



Sustainability , Carbon and Energy Statement

Unit 1, Bridgefield Street, Radcliffe, Manchester, M26 2SG

Prepared By:

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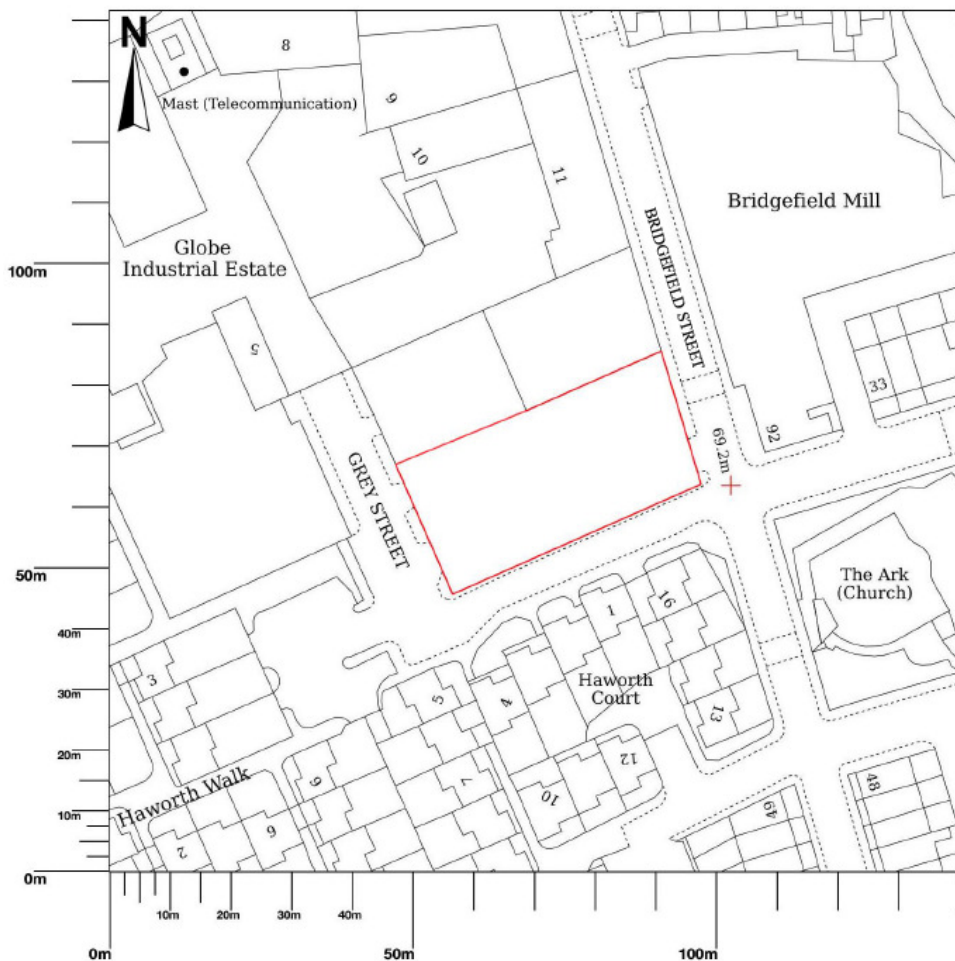
March 2026

Introduction

This statement is prepared to support the application for

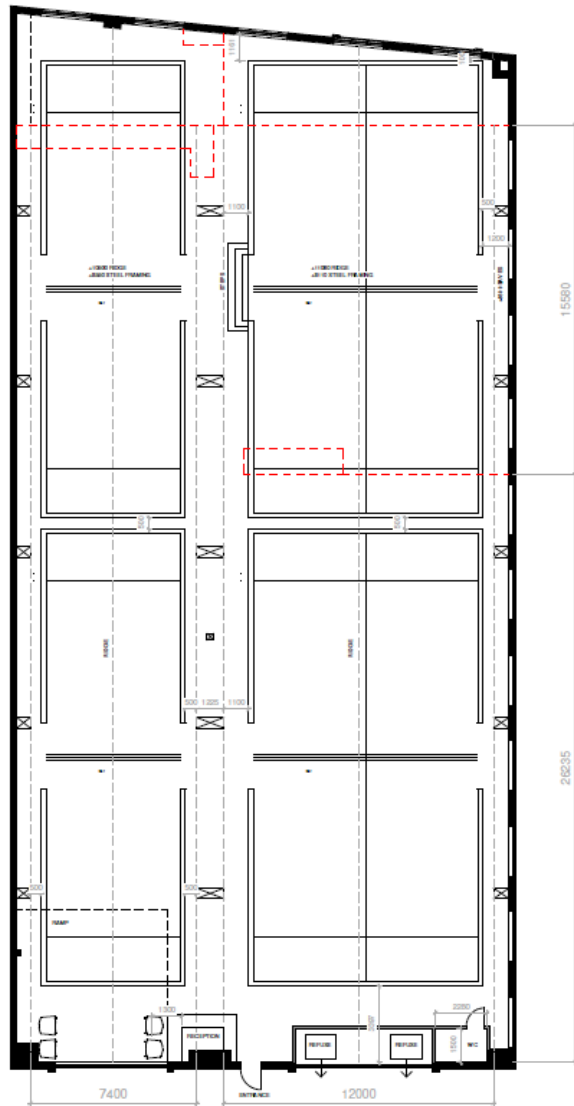
Temporary change of use from warehouse/storage to an
indoor padel sports facility (Class E) for a period of 3 years,
to include reception, toilets/changing facilities and
associated internal works

