow occupiers to monitor and manage energy usage.

3. Use of Renewable and Low Carbon Energy

- The roof structure has been designed to be PV-ready to allow installation of photovoltaic panels where occupiers wish to do so.
- The unit will incorporate an active EV charging point and passive provision for additional bays, consistent with Part S of the Building Regulations.

4. Whole Life Considerations

- The portal frame and cladding system provide a long lifespan with low maintenance requirements, minimising embodied carbon through durability.
- Construction will adopt efficient material use and local supply chains where practical.

Compliance with Standards

- The development will comply with **2022 Part L Building Regulations** as a minimum where applicable.
- Provision of EV charging aligns with **Part S Building Regulations**.
- The building is designed to facilitate future improvements in energy efficiency and renewable technology installation.

Conclusion

The proposed unit has been designed to minimise energy demand, maximise efficiency, and support future decarbonisation in accordance with JP-S2. It therefore represents a sustainable and policy-compliant addition to Globe Industrial Estate.

Digital Connectivity Statement (Policy JP-C2: Digital Connectivity)

Introduction

This statement outlines how the proposed development supports the delivery of affordable, high-quality, future-proof digital infrastructure, in line with Policy JP-C2 of the Places for Everyone Plan

Full Fibre to the Premises

- The unit will be constructed with full fibre-ready ducting and termination points to enable direct fibre-to-premises connectivity.
- All ducting will comply with Openreach/telecoms industry standards and allow for connection by multiple providers, ensuring occupiers have choice and competitive access.

Operational Internet Connections

- The unit will be handed over with operational broadband connection infrastructure in place, enabling immediate access to digital services upon occupation.
- Multiple duct entries and internal service routes will allow flexibility for upgrades and provider switching without invasive building works.

Accessibility to Network Providers

- The estate has existing connectivity infrastructure, and the new unit will be designed to integrate with these networks, ensuring providers can access and service the premises efficiently.
- The design allows for future adaptation to next-generation technologies (e.g. 5G and beyond).

Conclusion

The development will deliver full fibre to premises, operational internet connections, and provider accessibility. This ensures the unit contributes to Greater Manchester's ambition to be a leading digital city-region and complies fully with JP-C2.