The site is an existing vacant industrial unit which is bound by Bridgefield Street and Grey Street to the rear.
There is a mix of predominantly industrial, mixed use, community and residential properties in the area.



Proposal

The scheme is for 2 double and 2 single padel courts with associated reception and refuse storage. It is single storey internally with a vaulted high ceiling as required by the sport.



Planning Policies

The Places for Everyone Plan

Long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.

Took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.

Policy JP-S2: Carbon and Energy states that from 2025, new development will be net zero carbon in terms of both regulated and unregulated operational carbon emissions – unless it can be demonstrated that it is not practicable or financially viable.

Policy JP-S3: Heat and Energy Networks states that the provision of decentralised energy infrastructure is critical to the delivery of objectives for low carbon growth, carbon reductions and an increase in local energy generation.

Assessment

The site is situated within a highly sustainable location. The table below highlights the nearest services to the site. Evidently, services are located in easy walking distance of the application site, making it highly sustainable. Of course this is assessed differently to if it were a residential site, however this demonstrates conveniences for end users of the padel facilities should they require medical needs and basic needs for food, drink and transport.

Sustainable Service	Name/Location	Distance from application site (approx.)
Doctor	Radcliffe Medical Practice	0.1 mile (3 minute walk)
Convenience Store	Bargain World, Blackburn Street	0.3 miles (6 minute walk)
Pharmacy	Radcliffe Pharmacy, Church Street	0.2 mile (4 minute walk)
Bus Stops	Spring Lane and Blackburn Street	0.3 miles (6 minute walk)
Train / Tram Station	Radcliffe Tram Stop	0.2 miles (5 minute walk)

Systems

Technology	Comments	Feasible/Not Feasible
Biomass	Burning of wood pellets releases high NOx emissions and there are limitations for their storage and delivery within an urban location.	Not Feasible
PV	Although the pitched roof would be suitable in theory for PV, the existing roof structure is lightweight polycarbonate with lightweight framing below it, making it unfeasible without complete demolition and replacement of the roof structure.	Not Feasible
Ground Source heat Pump	There is no external space to accommodate this.	Not Feasible
Air Source Heat Pump	There is no external space to accommodate this.	Not Feasible
Wind	Roof or pole mounted turbines would have a significant visual impact on the building/character and appearance of the area.	Not feasible

Integration / Conclusion

The proposal will seek to minimise energy demand and maximise efficiency through:

Lighting - Use of modern, energy-efficient LED lighting systems

Heating - Efficient heating and ventilation systems appropriate to the building use

Control - Operational controls to manage energy usage during non-peak periods

Ventilation - Naturally Ventilated/Extract exhaust fans to bathroom

Minimise water consumption - The use of dual flush cistern to toilets and the fitting

Waste - An inclusive waste management plan shall be prepared and implemented during the construction process with waste material stored and recycled in separate waste containers and disposed to the accredited agencies.

Materials - Maximise the use of responsibly sourced and/or recycled building materials - Locally sourced materials will be used where possible to limit transport, the use of recycled crushed material for construction sub-base material will be used and timber will be used from rating in terms of the BRE Green Guide 2006.

Given the nature of the existing building, opportunities for fabric upgrades are limited; however, reasonable and proportionate improvements will be implemented where practical such as sealing air gaps and upgrading the fabric where damaged.

Conclusion

The proposed development complies with the objectives of Policy JP-S2.

- It represents the sustainable reuse of an existing building
- Energy demand will be minimised through efficient systems and operation
- The location of the proposal is in a suitable location for end users to have benefit to medical, convenience and transport facilities.

The proposal is therefore considered to meet the requirements of the Places for Everyone Joint Development Plan.